

7545 Lockheed Drive, Sun Valley, CA 91352
19,750 SF WAREHOUSE/DISTRIBUTION BUILDING

FOR LEASE



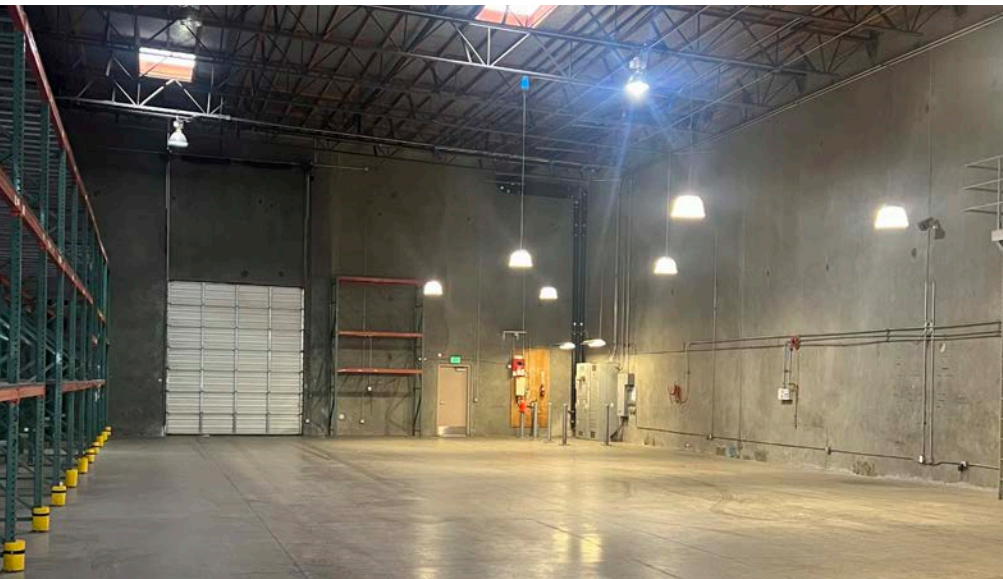
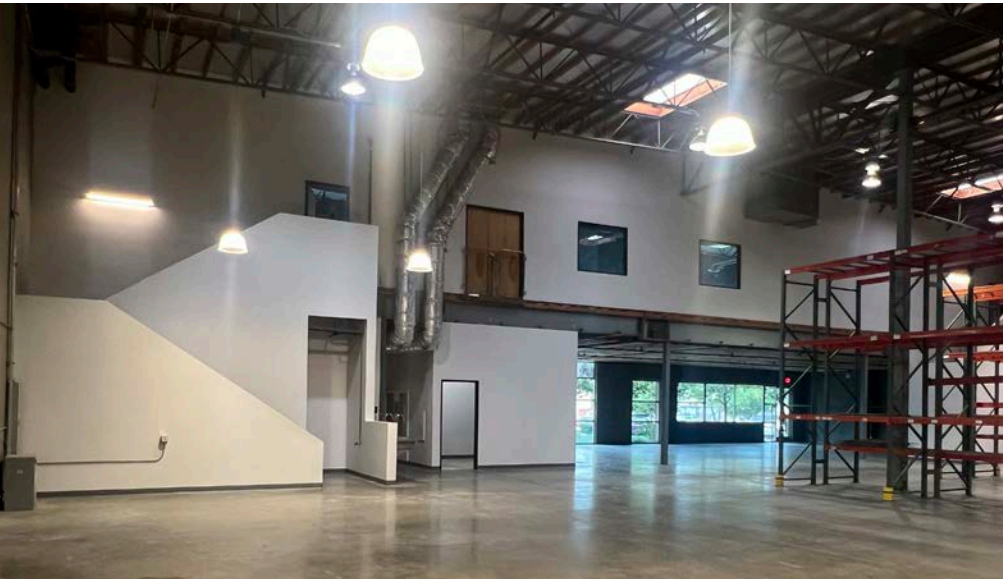
DAVID YOUNG
C: 818 742 1651
dyoung@naicapital.com
Cal DRE Lic #00914504

CHAD GAHR
C: 818 742 1626
cgahr@naicapital.com
Cal DRE Lic #01230414

NAI CAPITAL
15821 Ventura Blvd., Suite 320
Encino, CA 91436
naicapital.com | 818 905 2400

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

BURBANK AIRPORT COMMERCE CENTER



Building Size:	19,750 SF
Lease Rate:	\$1.47 / SF NNN
Operating Expenses:	\$0.297 / SF
Office Area:	3,190 SF on Mezzanine Level
Clearance:	24' Interior Ceiling Height
Loading:	(2) 12' x 14' Ground Level Loading Doors
Power:	400 Amps; 277-480 Volt; 3 Phase
Parking:	39 Parking Stalls
Construction Type:	Concrete-Tilt-Up
Year Built:	2004
Zoning:	LA-M2
Location:	Adjacent to Burbank Airport Immediate Access to I-5 and 170 Freeways Building is physically located in Sun Valley (City of Los Angeles), but carries a Burbank, CA 91505 Mailing Address

PROPERTY SUMMARY

SPACE DESCRIPTION

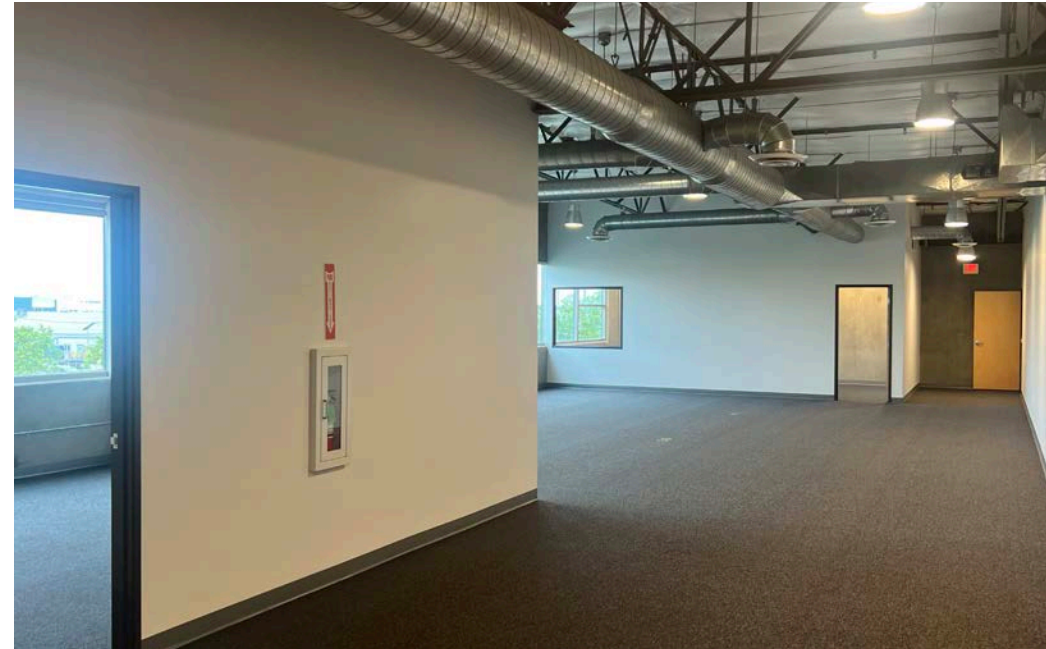
7545 Lockheed Drive, Sun Valley, CA is a 19,750 SF modern Warehouse / Distribution building located within the Burbank Airport Commerce Center. Built in 2004, this concrete-tilt-up building is of the highest quality construction, with design provided by Ware Malcomb Architects.

The building is equipped with 3,190 SF of mezzanine office space. The warehouse area offers a minimum 24' interior clearance height, 2 (12' x 14') ground level loading doors, 400 Amps of 277/480 volt 3-phase, 4 wire electrical service. The building provides for 39 car parking and has a .45/3,000 GPM fire sprinkler system which allows for a multitude of industrial applications within LA-M2 zoning.

LOCATION DESCRIPTION

The building is located adjacent to the Burbank Airport and near the major entertainment studios in the City of Burbank. The building is located only 1 mile away from the Burbank Empire Retail Center, which offers tenants immediate access to restaurants, shopping, hotels, and banking.

7545 Lockheed Drive is strategically located for warehouse/distribution and entertainment users, offering immediate access to the 5, 134, 101, 170 and 118 Freeways. The building carries a City of Burbank mailing address but is physically located in Sun Valley (The City of Los Angeles).

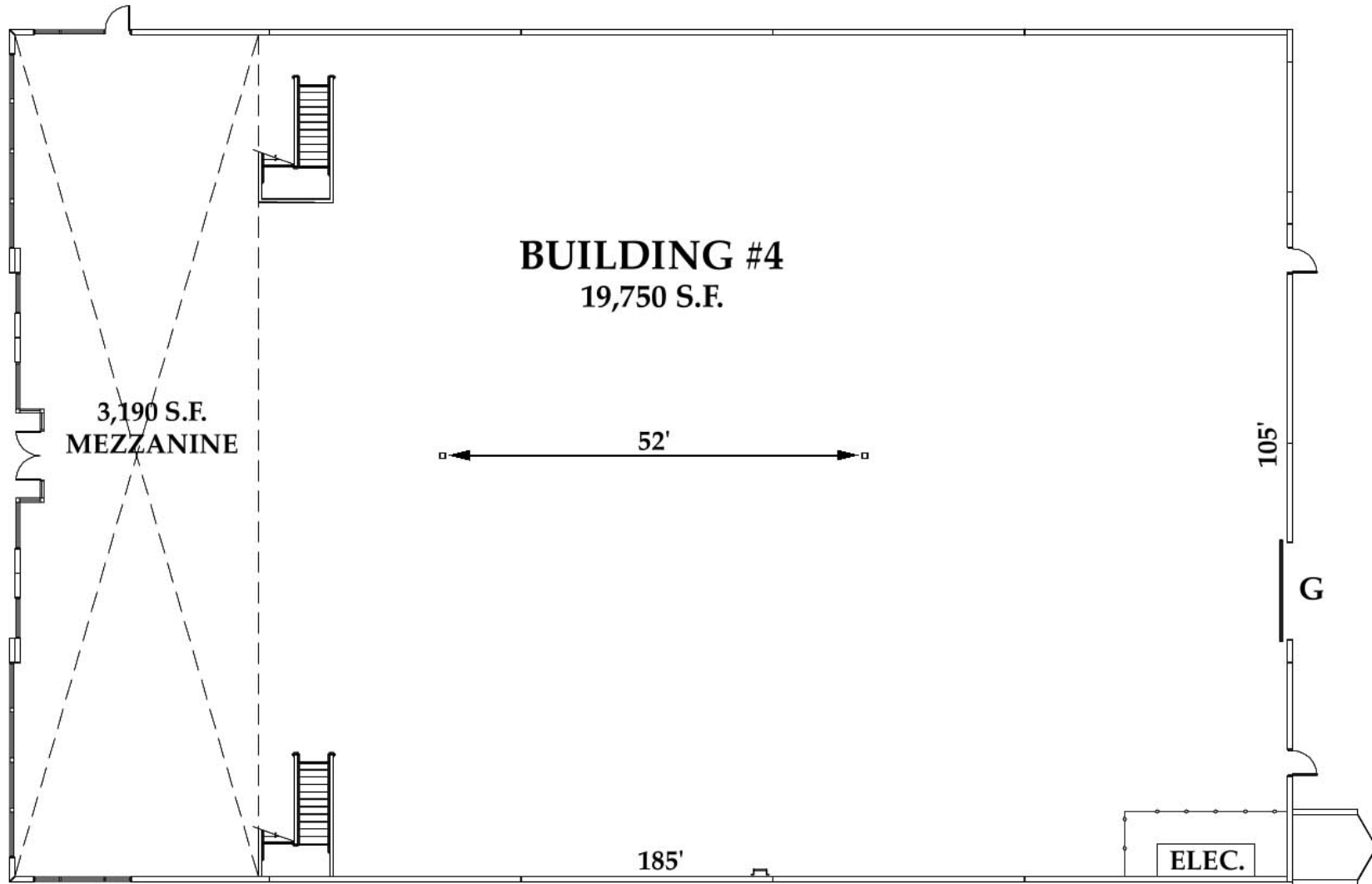


7545 Lockheed Drive, Sun Valley, CA
19,750 SF WAREHOUSE/DISTRIBUTION BUILDING

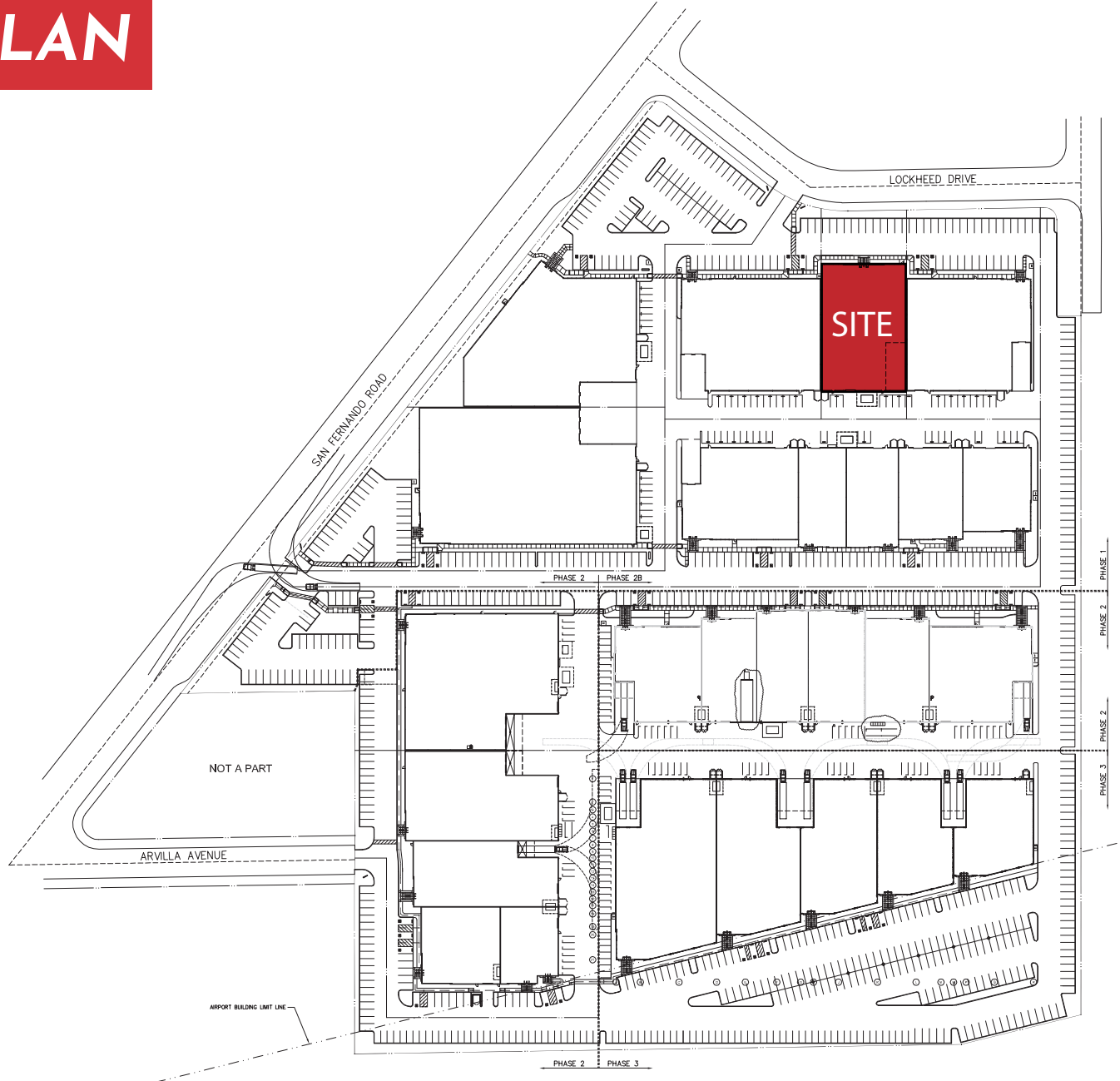
FOR LEASE



FLOOR PLAN



SITE PLAN



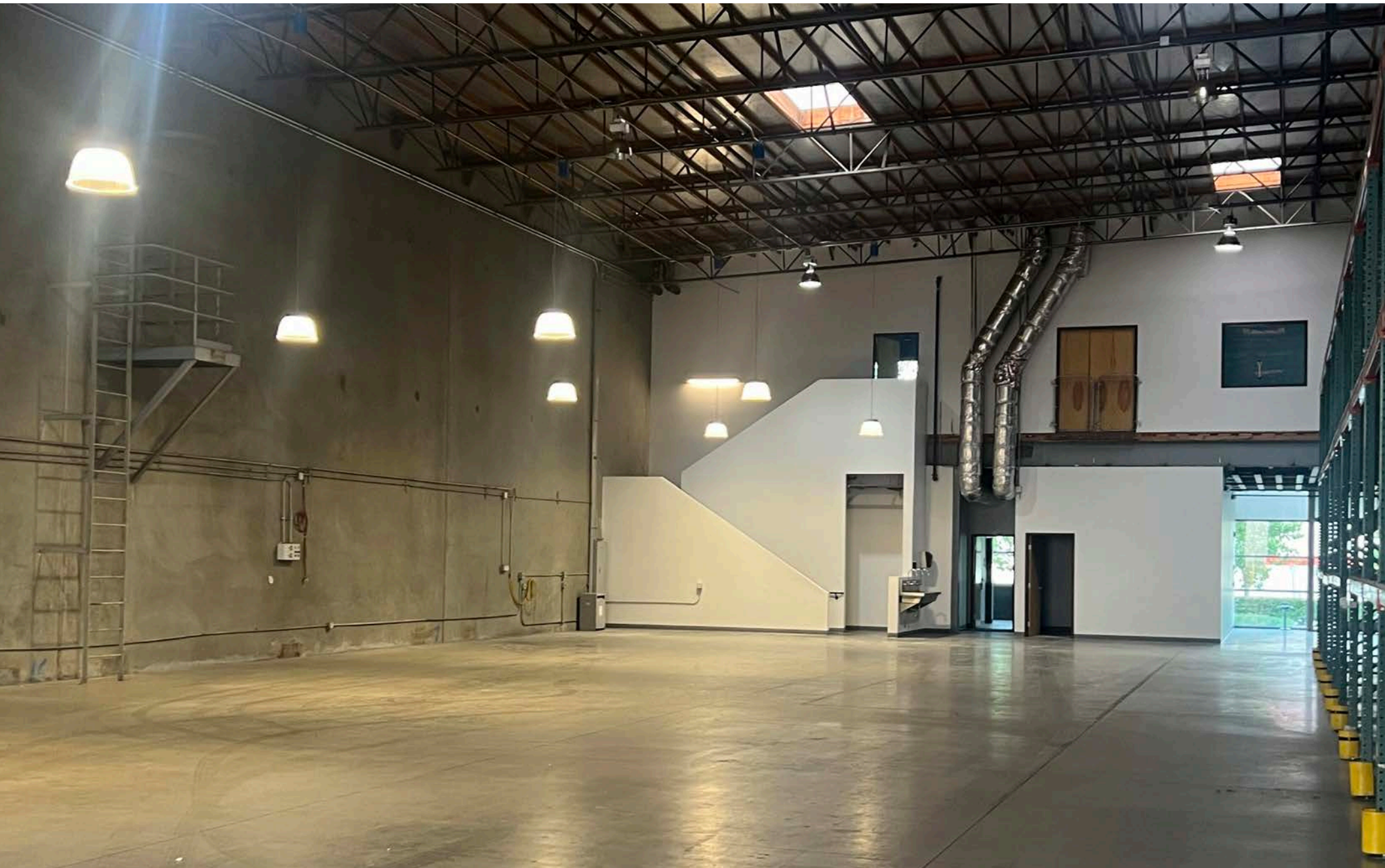
7545 Lockheed Drive, Sun Valley, CA
19,750 SF WAREHOUSE/DISTRIBUTION BUILDING

FOR LEASE



7545 Lockheed Drive, Sun Valley, CA
19,750 SF WAREHOUSE/DISTRIBUTION BUILDING

FOR LEASE



7545 Lockheed Drive, Sun Valley, CA
19,750 SF WAREHOUSE/DISTRIBUTION BUILDING

FOR LEASE



7545 Lockheed Drive, Sun Valley, CA
19,750 SF WAREHOUSE/DISTRIBUTION BUILDING

FOR LEASE



7545 Lockheed Drive, Sun Valley, CA 91352
19,750 SF WAREHOUSE/DISTRIBUTION BUILDING

FOR LEASE



DAVID YOUNG
C: 818 742 1651
dyoung@naicapital.com
Cal DRE Lic #00914504

CHAD GAHR
C: 818 742 1626
cgahr@naicapital.com
Cal DRE Lic #01230414

No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. NAI Capital Cal DRE Lic #02130474

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE