

# 3108 W VALHALLA DRIVE

## BURBANK CA 91505

# FOR SALE



### PROPERTY INFORMATION\*

|                                |                |
|--------------------------------|----------------|
| Building Size                  | 8,000 SF       |
| Land Size                      | 19,102 SF      |
| Clear Height                   | 12'            |
| Ground Level Loading Positions | 1 (3 Possible) |
| Zoning                         | M2             |
| Parking Spaces                 | ~21 Spaces     |

### PROPERTY HIGHLIGHTS

- Low Site Coverage / Expansive Lot Space (0.42 FAR)
- Gated Private Yard
- 200 Amps of Power with 3 Phase
- Pro-Business City & M2 Zoning
- ~1.3 Miles to On/Off Ramps for the 5 Freeway
- Potential for 3 Ground-Level Loading Doors
- Close Proximity to the Burbank Airport & Empire Retail Center

For More Information or To  
Schedule a Tour, Contact

#### **TIM WALLACE, SIOR**

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#### **DAVID SCHATZ**

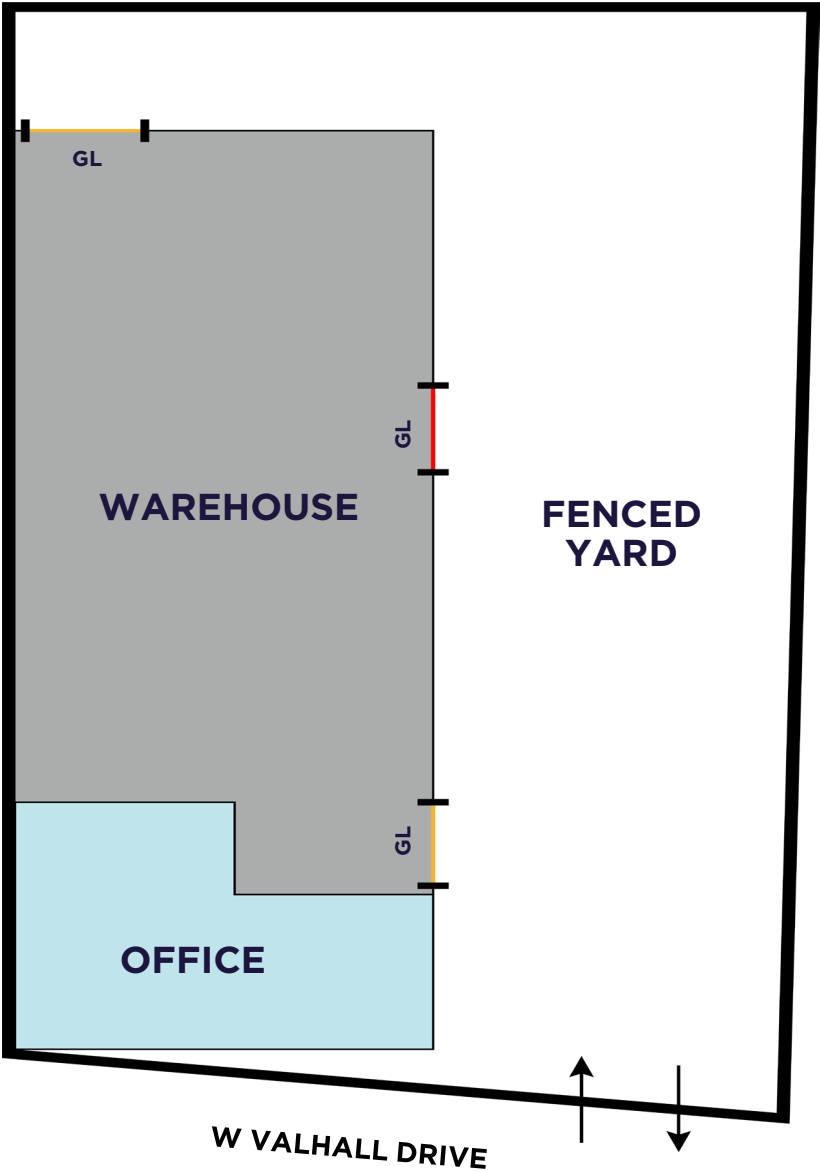
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*\*Buyer to verify all information*

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**3108 W VALHALLA DRIVE**  
**BURBANK CA 91505**



**LEGEND**

-  Existing Loading Door
-  Potential Loading Door

**SITE**  
**PLAN**

\*Not to Scale

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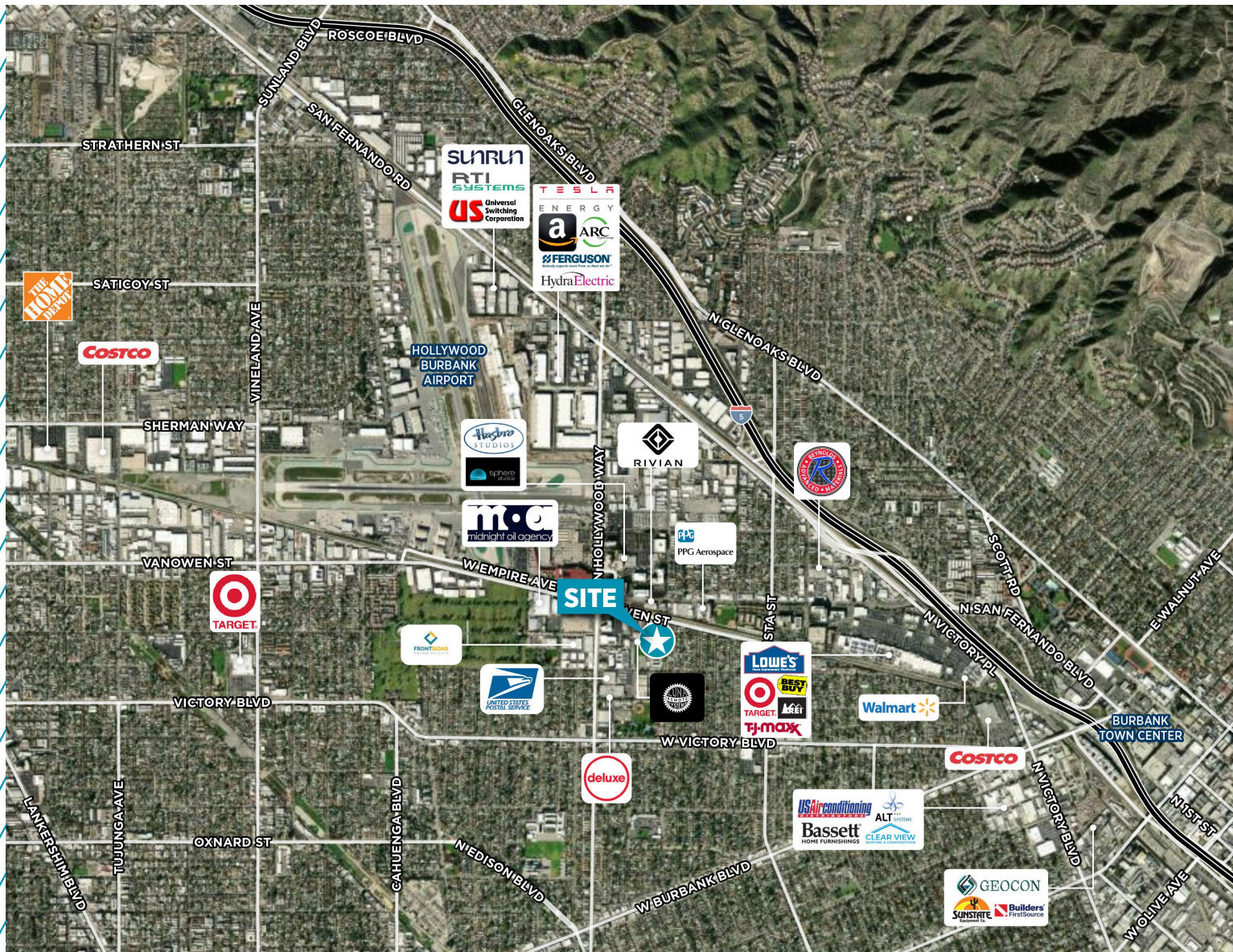
N ONTARIO STREET

**AERIAL  
PHOTO**

# FOR SALE

## 3108 W VALHALLA DRIVE

### BURBANK CA 91505



## CORPORATE NEIGHBORS

# FOR SALE

## 3108 W VALHALLA DRIVE

### BURBANK CA 91505



## NEARBY TRANSIT

# FOR SALE

# 3108 W VALHALLA DRIVE

# BURBANK CA 91505

## DISCOVER BURBANK'S BUSINESS-FRIENDLY COMPETITIVE ADVANTAGES TODAY!



Zero City Gross  
Receipts Tax & Zero  
City Income Tax



Direct proximity  
to major entertainment,  
aerospace, and  
technology campuses



Immediate access to I-5 &  
SR-134 freeways and  
Hollywood Burbank Airport.



# CITY OF BURBANK

**FOR SALE**

**3108 W VALHALLA DRIVE**

**BURBANK CA 91505**

**1.1 MILES**

BURBANK AIRPORT

**9 MILES**

VAN NUYS AIRPORT

**14 MILES**

DOWNTOWN LA

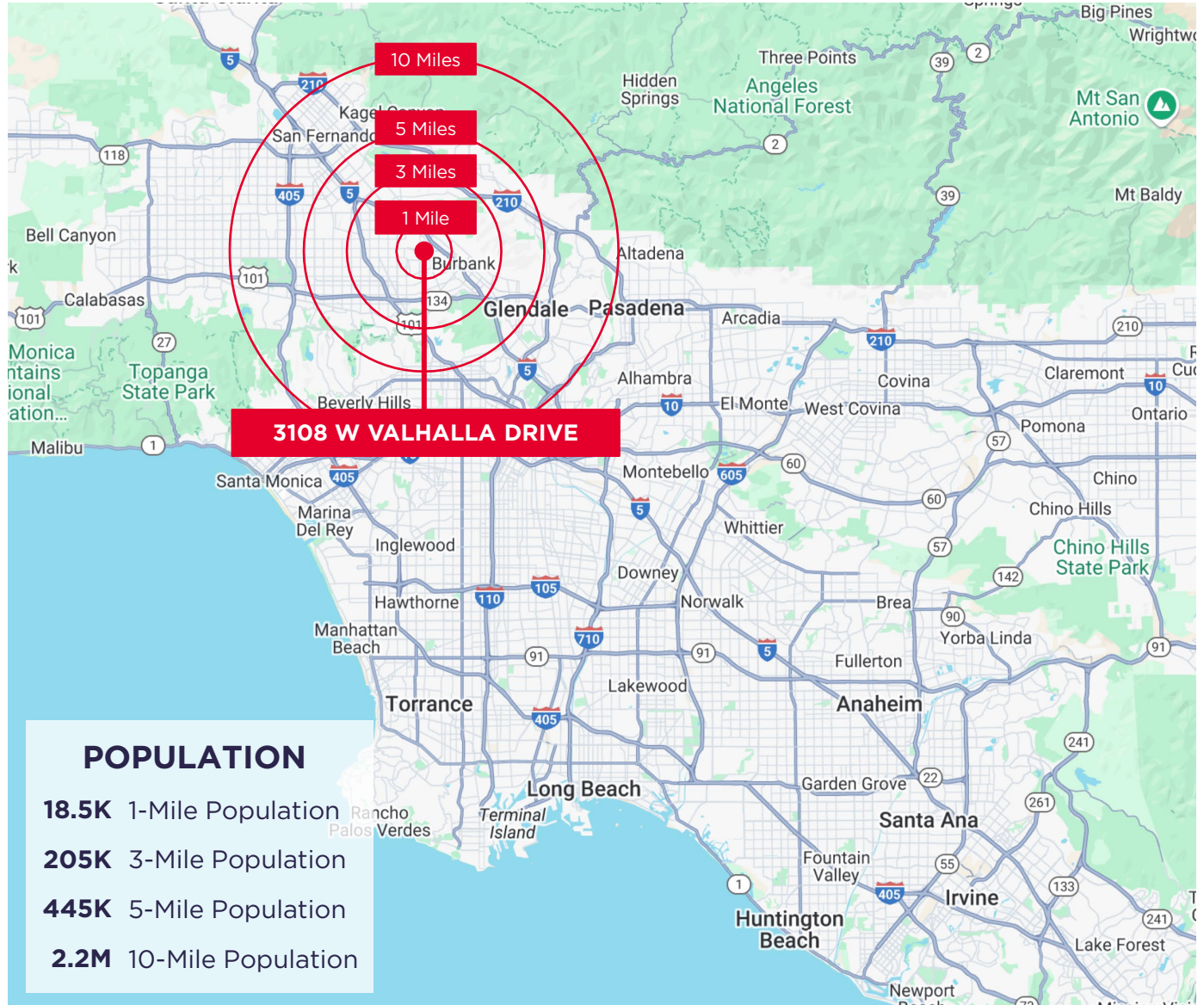


**AERIAL  
MAP**

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