

Available SF 3,001 SF

Industrial For Lease

Building Size 6,003 SF



Address: 2625 N Ontario St, Burbank, CA 91504

Cross Streets: N Ontario St/Winona Ave

Attractive 2-Tenant, Free Standing Building
 Shared Private Concrete Yard
 Proximate to Burbank Airport & Area Amenities; Close to 5 Fwy
 Minutes to Studios
 M-2 Zoned; Allows for Many Uses

Lease Rate/Mo:	\$5,552	Sprinklered:	Yes	Office SF / #:	1,768 SF / 5
Lease Rate/SF:	\$1.85	Clear Height:	16'	Restrooms:	2
Lease Type:	Gross	GL Doors/Dim:	1	Office HVAC:	Heat & AC
Available SF:	3,001 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	550 SF
Minimum SF:	3,001 SF	A: 400 V: 120 O: 3 W: 4		Include In Available:	Yes
Prop Lot Size:	POL	Construction Type:	Brick	Unfinished Mezz:	0 SF
Term:		Const Status/Year Blt:	Existing / 1984	Include In Available:	No
Sale Price:	NFS	Whse HVAC:		Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 6 / Ratio: 2.0:1		Vacant:	Yes
Taxes:	\$12,348 / 2018	Rail Service:	No	To Show:	Call broker
Yard:	Fenced	Specific Use:	Warehouse/Office	Market/Submarket:	East SFV
Zoning:	M-2			APN#:	2466-008-017

Listing Company: CBRE
Agents: [William Walk 818-502-6733](mailto:william.walk@cbre.com), [David Harding 818-502-6731](mailto:David.Harding@cbre.com), [Greg Geraci 818-502-6741](mailto:Greg.Geraci@cbre.com), [Matthew Dierckman 818-502-6752](mailto:Matthew.Dierckman@cbre.com)
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Notes: Taxes Are For Entire Building.