



For Sale

3401 Winona Ave Burbank, CA 91504

15,121 SF Industrial Building

David Harding

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Greg Geraci

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Billy Walk

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Kevin Carroll

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Accelerating success.

Building Highlights



Rare Burbank Building For Sale



Proximate to Burbank Airport / Hollywood Way / 5 Fwy



100% HVAC

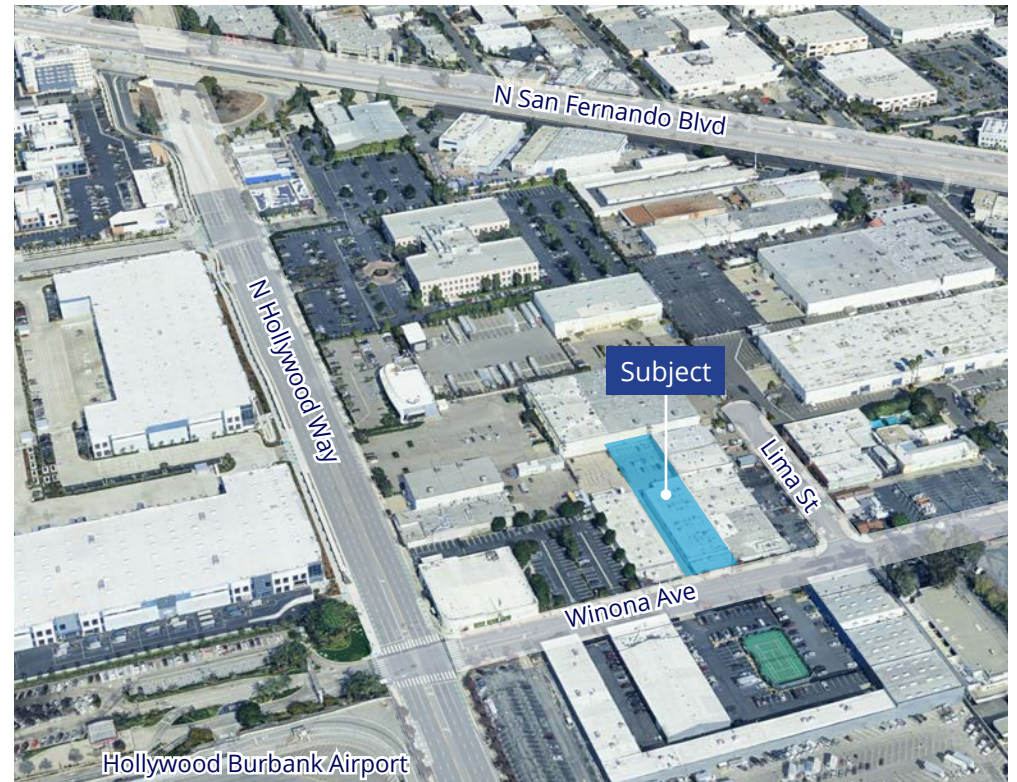


New Roof & Concrete Yard



Currently Built Out as Lab

Available SF	15,121
Sale Price	\$6,940,539
Sale Price PSF	\$459.00
Clear Height	14' (estimated)
GL Doors / Dim	2 / (1) 9'x9.5'; (1) 10'x10'
Power	2 Panels: 1) 400A, 120/240V, 1Ph, 3W 2) 600A, 240V, 3Ph, 3W
Parking Spaces / Ratio	25 / 1.67:1
Office SF	TBD
Restrooms	6
Warehouse HVAC	Yes
Yard	Yes - Concrete
Zoning	M2
APNs	2466-008-026
To Show	Call Agent

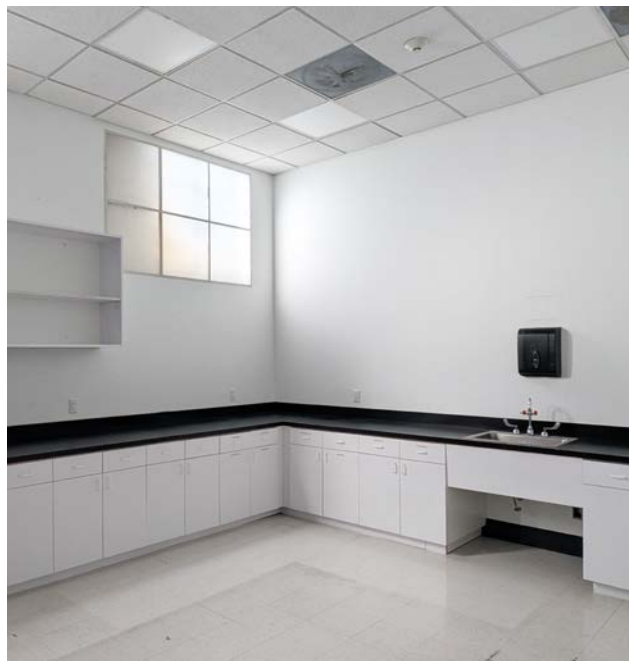


Notes: Existing Tenant's lease expires 1/31/2026 but may be able to vacate sooner. 10'x10' loading door requires reinstallation. 2 electrical panels: 400A 120/240V 1P 3W, 600A 240V 3P 3W. Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Buyer is responsible to have a licensed electrician confirm actual service & confirm zoning allows buyer's use.

Exterior Photos

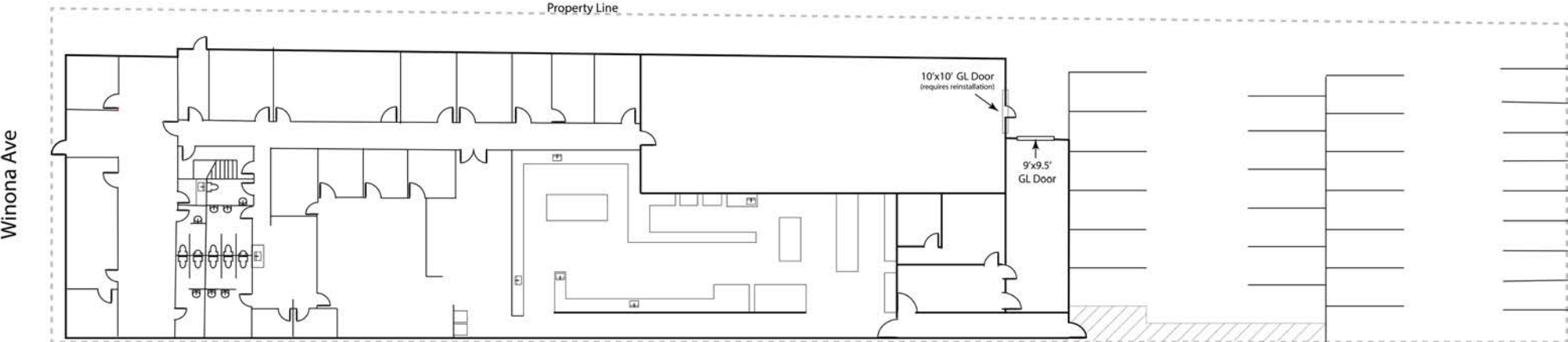


Photos

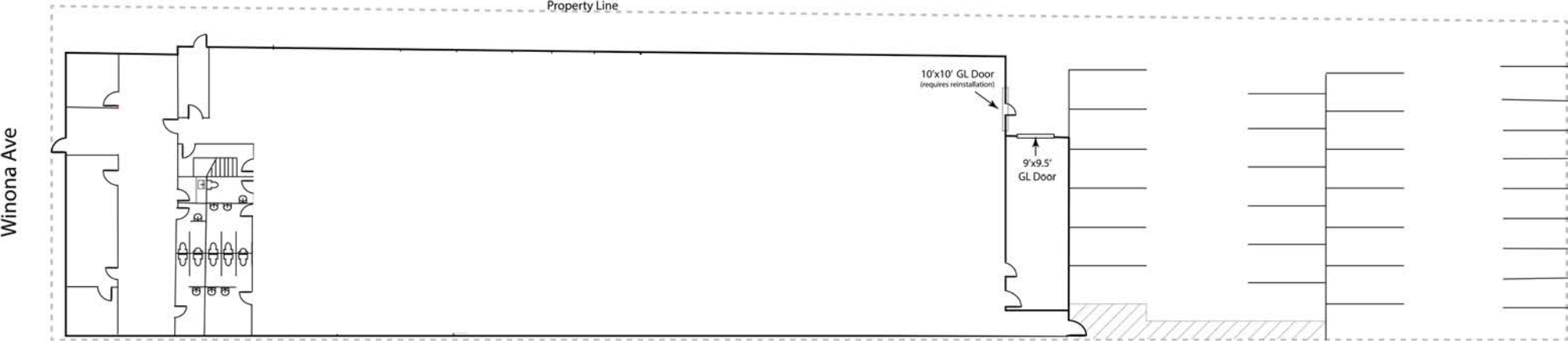


Layout

As-Is



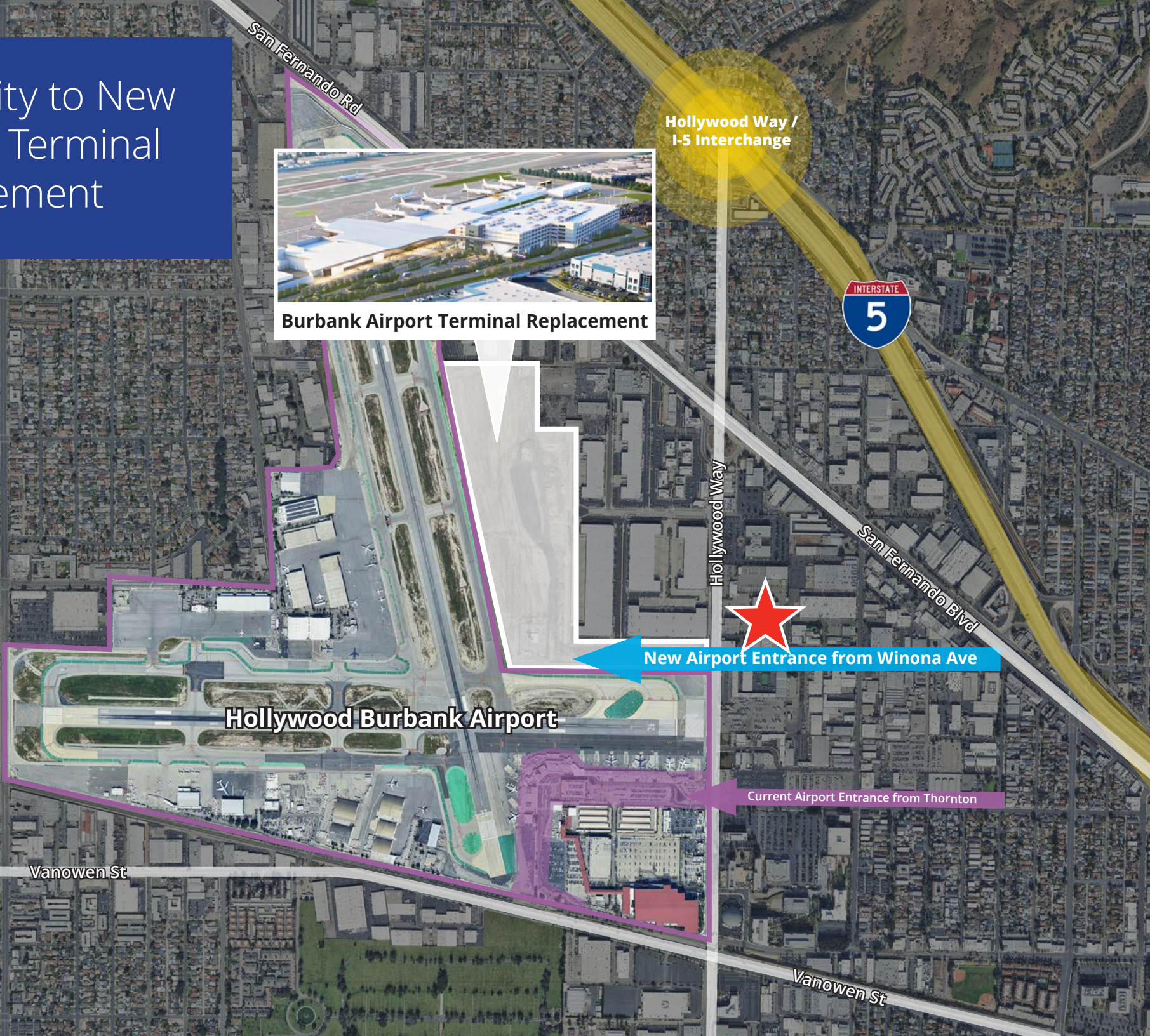
Warehouse/Lab Walls Removed



Proximity to New Airport Terminal Replacement



Burbank Airport Terminal Replacement



Hollywood Way / I-5 Interchange



Hollywood Way

San Fernando Blvd

New Airport Entrance from Winona Ave

Current Airport Entrance from Thornton

Hollywood Burbank Airport

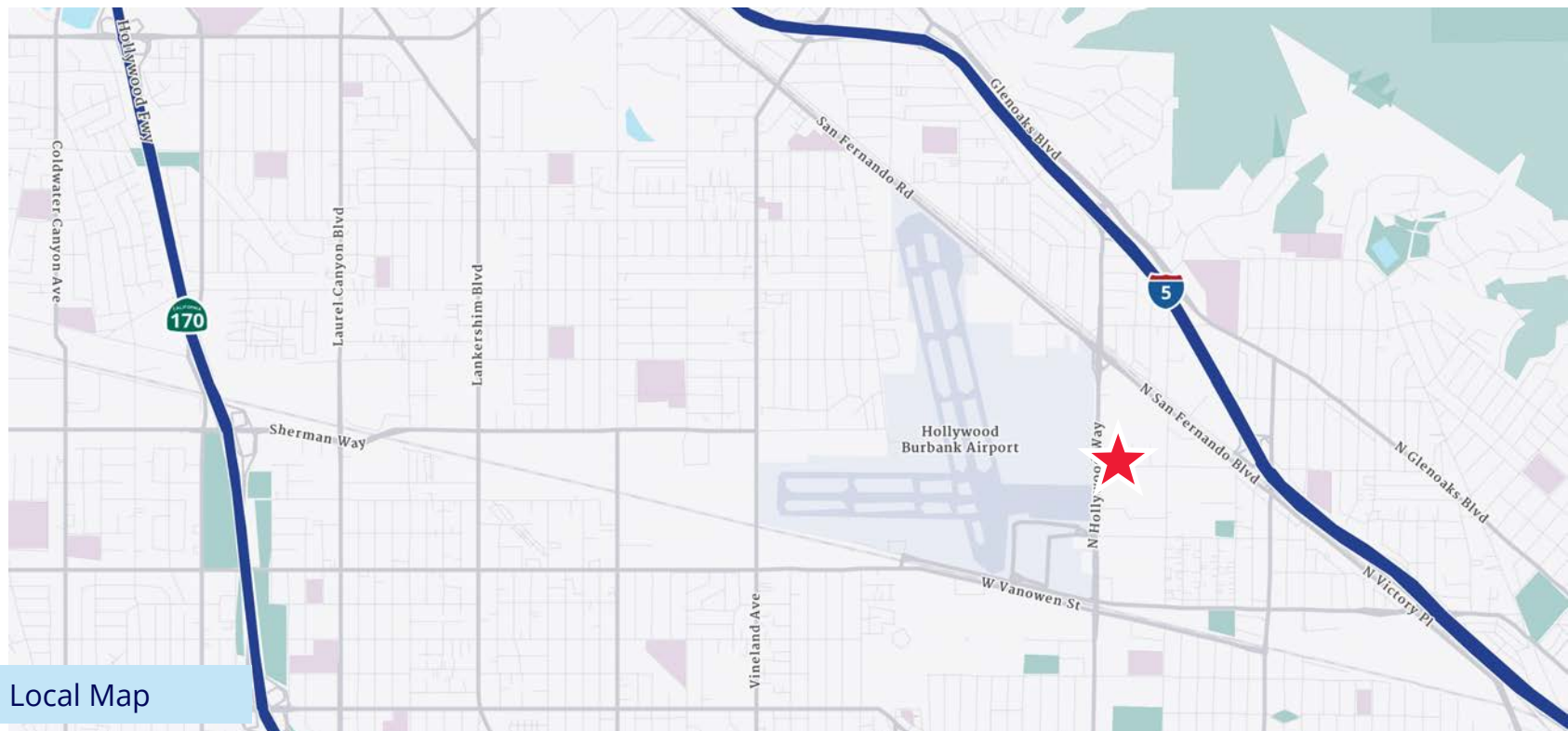
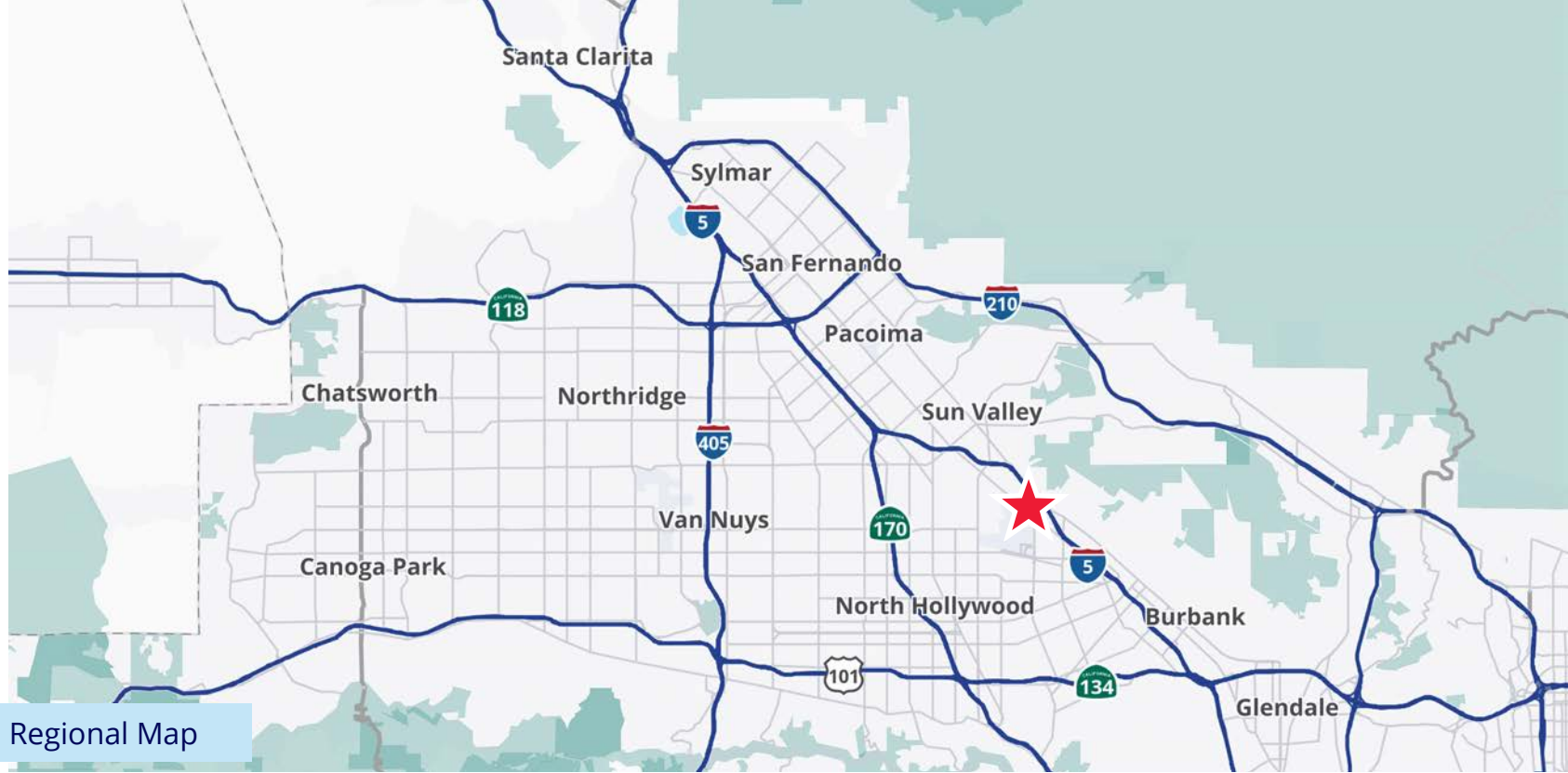
Vanowen St

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Amenities & Major Tenants



Location Maps





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Contact Info

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