

Available SF 26,150 SF

Industrial For Lease

Building Size 26,150 SF



Address: 4540 W Valerio St, Burbank, CA 91505

Cross Streets: N Clybourn Ave/W Valerio St

Corporate Headquarters Location
 Heavy Power at 800 Amps 240 Volt 3 Phase
 Dock and Ground Level Loading
 Private Fenced Yard
 Adjacent to the Burbank Airport
 Located in a Business Park in the City of Burbank

Lease Rate/Mo: \$41,840
Lease Rate/SF: \$1.60
Lease Type: Net / Op. Ex: \$0.07
Available SF: 26,150 SF
Minimum SF: 26,150 SF
Prop Lot Size: 1.07 Ac / 46,609 SF
Term: 3-5 Years
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$28,846 / 2024
Yard: Fenced/Paved
Zoning: M-2

Sprinklered: Yes
Clear Height: 20
GL Doors/Dim: 2
DH Doors/Dim: 2
A: 800 V: 240 O: 3 W:
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1980
Whse HVAC:
Parking Spaces: 2/1000 Ratio:
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 10,150 SF
Restrooms: 4
Office HVAC: Yes
Finished Ofc Mezz: 5,200SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 10/01/2024
Vacant: No
To Show: Call broker
Market/Submarket: East SFV
APN#: 2466020011

Listing Company: CBRE
Agents: [Greg Barsamian 818-406-3658](mailto:gregory.barsamian@cbre.com)

Listing #: 40819925

Listing Date: 07/29/2024

FTCF: CB000N000S000/AOAA

Notes: Call broker for commission information.