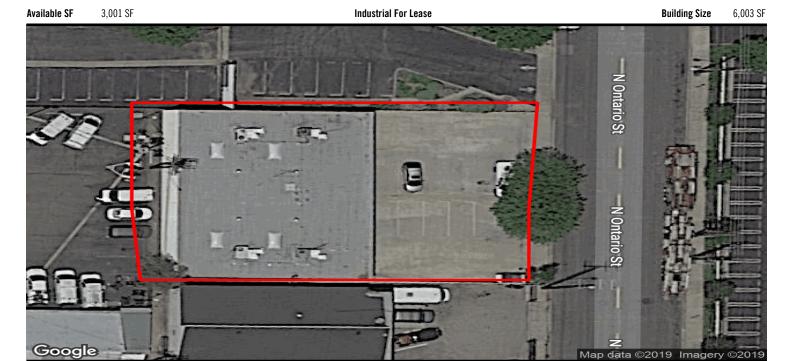


CBRE 234 S Brand Blvd Glendale, CA 91204 | 818-502-6700



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 0: 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			Possession:	Now
Sale Price/SF:	NFS	Whse HVAC:		Vacant:	Yes
Taxes:	\$12,348 / 2018	Parking Spaces: 6	/ Ratio: 2.0:1	To Show:	Call broker
Yard:	Fenced	Rail Service:	No	Market/Submarket:	East SFV
Zoning:	M-2	Specific Use:	Warehouse/Office	APN#:	2466-008-017

Listing Company: CBRE

Agents: William Walk 818-502-6733, David Harding 818-502-6731, Greg Geraci 818-502-6741, Matthew Dierckman 818-502-6752

Listing #: 23483629 Listing Date: 07/09/2019 FTCF: CB000N000S000/A0AA

Notes: Taxes Are For Entire Building.



