



# 3099 N. California St. 3094 N. Lima St.

Burbank, CA

**CBRE**

For Sublease

Two Industrial Buildings Totaling Approximately 25,000 SF  
On a Fenced  $\pm 0.94$  Acre Property



3099 N. California St. & 3094 N. Lima St.  
Burbank, CA

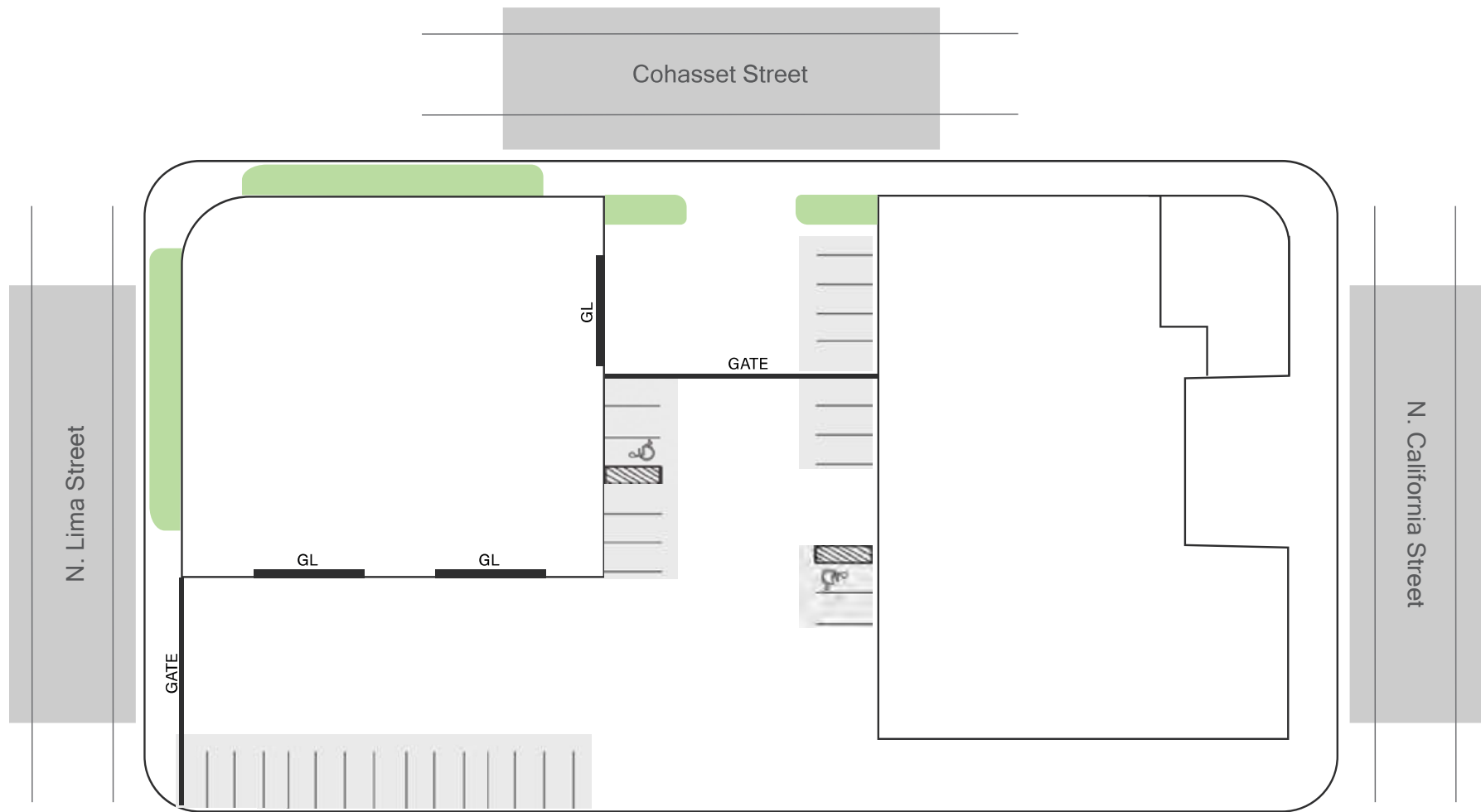


# Property Highlights

Located in the business-friendly City of Burbank, 3099 N. California Street & 3094 N. Lima Street are two free-standing single story industrial buildings totaling approximately 25,000 square feet. Situated adjacent to the Interstate 5 Freeway and less than two miles from Hollywood Burbank Airport, this well-positioned property offers an exceptional opportunity for users operating in entertainment, manufacturing, distribution and other light industrial uses.

	Total Rentable Area:	25,000 SF
	Office Size:	3,700 SF
	Lease Rate:	\$1.63 IG
	Site Area:	0.94 Acres
	Access:	Fenced Yard with Access on Cohasset Street & Lima Street
	Clear Height:	20' Min Clear
	Loading:	3 Ground Level Doors - 1 (12' x 14'), 2 (11' x 14')
	Parking:	38 Surface Parking Spaces
	Construction Type:	Concrete Tilt-Up
	Year Built:	1967
	Power:	TBD
	Zoning:	M2

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Site Plan



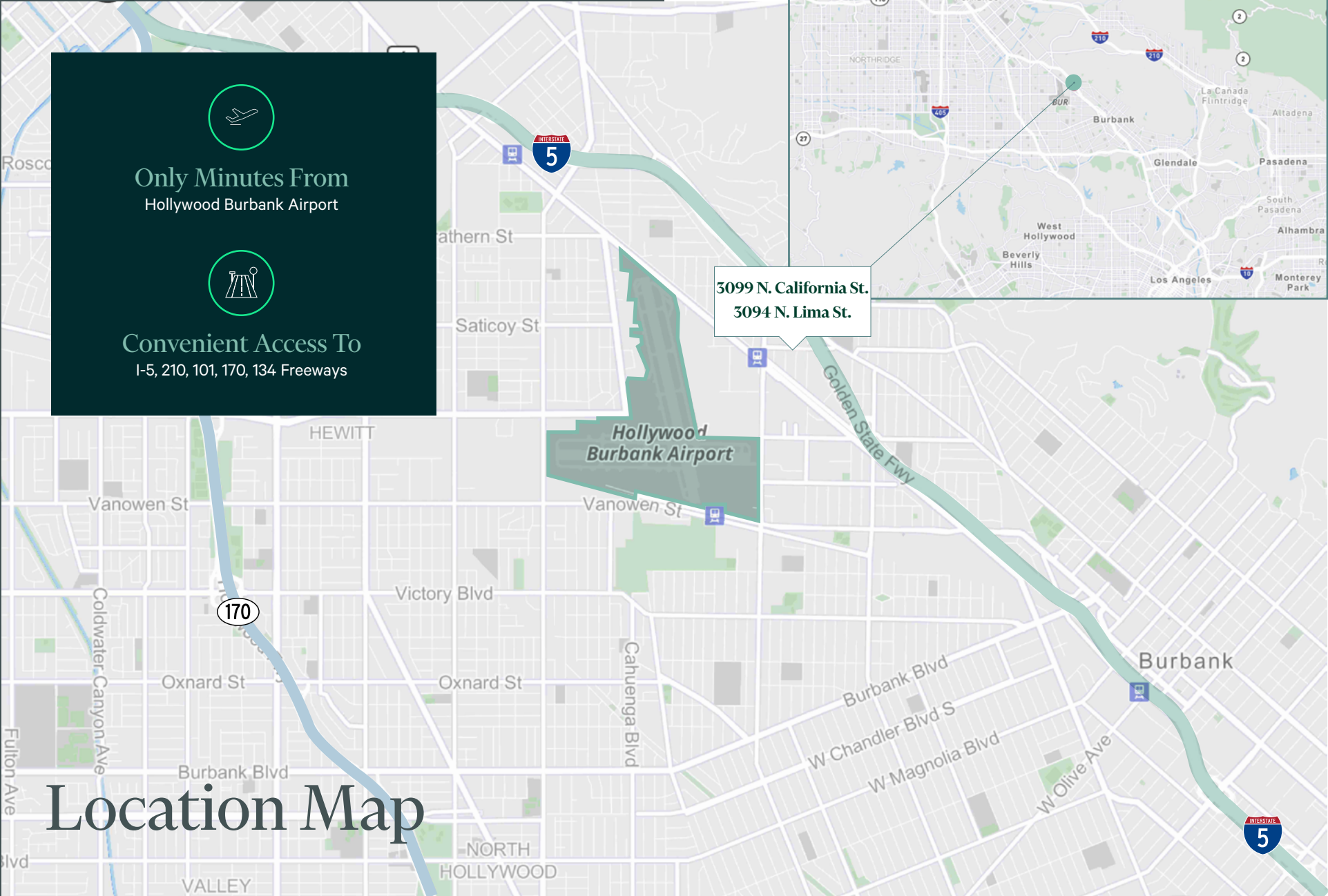
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Interior Photos



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**CBRE**

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