



Burbank Airport Business Park / Unmatched Access to Major Studios / High Image Building / Easy Access to 5, 134, & 170 Freeways / Ground Level Loading



**LIMITED TIME \$25K BROKER BONUS FOR LEASES SIGNED BY 9/30/2026**

**17,010 SF AVAILABLE FOR LEASE**  
**7103 Fair Ave | North Hollywood, CA**

**STRATEGICALLY LOCATED INDUSTRIAL BUILDING WITH PRIVATE, GATED YARD**





## Property Highlights

- Lease Rate: \$1.59 NNN; Op.Ex: \$0.45
- 17,010 SF Warehouse
- 1,445 SF Office
- Clear Height: 15'-17'
- 2 Ground Level Loading Doors
- 26 Parking Spaces / 1.53:1 Ratio
- Power: 600A, 480V, 3Ph, 3W
- Private, Secured Fenced Yard
- 3 Restrooms
- Professionally Managed & Landscaped
- Large, Private, Secured Fenced Yard
- Easy Access to 5, 134 & 170 Freeways

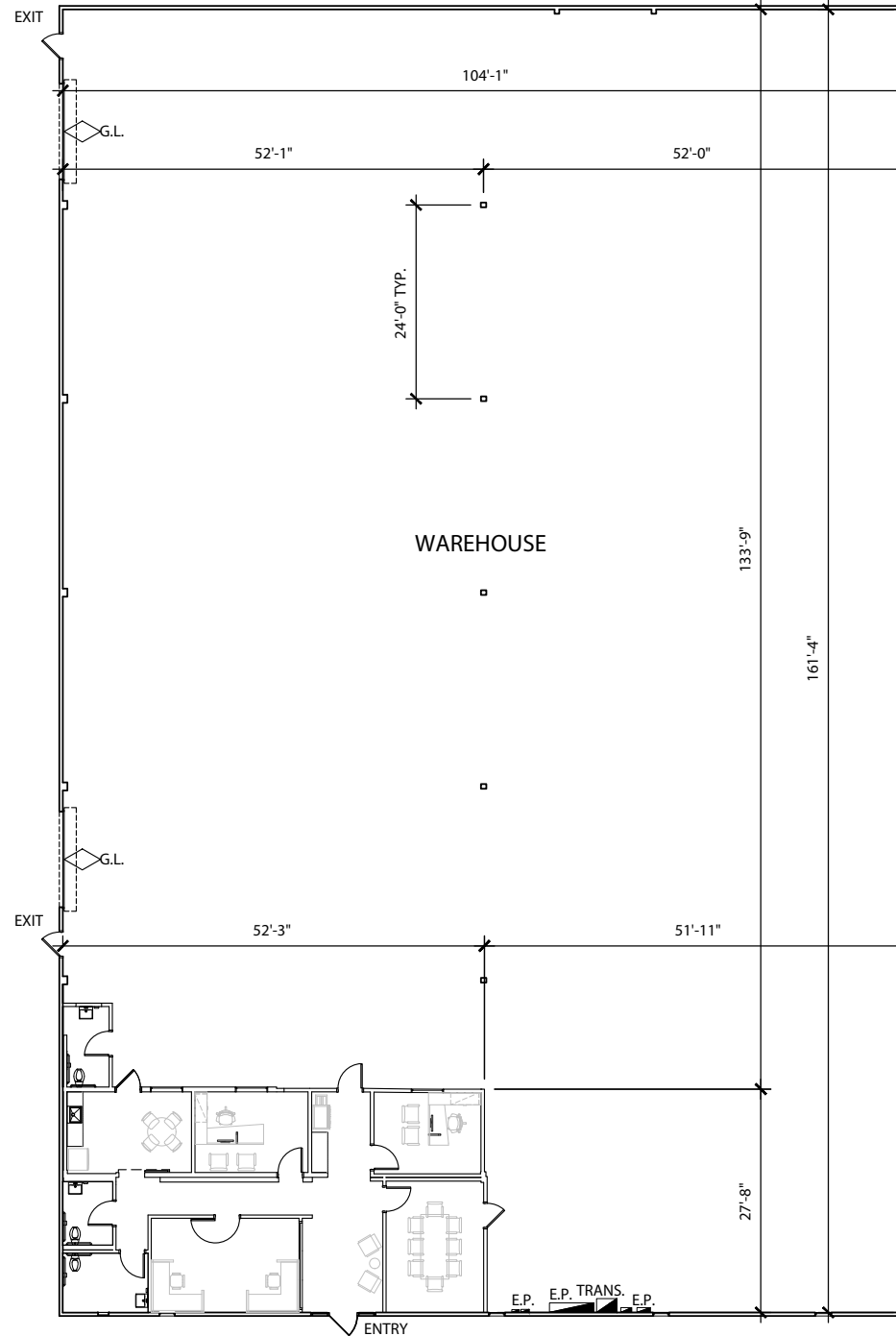


**WAREHOUSE**  
15,565 SF

**OFFICE**  
1,445 SF

**TOTAL**  
17,010 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON 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 PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

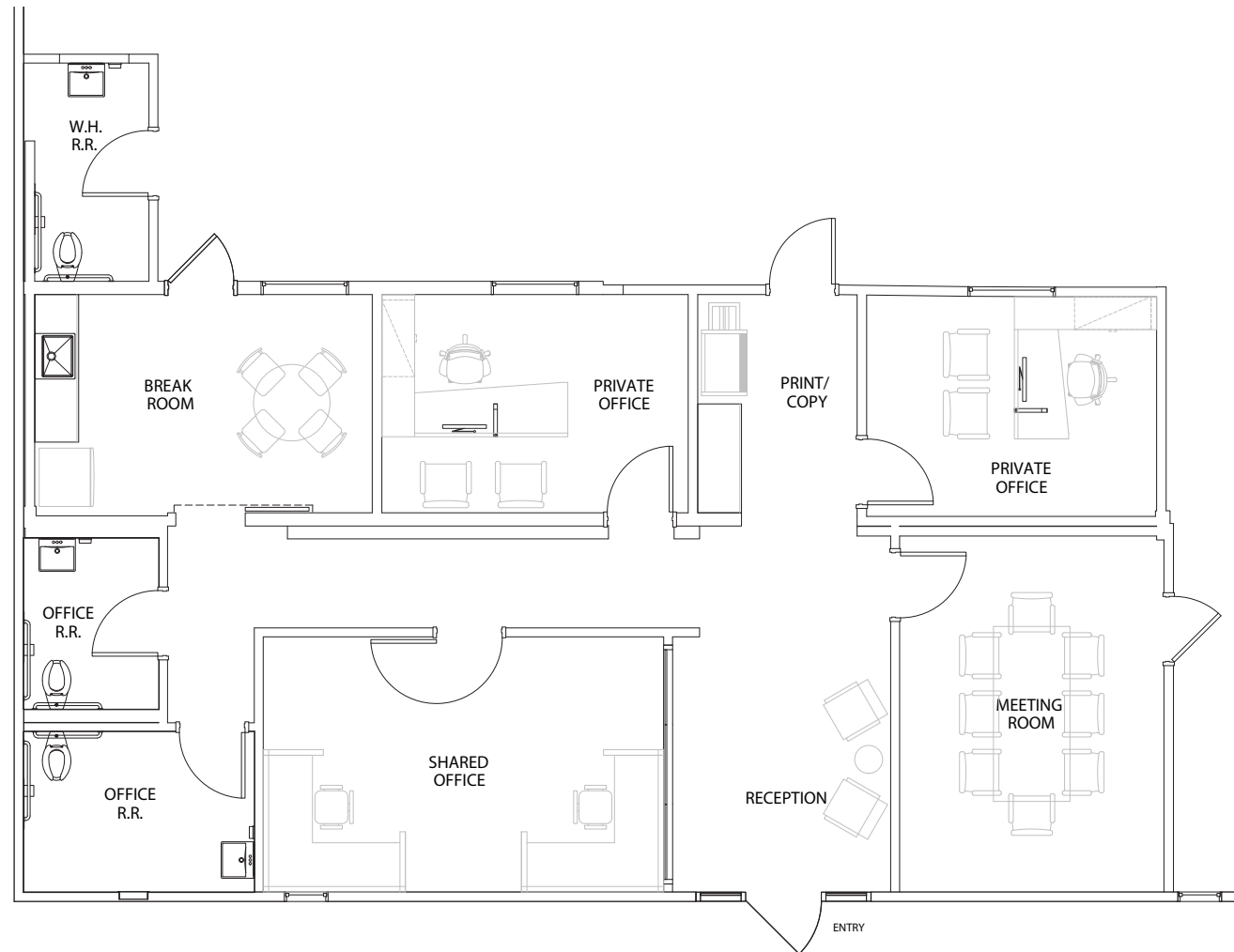




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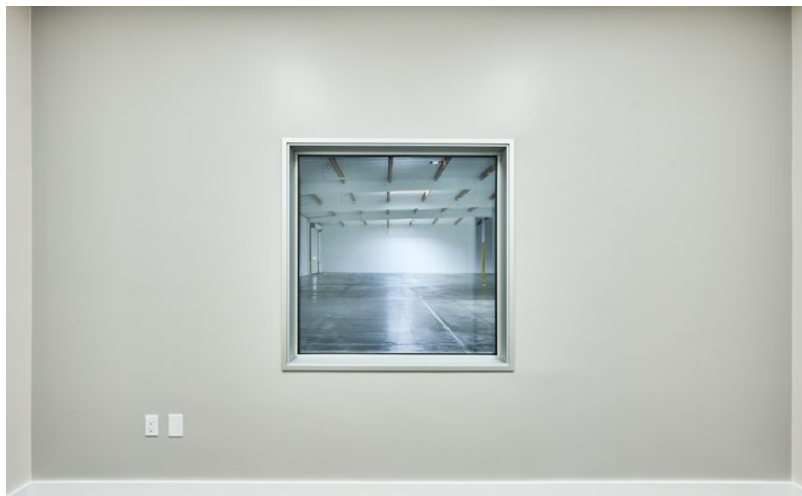
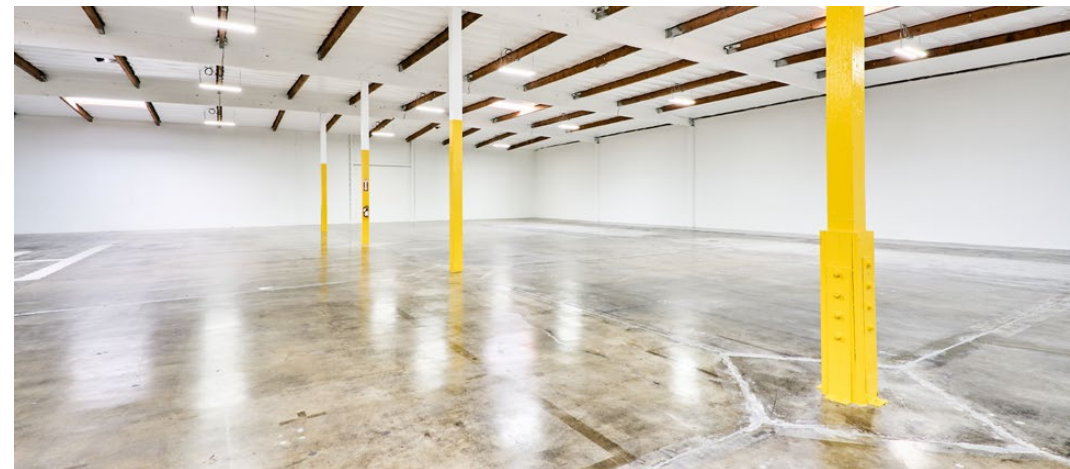
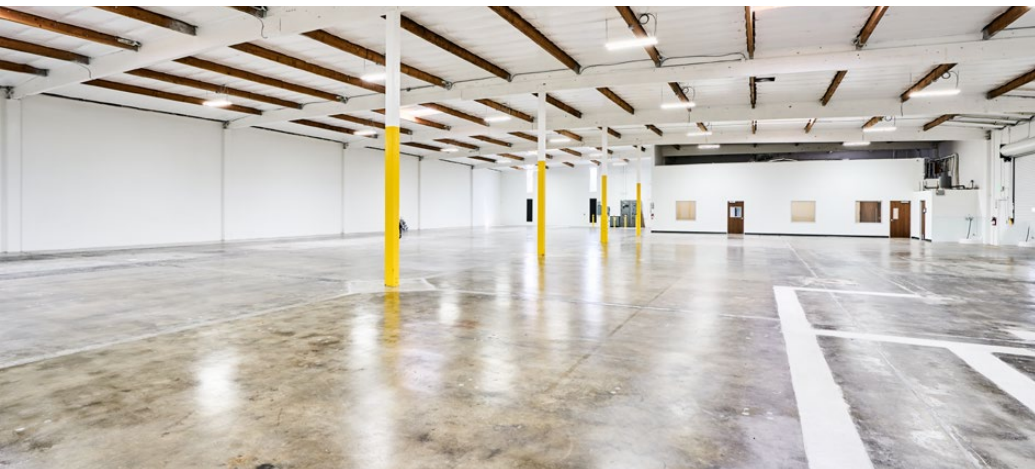


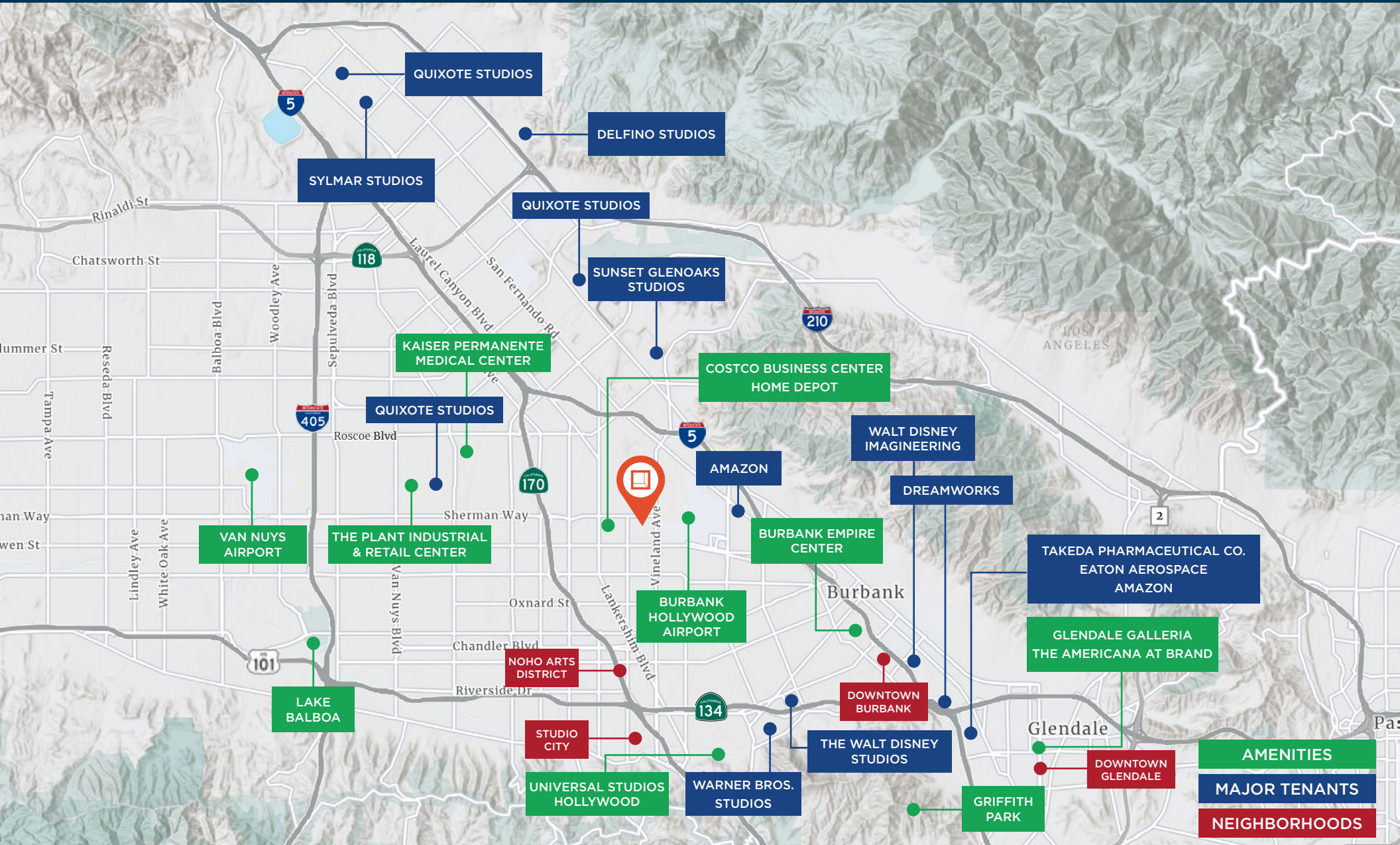
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# Interior Photos

7103 Fair Ave





**1.9 Miles**  
To Burbank Hollywood  
Airport

**7 Miles**  
To Van Nuys  
Airport

**16 Miles**  
To Downtown  
Los Angeles

**I-5, SR-170, SR-134**  
Immediate Access  
and Close Proximity



**Rexford  
Industrial**

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