

3000 W  
EMPIRE AVENUE  
BURBANK, CALIFORNIA



*Industrial Flex Freestanding Building  
60,443 SF For Sale*

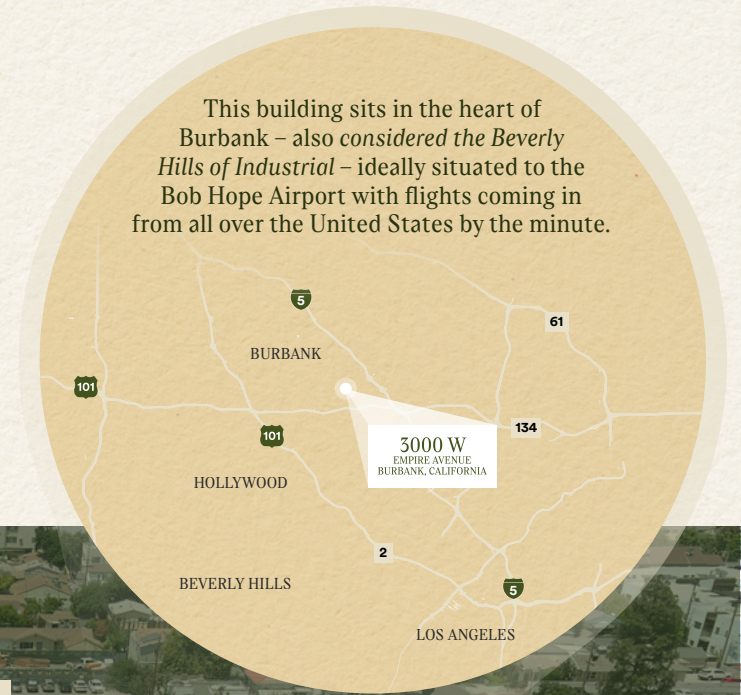


# PROPERTY DESCRIPTION

JLL's pleased to introduce this rare sale opportunity at 3000 W Empire Avenue Burbank, CA. Burbank's largest freestanding industrial property currently available for sale.

This 2 parcel property is an ideal opportunity for production, distribution, storage, or manufacturing *anything in the entertainment industry*.

This building sits in the heart of Burbank – also considered the Beverly Hills of Industrial – ideally situated to the Bob Hope Airport with flights coming in from all over the United States by the minute.



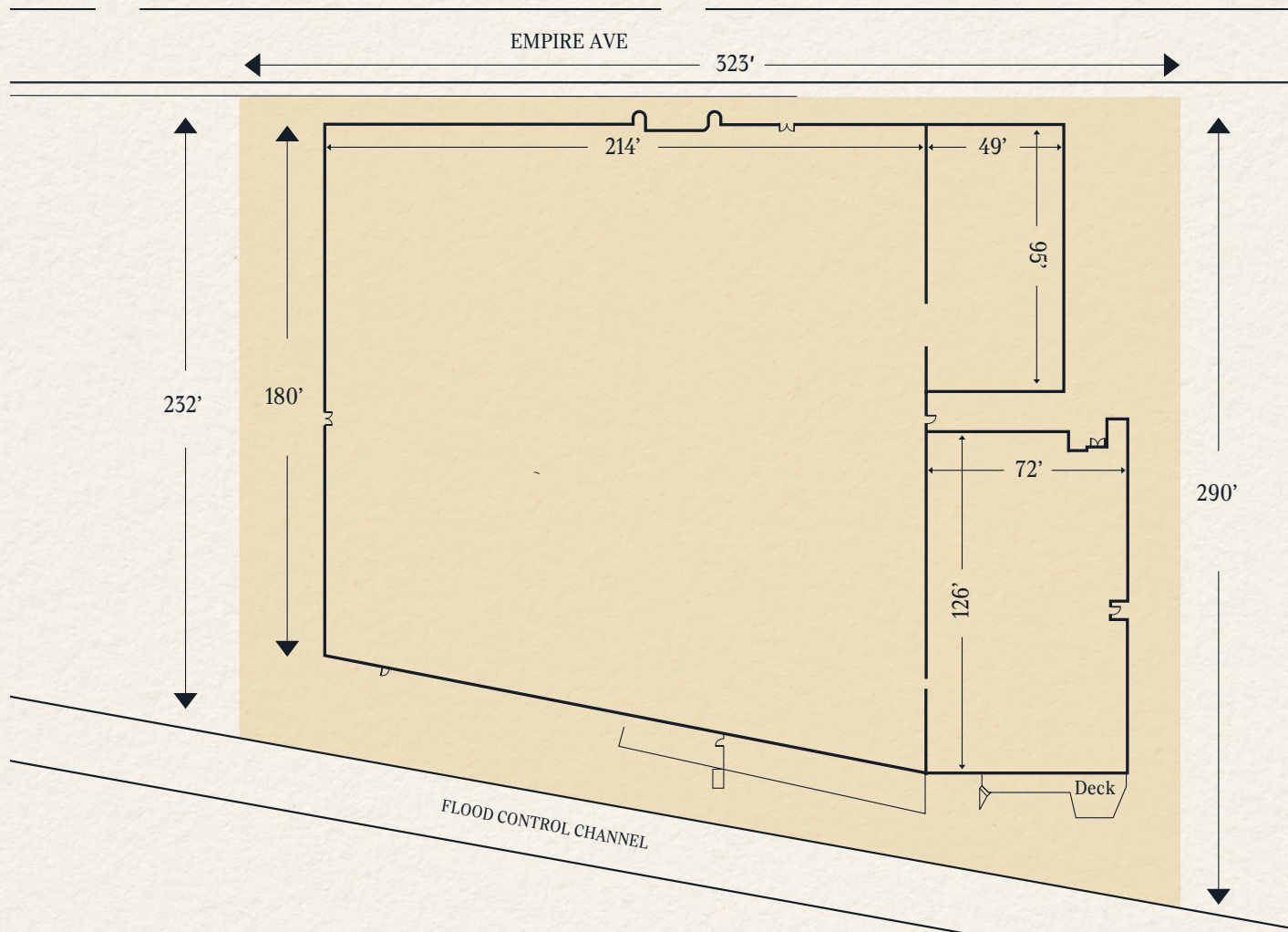
*Don't miss your chance at this rare opportunity in LA North's most sought-after industrial market.*

# PROPERTY SITE PLAN



## Legend

Property Line



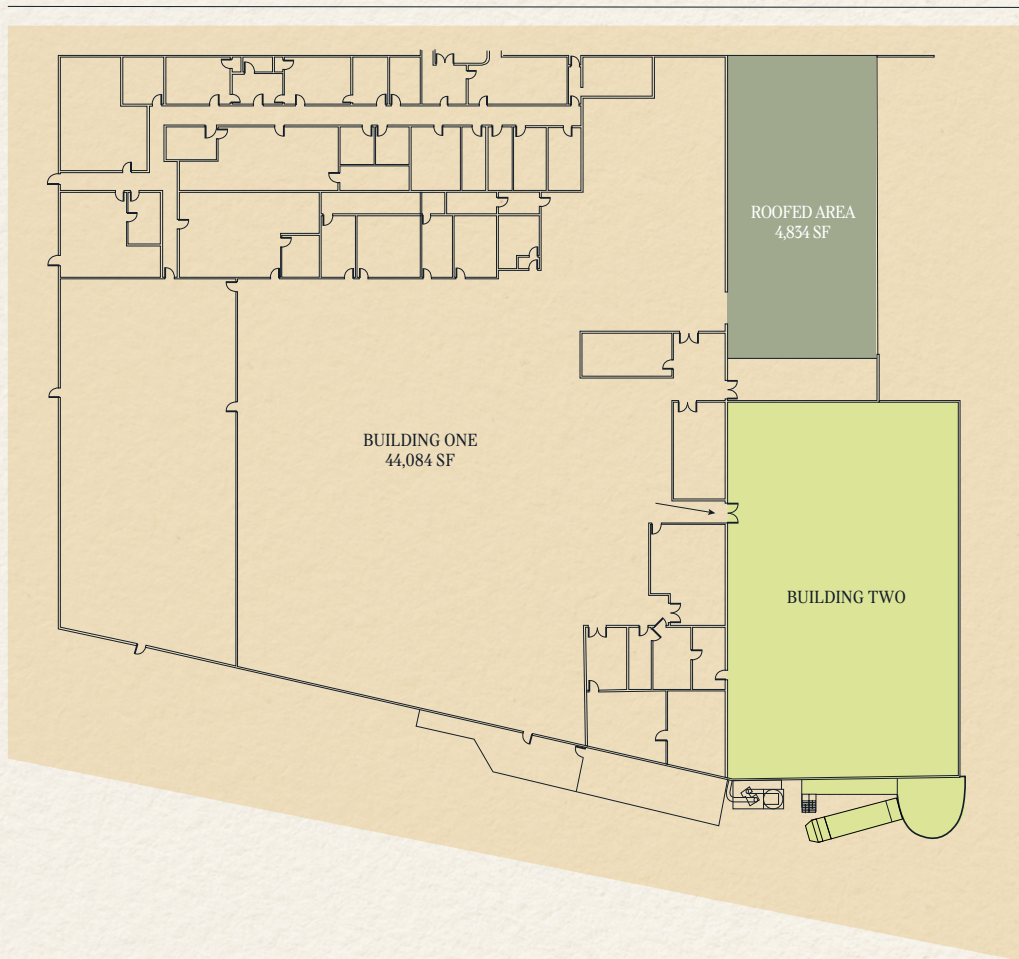
# OVERALL FLOOR PLAN



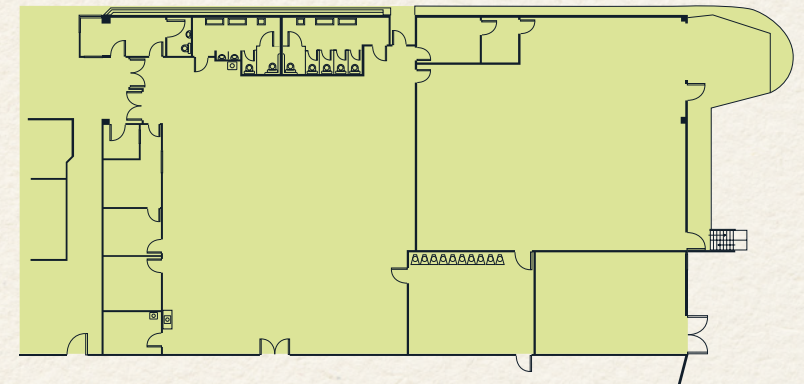
## Legend

- Property Line
- Roofed Area
- Building Two

*Floor plan*



*High Roof Floor Plan*



## Area

1st Floor: 8,687 SF

2nd Floor: 1,232 SF

Mezzanine: 1,604 SF

Total: 11,525 SF

# PROPERTY OVERVIEW

3000 W  
EMPIRE AVENUE  
BURBANK, CALIFORNIA

Parking

±60,443 SF  
Total Space

±11,525 SF  
High Roof

Additional Parking Lot  
Included

Proximity to  
Burbank Airport

2,000 AMP, 277/480 3P4W  
Electrical Service

3  
Grade Level Doors


2  
Dock High Doors

12-18'  
Minimum Clear Height

Temperature  
Controlled Warehouse

Direct Access to  
I-5

# PROPERTY PHOTOS

 Click next  
to see more

# BURBANK CONSIDERED THE BEVERLY HILLS OF INDUSTRIAL REAL ESTATE

Burbank holds a pivotal role in the entertainment industry. It's rich history of being the entertainment hub since the early 20th century, along with its proximity to Hollywood, creates a strategic advantage and importance to keeping the entertainment industry running.

Burbank is home to renowned studios such as *Warner Bros.*, *Walt Disney Studios*, and *NBC Universal*. The city boasts a wealth of state-of-the-art production facilities, sound stages, and post-production houses.

This infrastructure supports all phases of media creation, from filming and editing to special effects and distribution. This strategic importance attracts a highly skilled workforce, including producers, directors, actors, editors, and technical staff, fostering a vibrant community of professionals who contribute to the industry's growth and innovation.

*3000 W Empire Avenue* sits in the ideal industrial neighborhood of Burbank, with proximity to Bob Hope Airport and countless of other studio support spaces and related businesses. It's proximity to the largest and most influential movie studios in the world grants access to endless possible uses.



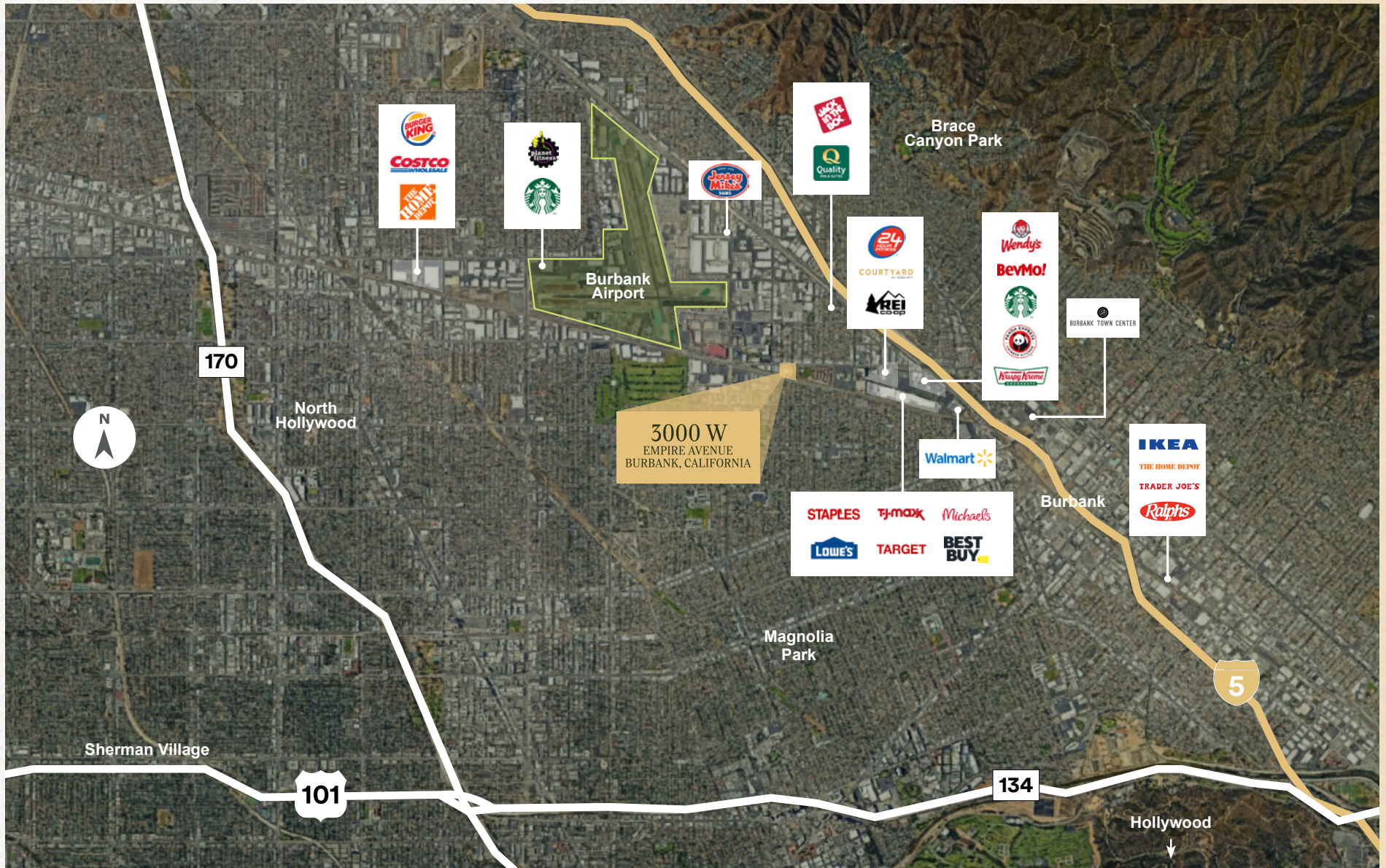
# MAJOR STUDIOS AND ALLIED BUSINESSES

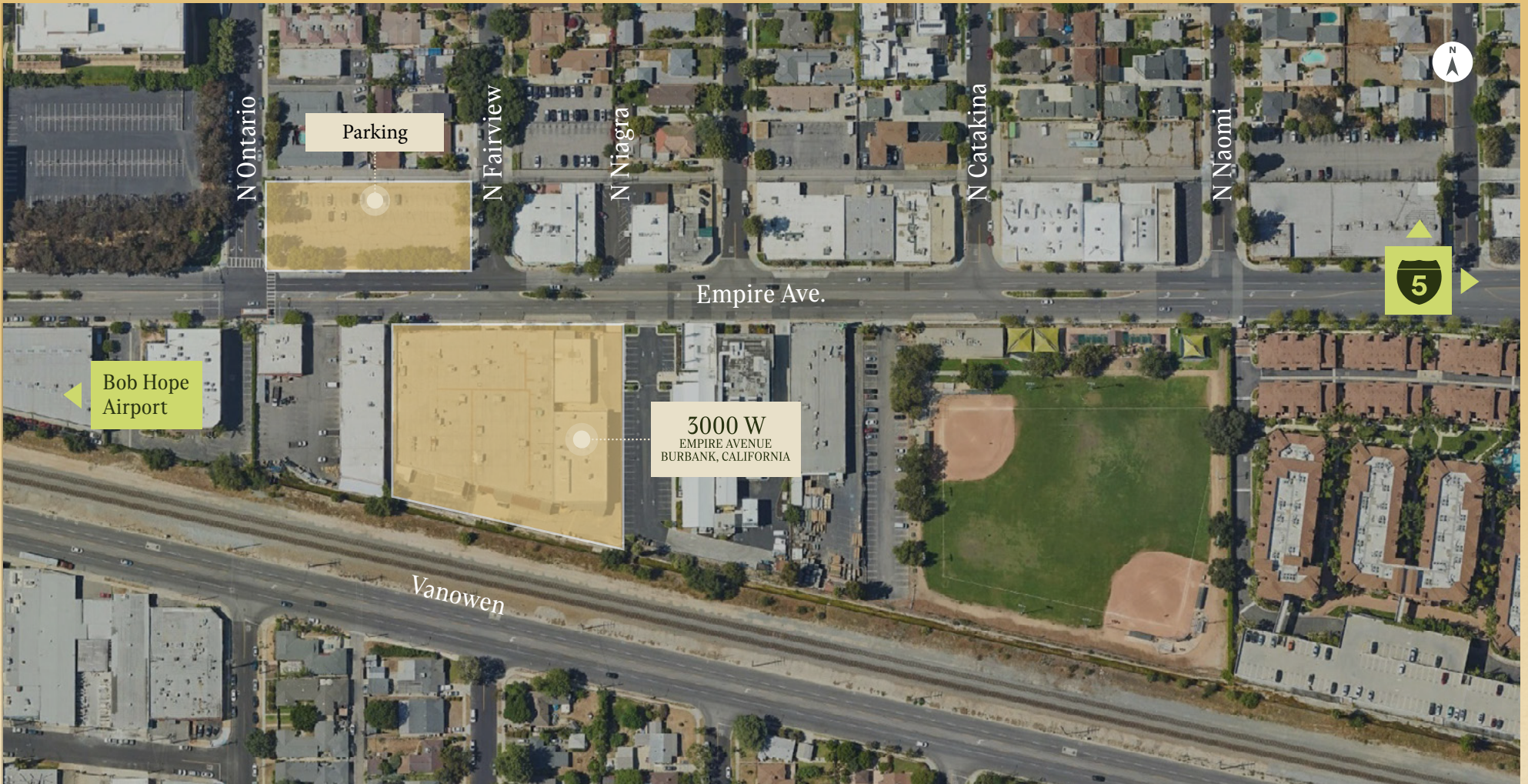


**30+** Entertainment support businesses near 3000 W Empire



# LOCAL RETAIL AMENITIES





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