

17,372 SF FOR LEASE

2929 Floyd Street
Burbank, CA 91504



PROPERTY INFO:

LEASE RATE/SF:	\$1.60 NNN
MONTHLY RENT:	\$27,795
AVAILABLE SF:	17,372
OFFICE SF/#:	1,200 / 3
OFFICE HVAC:	Yes
GROUND LEVEL DOORS:	2 / 10'x10' & 9'x10'
SPRINKLERED:	Yes
CLEAR HEIGHT:	12'
YARD:	Yes - Fenced/Paved

POWER:	A:800, V:480, P:3, W:3
PARKING SPACES/RATIO:	35 / 2:1
RESTROOMS:	2
PROP LOT SIZE:	40,625 SF
ZONING:	M2
APN#:	2466-022-047
POSSESSION:	Immediate
TO SHOW:	Call Agent

Notes: Includes 3001 and 3013 Floyd Street (parking lot). HVAC/Climate Control system not warranted by owner. Special features: Free Standing Building and Additional APN 2466-023-034 & -035. Restrooms are shared.

PROPERTY HIGHLIGHTS:

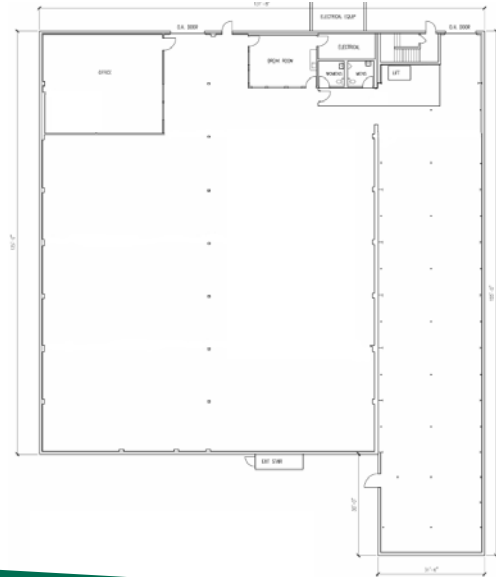
- + BURBANK FLEX OPPORTUNITY
- + INCLUDES ADDITIONAL FENCED YARD WITH GREAT PARKING
- + BOW TRUSS ROOF - IDEAL FOR CREATIVE USES
- + EXCELLENT BURBANK LOCATION
- + HVAC IN 70% OF AREA
- + LOW NET CHARGES - \$0.10 PSF



MAP:



LAYOUT:



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