



For Sale

2101 W Olive Ave Burbank, CA 91506

±11,521 SF Industrial Building

David Harding

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Billy Walk

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Kevin Carroll

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Accelerating success.

Building Highlights



Rare Burbank Building
Near Major Studios /
Media District



Main Street
Frontage



Access to Amenities
& 134 Freeway



Creative Potential with
Saw Tooth Roof Structure
in Portion

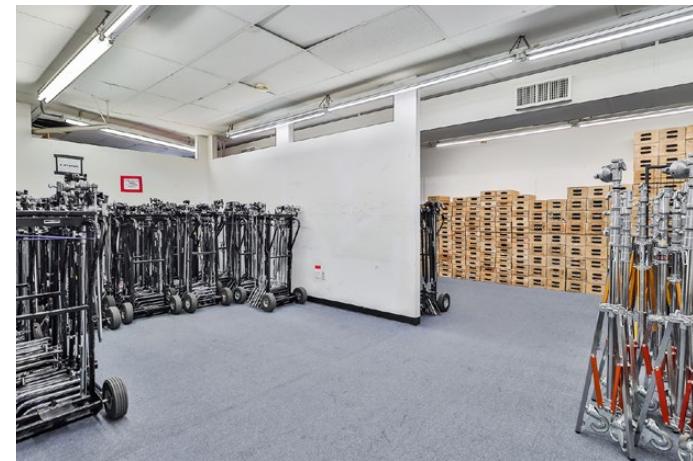
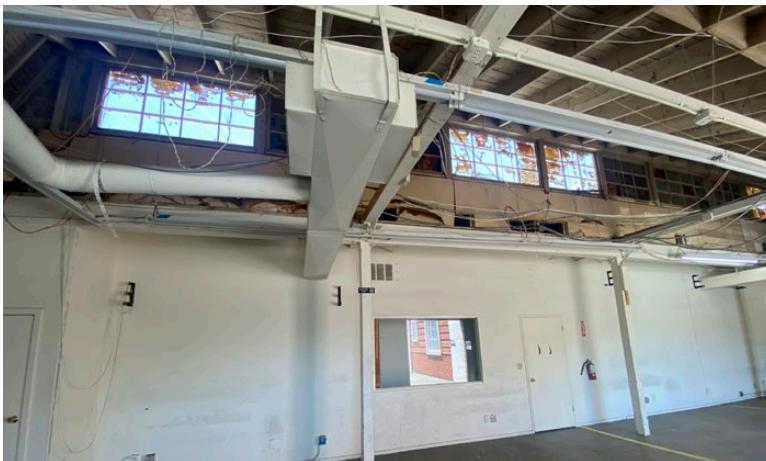
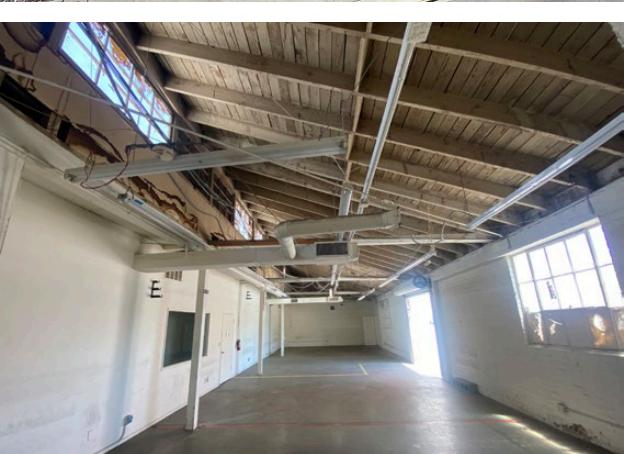


Ample Street
Parking

Sale Price	\$4,471,910
Sale Price PSF	\$388.15
Available SF	Approx. ±11,521
Lot Size	0.35 AC / 15,359 SF
Clear Height	10'-14'
GL Doors / Dim	3 / 8'x9'; 10'x9'; 8'x8'
Power	<p>4 Power Panels:</p> <ol style="list-style-type: none"> 1. 200A, 120/480V, 3Ph 2. 200A, 240V 3. 200A, 240V 4. 200A, 120/480V
Parking Spaces / Ratio	13 / 1.13:1
Office SF	TBD
Restrooms	7
Yard	Yes
Zoning	BUC2
APN	2444-007-004
Possession	Close of Escrow
To Show	Call Agent



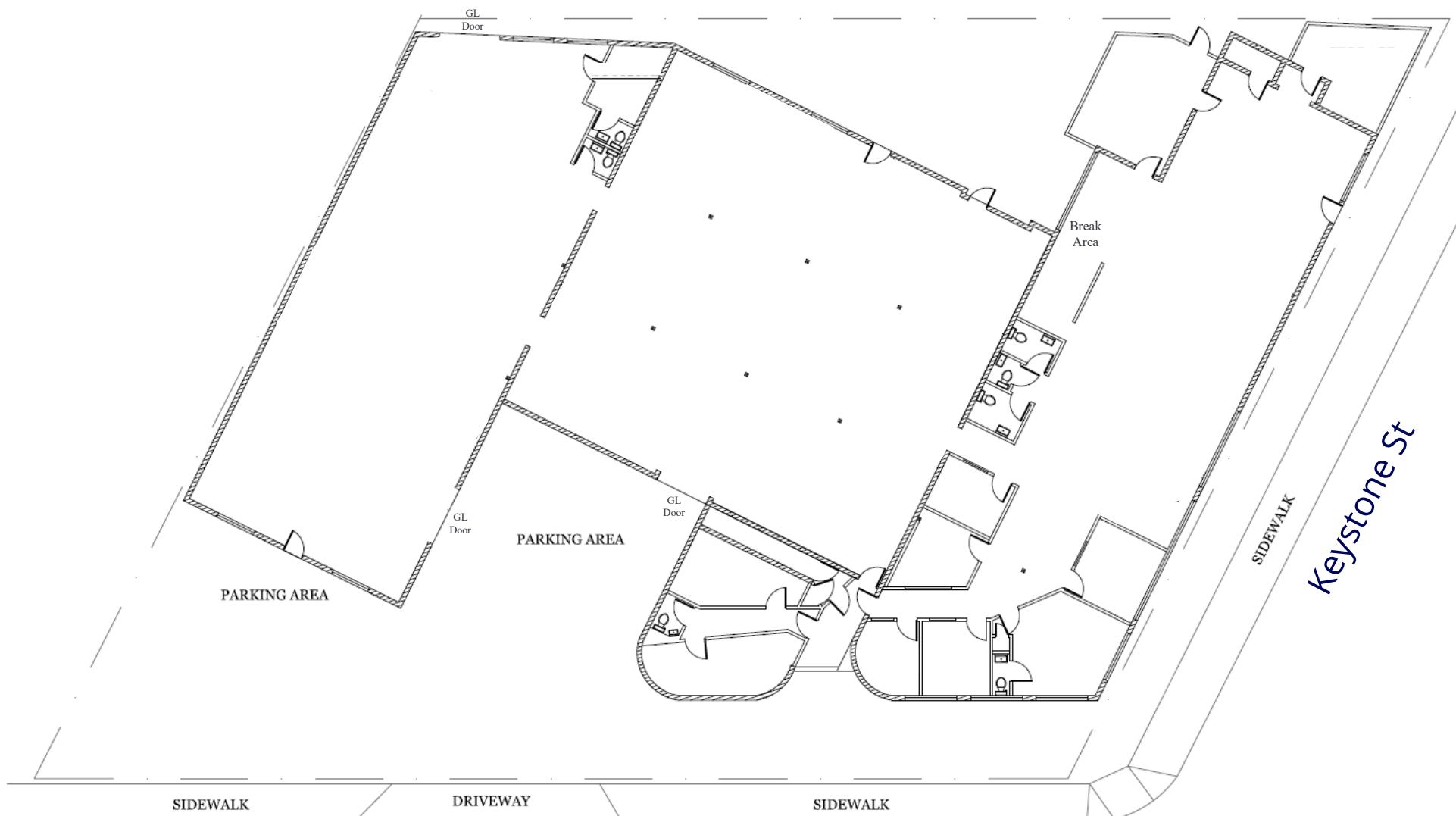
Notes: Some parking tandem. Electrical service quoted above is from info listed on power panel(s), however, that info may not be accurate. Buyer is responsible to have a licensed electrician confirm actual service & confirm zoning.



As-Is Layout

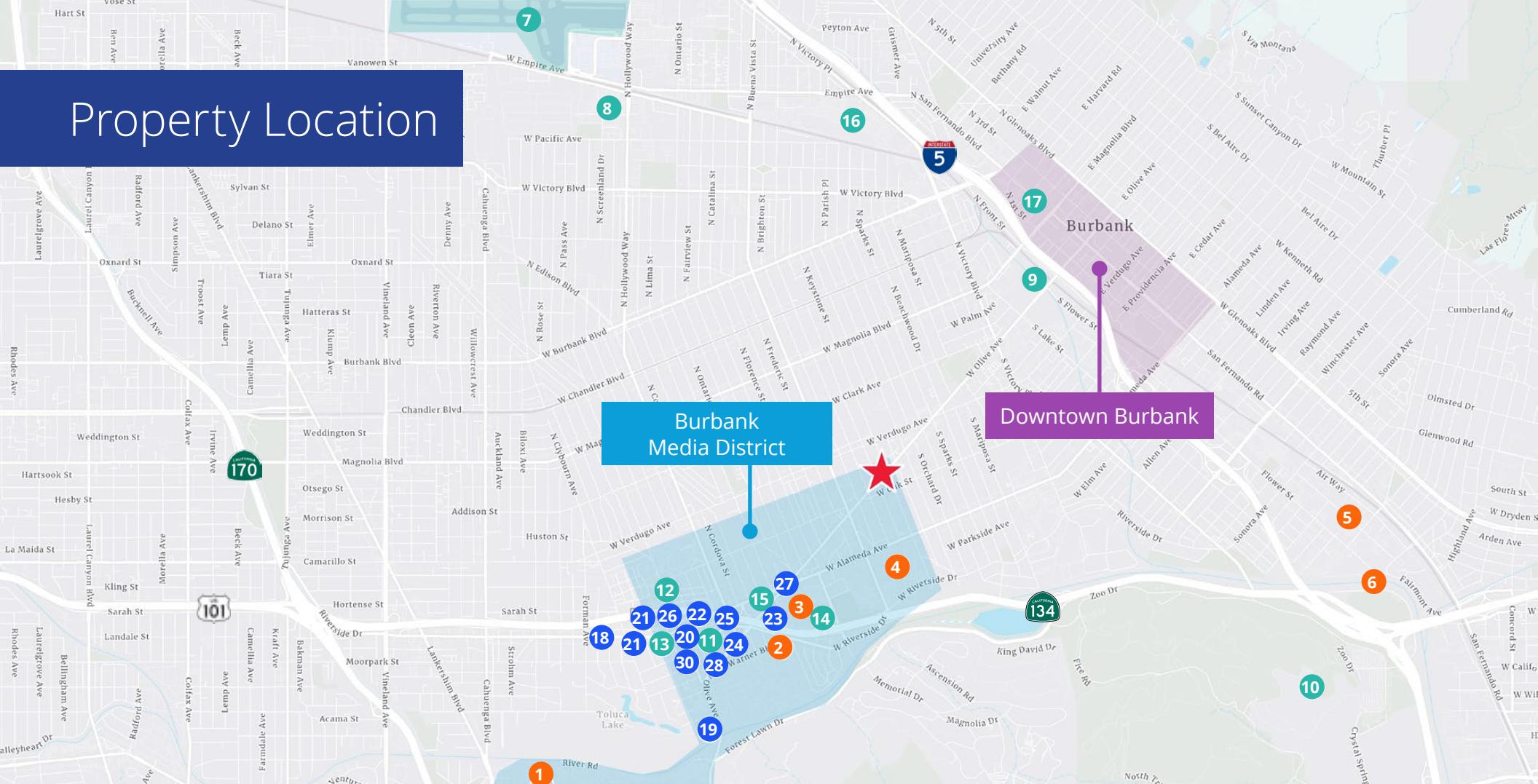


Proposed Layout



Olive Ave

Property Location



1	Universal Studios Hollywood	11	Best Western Plus Media Center Inn & Suites	21	Lemonade
2	Warner Brothers Studios	12	Hotel Amarano Burbank	22	Lou, The French On The Block
3	The Burbank Studios	13	Garry Marshall Theatre	23	Morton's The Steakhouse
4	The Walt Disney Company	14	Honda Stage at iHeartRadio Theater	24	Novo Café
5	Walt Disney Imagineering	15	Whole Foods	25	Olive & Thyme
6	Dreamworks	16	Burbank Empire Center	26	Priscilla's Gourmet Coffee, Tea and Gifts
7	Hollywood Burbank Airport	17	Burbank Town Center	27	Red Maple Café
8	Amtrack & Metrolink Station	18	Coffee Commissary	28	The Smoke House
9	Downtown Burbank Metrolink Station	19	Dog Haus	29	Tacos 1986
10	Griffith Park	20	Jinya Ramen Bar	30	Tocaya Organica



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Contact Info

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