

REDUCED RATE & \$25K BROKER BONUS FOR 5 YR TERM

**\$1.59/SF MG**



**±10,580 SF AVAILABLE FOR LEASE**

ASSEMBLY, LIGHT MANUFACTURING, DISTRIBUTION OR SERVICE CENTER | AVAILABLE

**10635 VANOWEN STREET**

Burbank, CA | San Fernando Valley



## FEATURES

- ±10,580 SF industrial building
- ±16' minimum clear height
- 2 ground level doors
- ~~\$1.85/SF MG~~ to \$1.59/SF MG
- CAM: \$0.09/SF
- Available: Now
- Premiere East Valley location
- Convenient access to SR-170 and I-5 freeways
- 2 panels servicing the unit.
  - (1) 600A – 240V and
  - (2) 400A – 120/240V
- Perfect for assembly, light manufacturing, distribution or service center

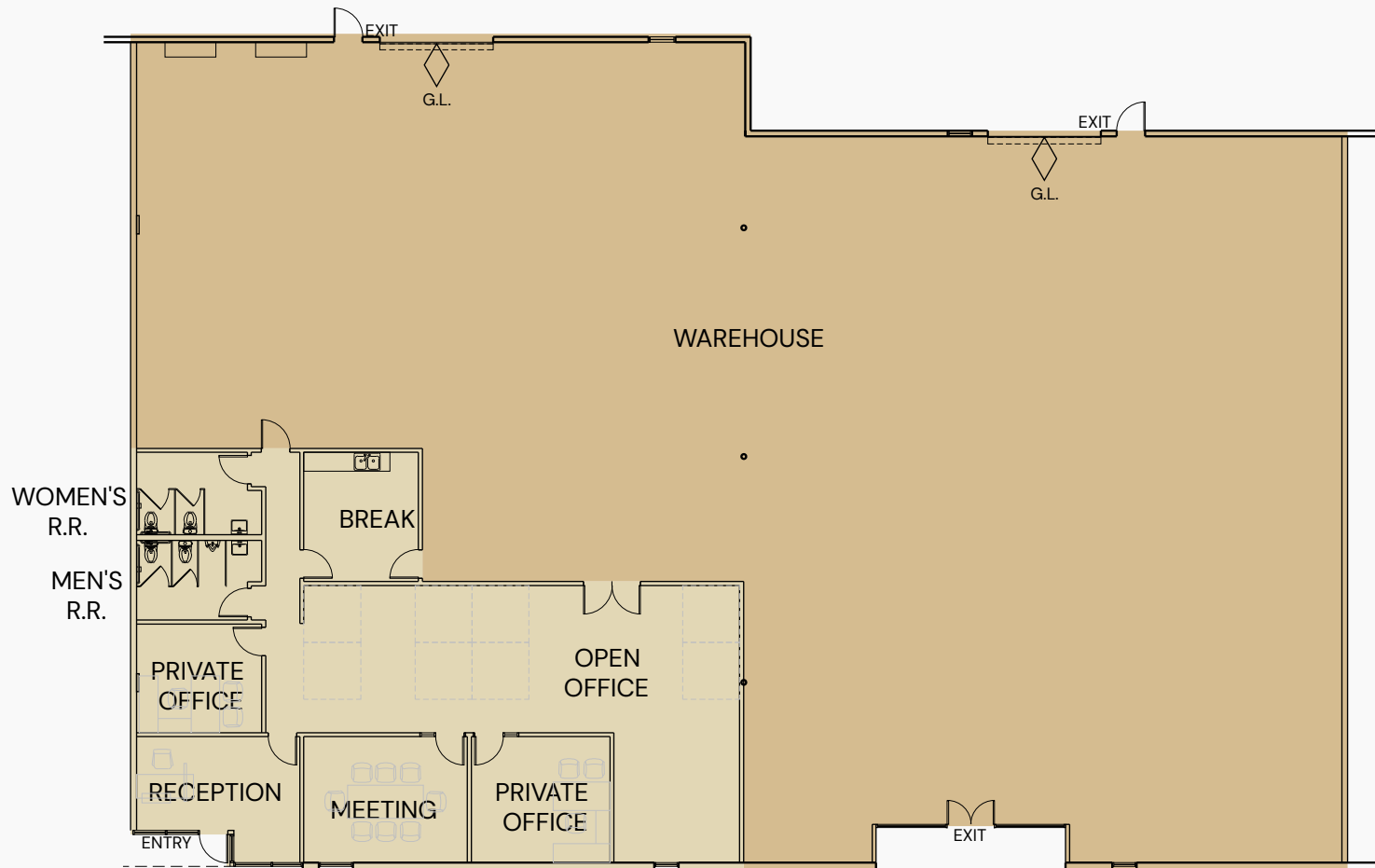


# FLOOR PLAN

**8,255 SF**  
WAREHOUSE

**2,325 SF**  
OFFICE

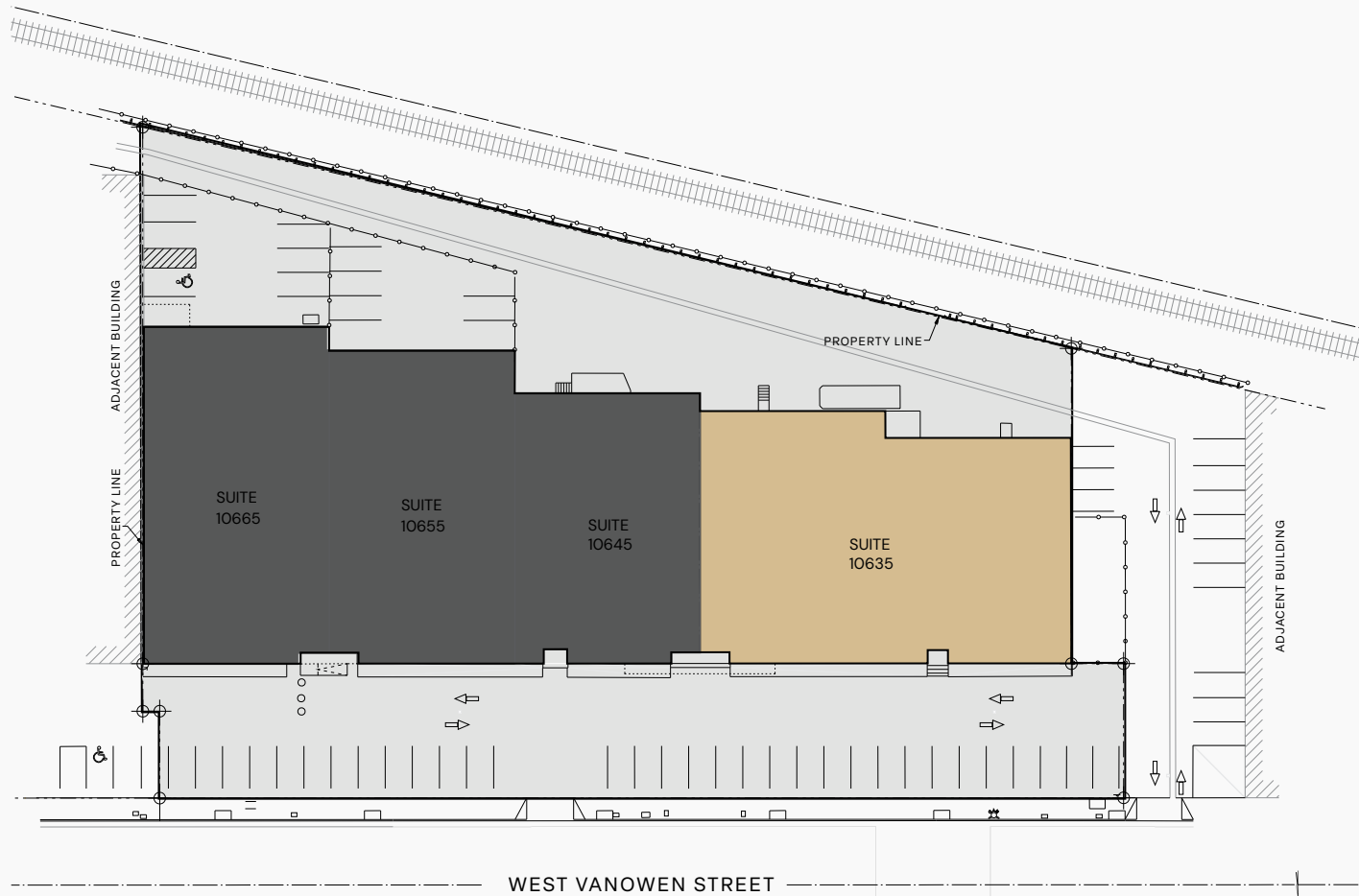
PLAN LAYOUT IS SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM THE PLAN AS SHOWN. ALL INFORMATION PRESENTED IN THIS DRAWING IS PRESUMED TO BE ACCURATE; HOWEVER, TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON THE PLAN ARE FOR CONCEPT ONLY AND WILL BE PROVIDED BY TENANT.



# SITE PLAN

**10,580 SF**  
BUILDING

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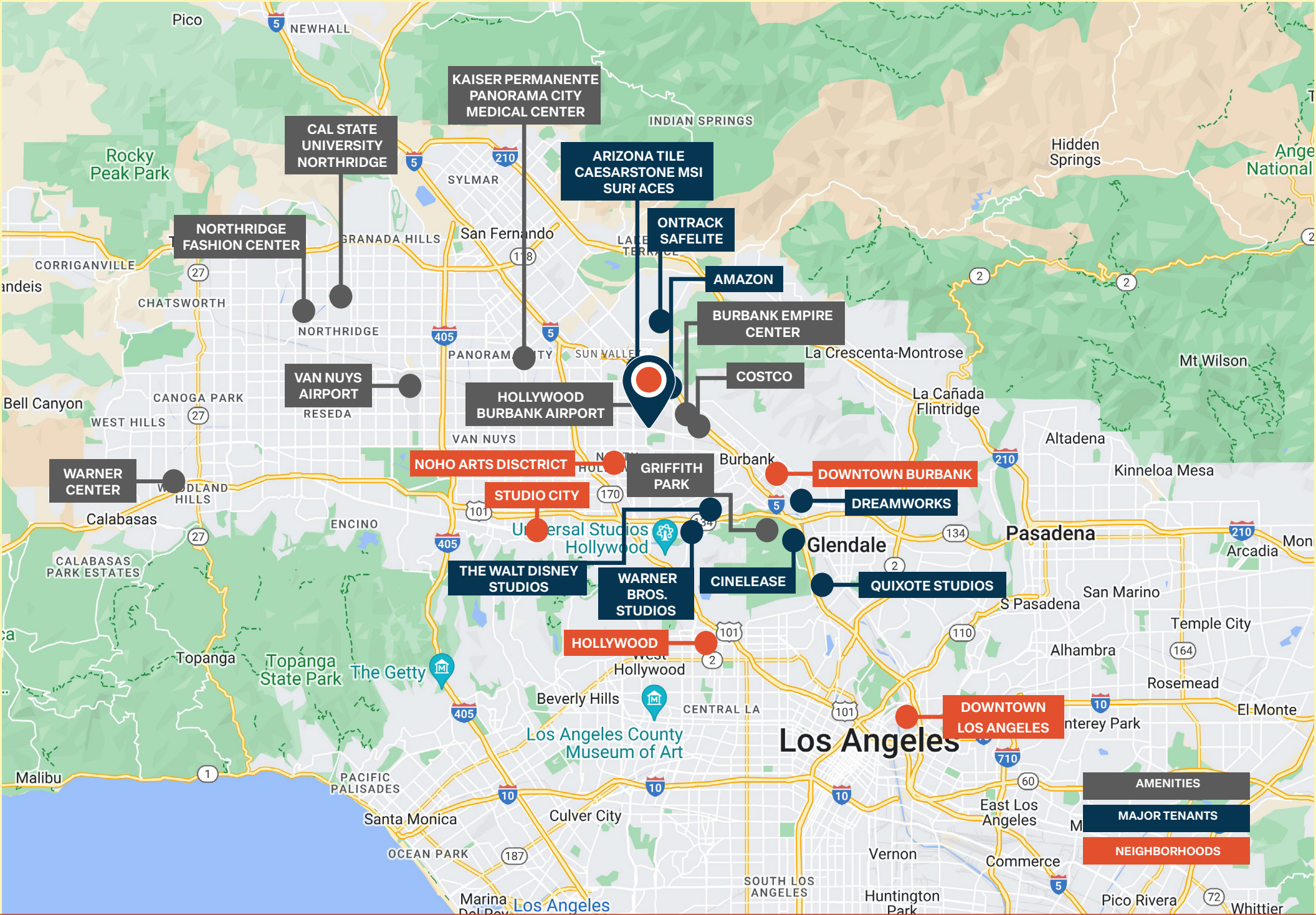


# PHOTOS



# PHOTOS





10635 Vanowen Street





**Rexford  
Industrial**

## Leasing Contacts



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