

INDUSTRIAL PROPERTY FOR LEASE



REAL ESTATE SERVICES
TRUSTED SINCE 1962

2503 NORTH ONTARIO STREET

BURBANK, CA 91504

OLE OLSON

SALES ASSOCIATE
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OLE@STEVENSONREALESTATE.COM
CALDRE #01973001

1111 NORTH BRAND BOULEVARD
SUITE 250
GLENDALE, CA 91202
STEVENSONREALESTATE.COM
CALDRE #00983560

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**OFFERING SUMMARY**

Available Space:	7,344 SF
Lease Rate:	\$2.38/SF/MO, MG
Term:	Negotiable
Building Size:	7,344 SF
Lot Size:	17,177 SF
Zoning:	M-2
Year Built / Renovated:	1950 / 2023

PROPERTY OVERVIEW

Rare, 7,344 square foot metal industrial/warehouse building in Burbank available for lease! Situated on an expansive 17,177 square foot lot, the building has a spacious unobstructed industrial layout. With a ceiling height that ranges from 15 to 23 feet, the building offers ample space for versatile utilization. The property has the potential to accommodate an impressive 1,000 amp, 3 phase setup. Meticulously refurbished to preserve its rustic allure while seamlessly incorporating contemporary comforts, the property boasts high-insulation enhancements and custom footings for future solar panels. Italian marble accents, a modern kitchen, polished concrete floors, and lofty ceilings collectively elevate the interior ambiance, providing a luxurious touch to the space. There is abundant natural light and massive skylights designed for light without excessive heat. Three sliding ground-level doors provide accessibility and functional utility.

Strategically located in the heart of Burbank, the property is surrounded by over 1,000 prominent media and entertainment companies such as Netflix, Walt Disney Studios, Warner Bros., Cartoon Network, and Nickelodeon. Adjacent Hollywood Burbank Airport and near Burbank Empire Center, the property has quick access to the 5 Freeway.

Virtual Tour: <https://my.matterport.com/show/?m=YDkVHUm9H11>

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.

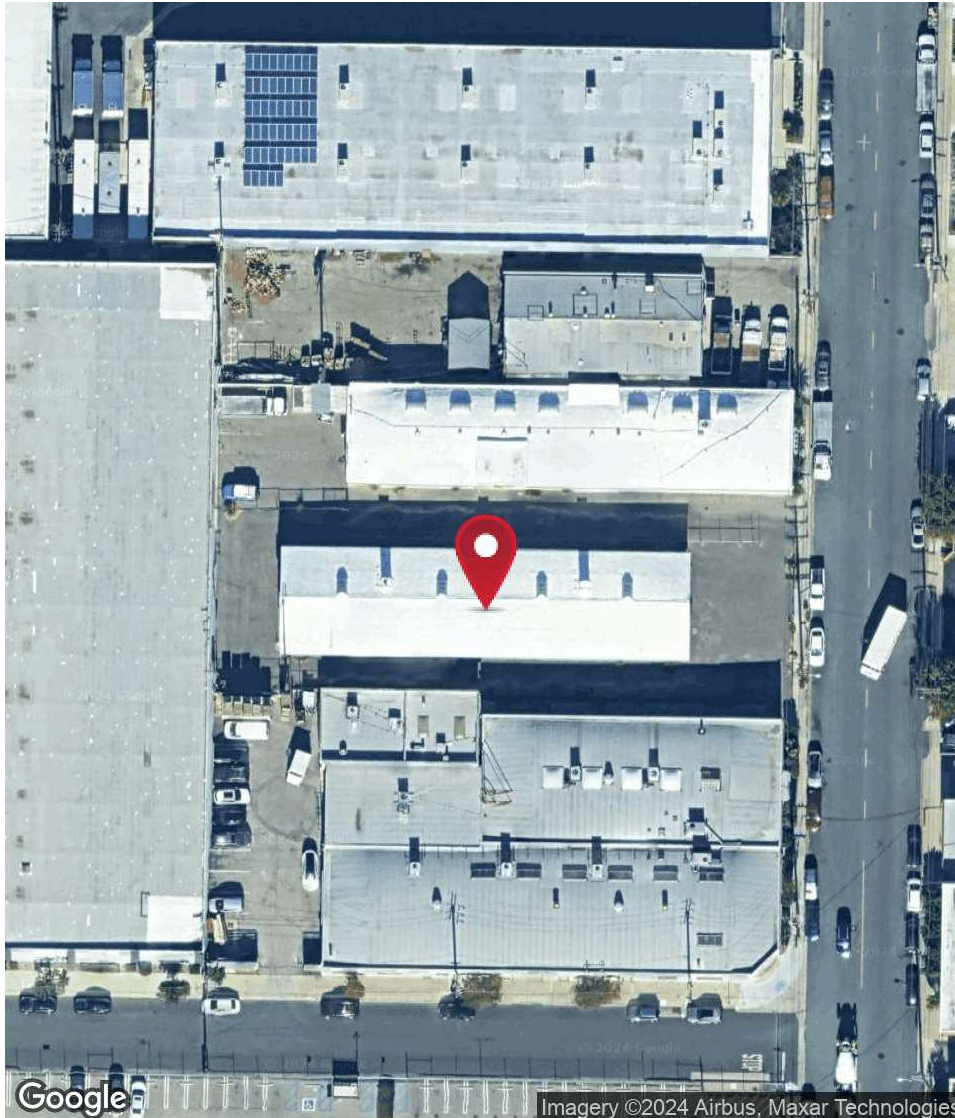
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- Renovated: 2023
- Zoning: M-2
- Clearance: 15' – 23' Without Any Obstruction
- Power: Single Phase – Optional Upgrade to 1,000A
- Heating/Cooling: Integrated 3 x 5 Ton HVAC System
- Fan System: State-of-the-Art Variable Speed Controlled
- Exclusive Feature: 3' x 12'-Height Sliding Doors
- Solar Panel Ready: 4,000 SF Pre-Installed Solar Legs
- Entry Point: Front, Ground-Level Doors and 3 Entry
- Property's Roof: Premium Foam Roofing for Energy Star ®

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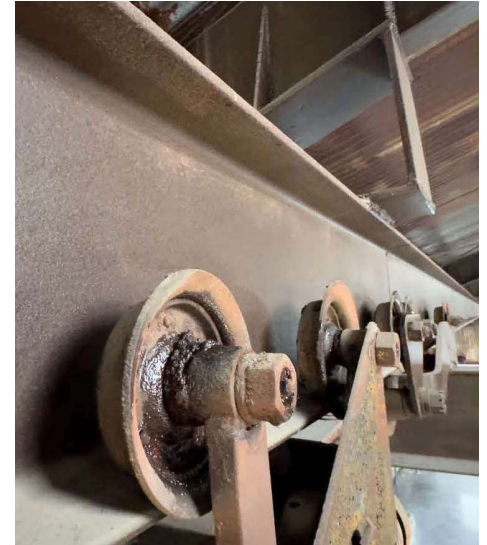
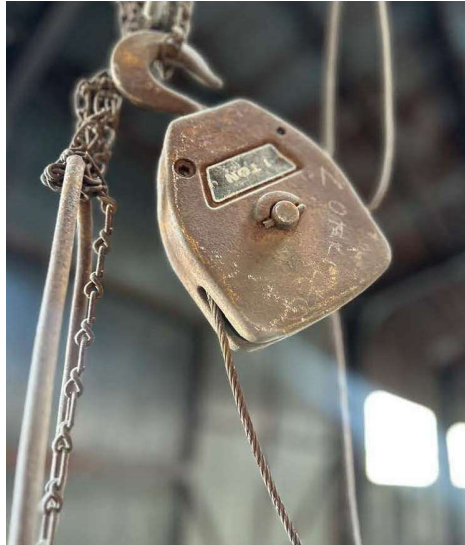
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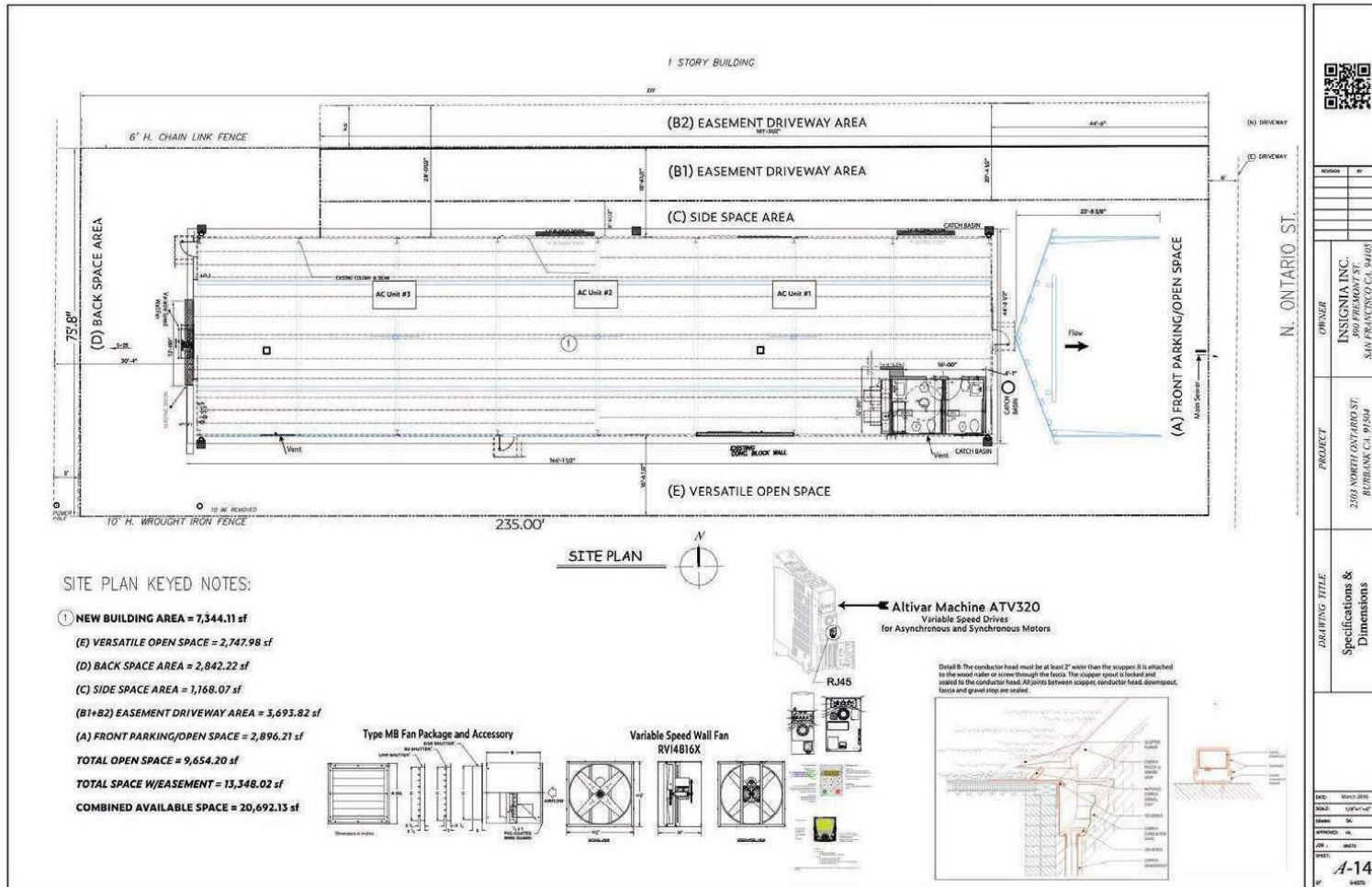
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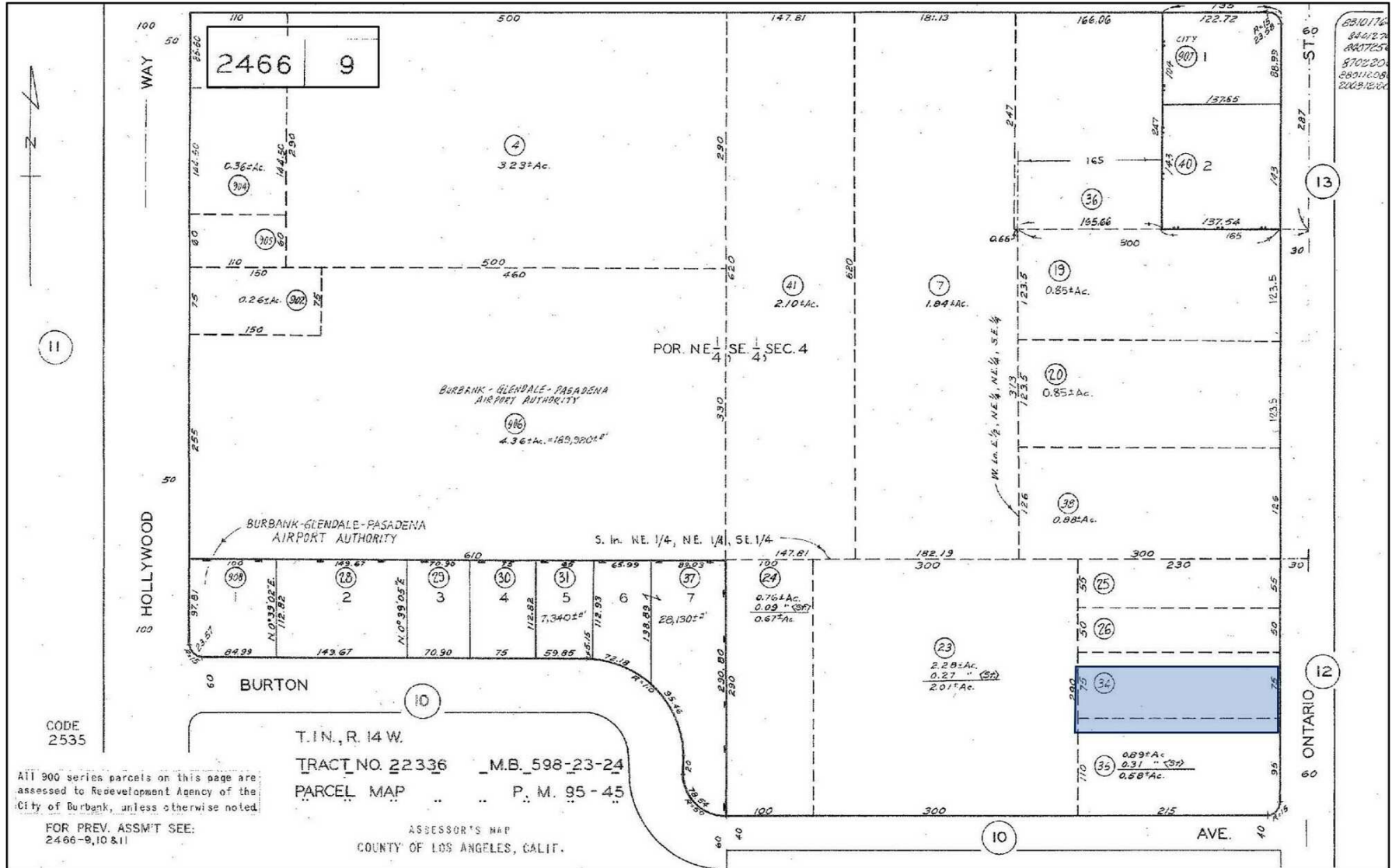
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FLEX METAL STUDIO



2503 NORTH ONTARIO STREET

BURBANK, CA 91504



8510176
 8461274
 8407258
 8702201
 8801108
 88081200

CODE
 2535

All 900 series parcels on this page are assessed to Redevelopment Agency of the City of Burbank, unless otherwise noted.

FOR PREV. ASSM'T SEE:
 2466-9,10 & 11

T.1N., R.14W.
 TRACT NO. 22336 M.B. 598-23-24
 PARCEL MAP .. P. M. 95-45

ASSESSOR'S MAP
 COUNTY OF LOS ANGELES, CALIF.

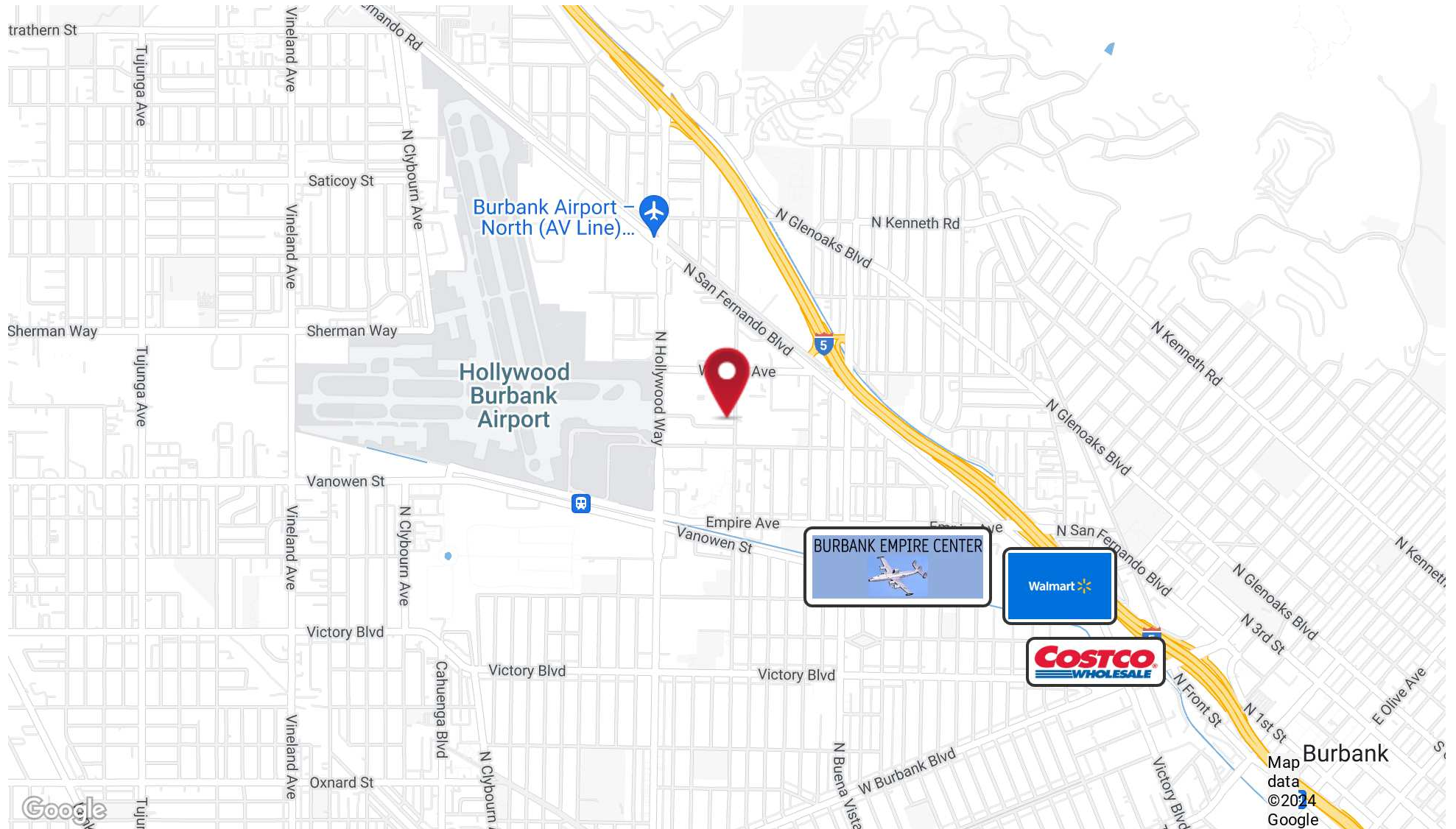


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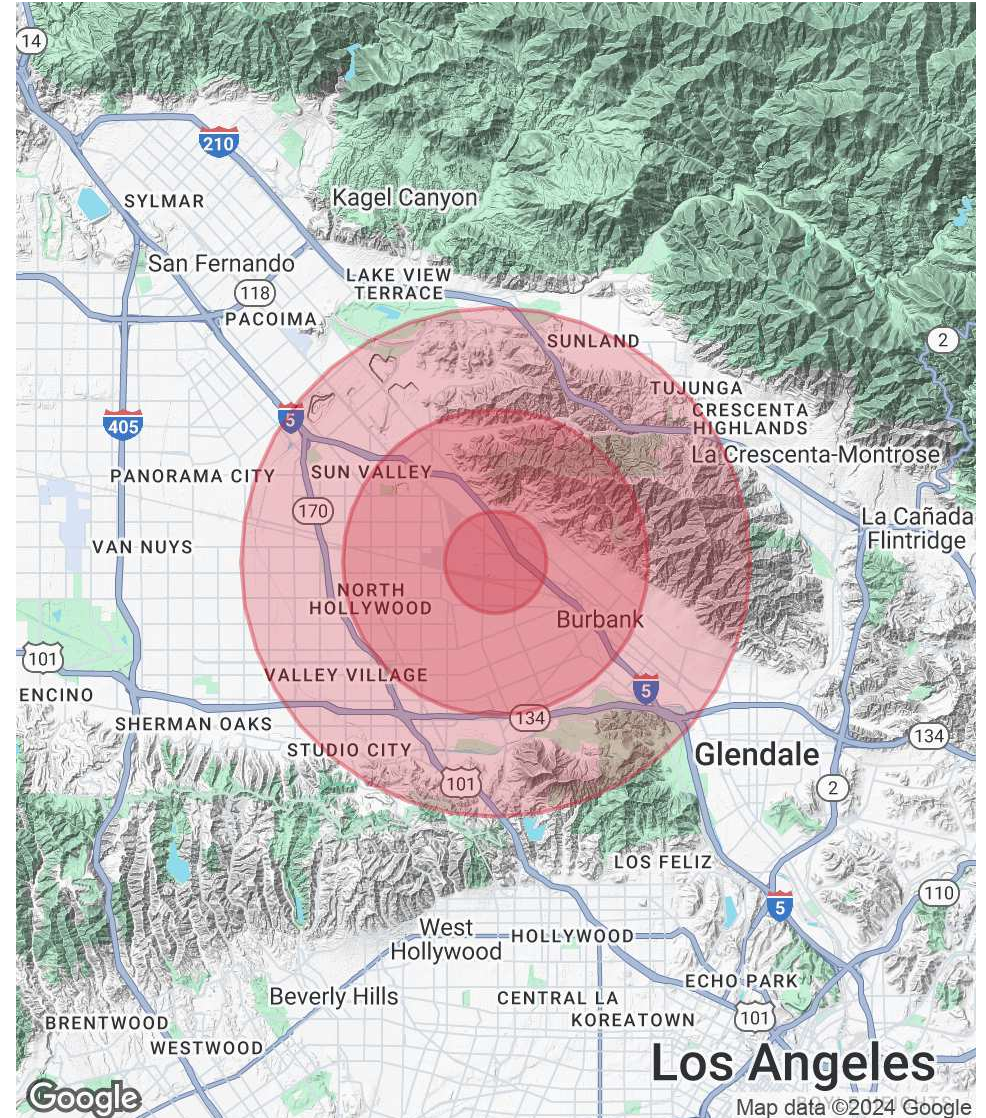
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,512	206,871	475,779
Average Age	41	40	41
Average Age (Male)	40	39	40
Average Age (Female)	42	41	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,625	77,595	182,366
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$125,700	\$107,361	\$113,899
Average House Value	\$1,032,738	\$980,504	\$1,023,933

Demographics data derived from AlphaMap



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