



Colliers

For Sale

2101 W Olive Ave Burbank, CA 91506

±11,521 SF Industrial Building

David Harding

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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

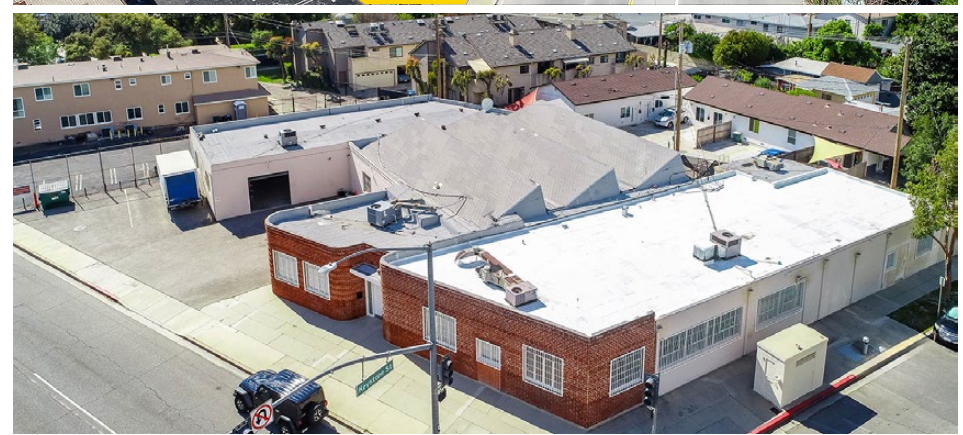


Creative Potential with
Saw Tooth Roof Structure
in Portion

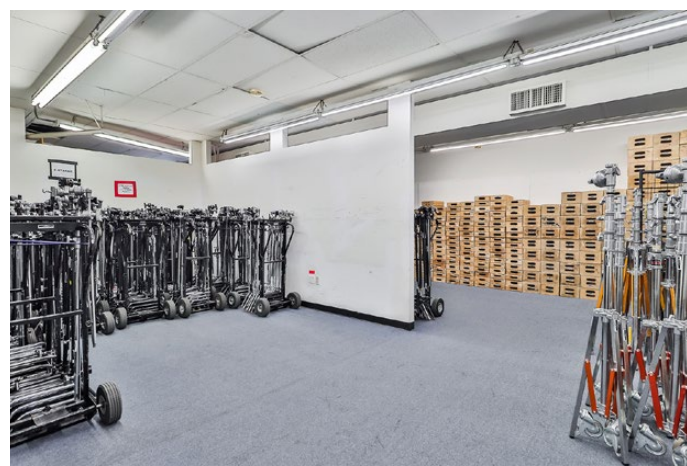
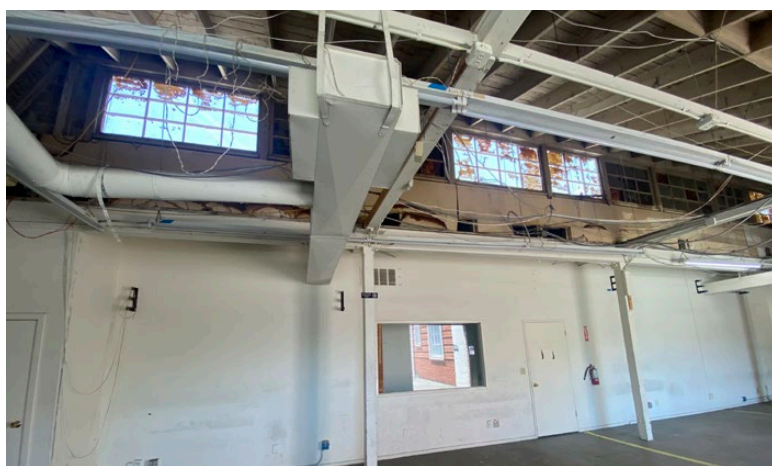
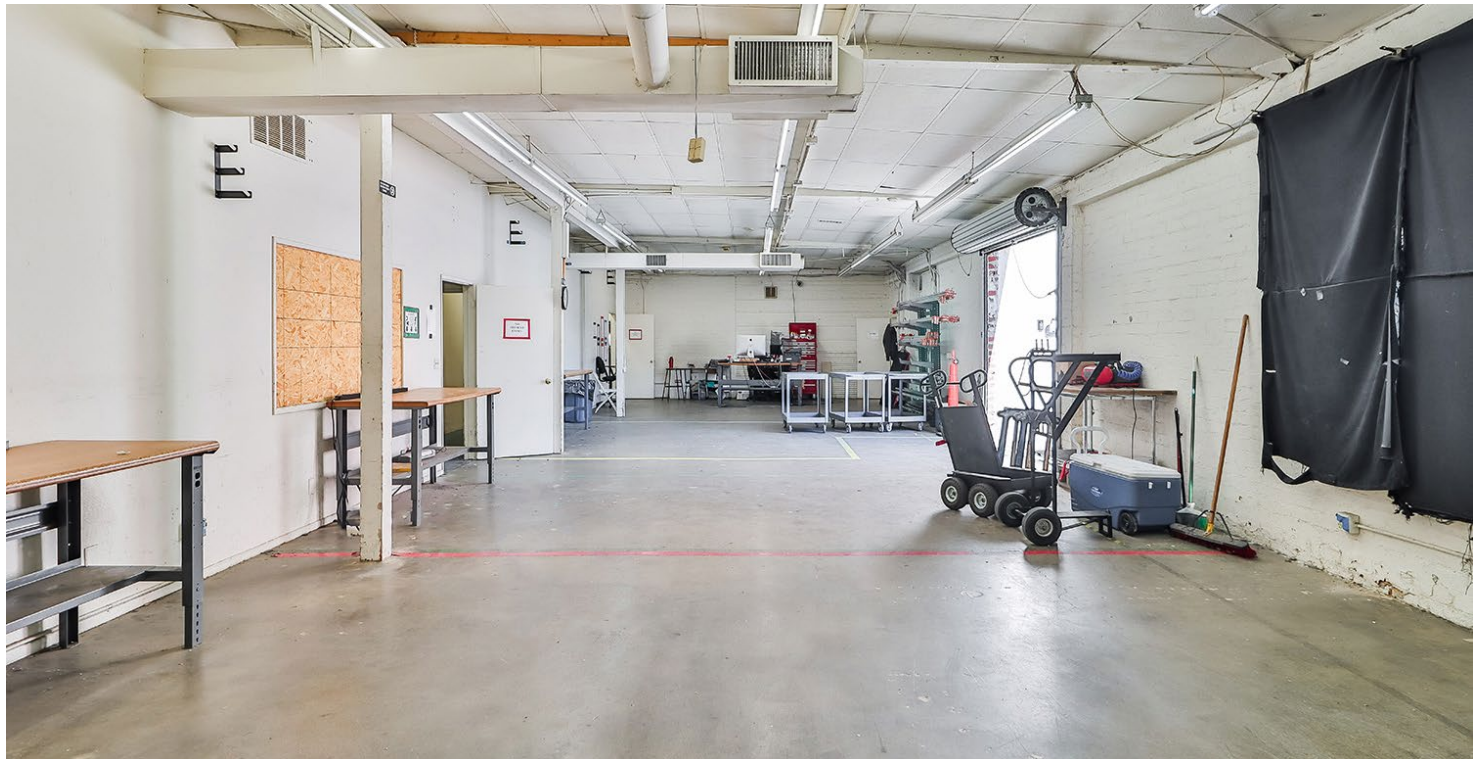
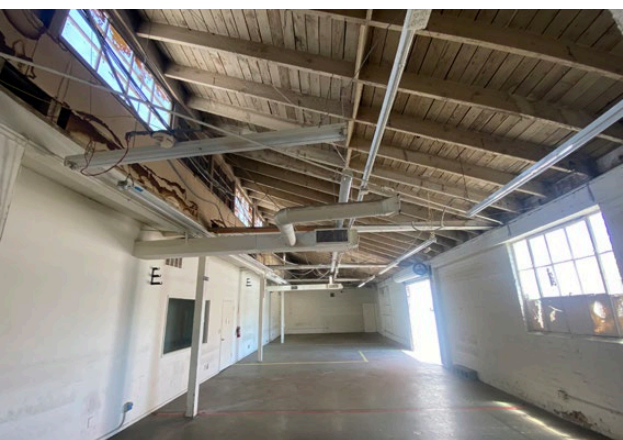


Ample Street
Parking

Sale Price	\$4,471,910 \$4,719,100
Sale Price PSF	\$388.15 \$409.61
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	4 Power Panels: 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



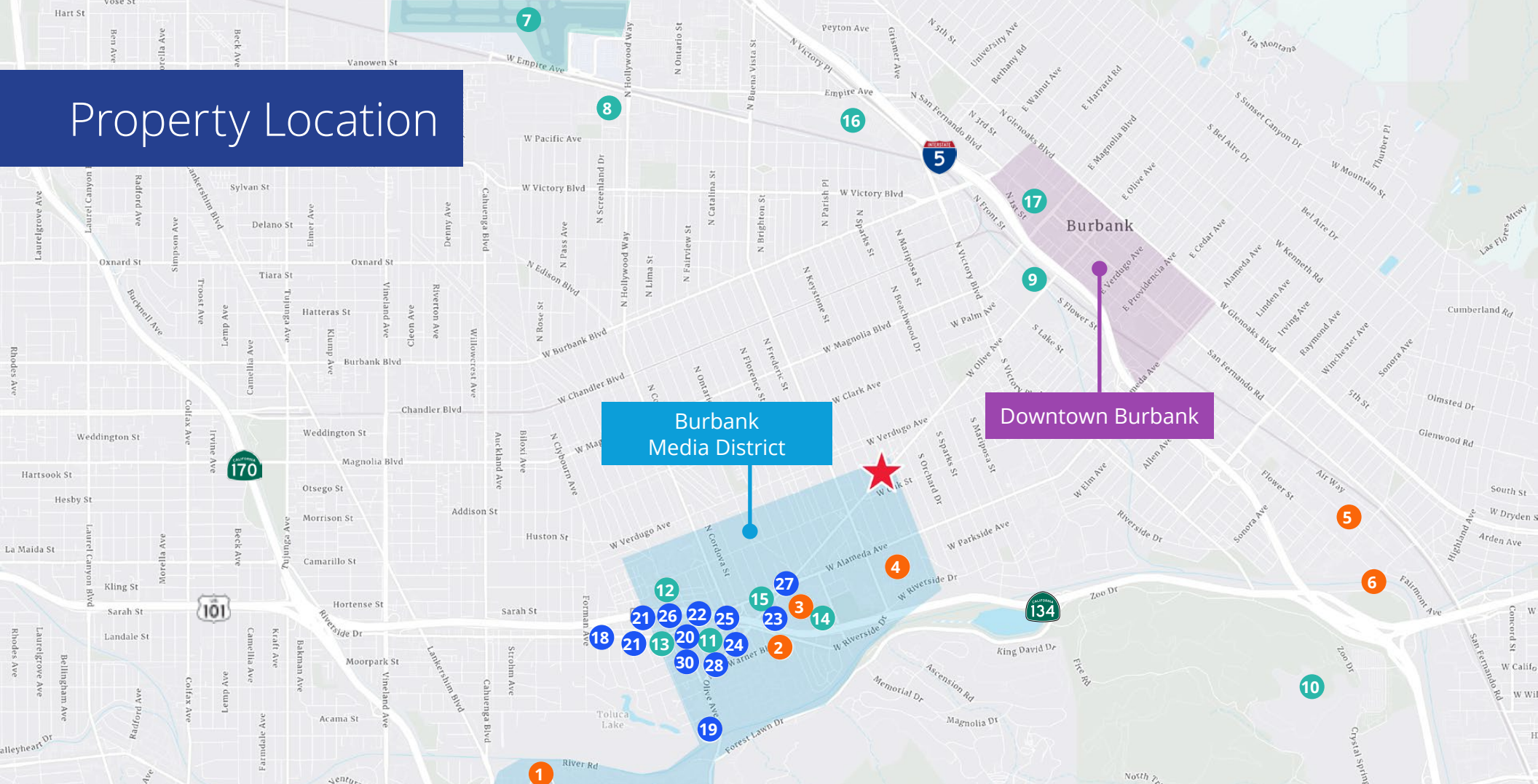
Olive Ave

Keystone St

Proposed Layout



Property Location



2101 W Olive Ave



Major Tenants



Amenities



Food & Drink

- 1 Universal Studios Hollywood
- 2 Warner Brothers Studios
- 3 The Burbank Studios
- 4 The Walt Disney Company
- 5 Walt Disney Imagineering
- 6 Dreamworks
- 7 Hollywood Burbank Airport
- 8 Amtrack & Metrolink Station
- 9 Downtown Burbank Metrolink Station
- 10 Griffith Park

- 11 Best Western Plus Media Center Inn & Suites
- 12 Hotel Amarano Burbank
- 13 Garry Marshall Theatre
- 14 Honda Stage at iHeartRadio Theater
- 15 Whole Foods
- 16 Burbank Empire Center
- 17 Burbank Town Center
- 18 Coffee Commissary
- 19 Dog Haus
- 20 Jinya Ramen Bar

- 21 Lemonade
- 22 Lou, The French On The Block
- 23 Morton's The Steakhouse
- 24 Novo Café
- 25 Olive & Thyme
- 26 Priscilla's Gourmet Coffee, Tea and Gifts
- 27 Red Maple Café
- 28 The Smoke House
- 29 Tacos 1986
- 30 Tocaya Organica



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