



For Sale

132-142 W Verdugo Ave

Burbank, CA 91502

14,348 SF Industrial Building



Prime Burbank Location;
Easy Access to Studios,
Restaurants, Shops, &
Amenities



Proximate to
5 Freeway and
Burbank Airport



Abundant Free
Street Parking
Available



Headquarters
Facility: Great for
Owner/User or
Investor



Secured
Gated Yard



Air Conditioned
Warehouse
Area



Property Information

Available SF	14,348
Sale Price	\$6,475,000.00
Sale Price/SF	\$451.28
Ground Level Doors / Dim	2 / 12' x 10'
Clear Height	12'4"
Power	1200A, 120-208V, 3Ph, 4W
Office SF / #	8,448 / 26
Restrooms	10
Finished Ofc Mezz. SF	6,450
Yard	Fenced / Paved / Gated
Parking Spaces / Ratio	14 / 0.98:1
Zoning	BUM2
Possession	Approx. 12/31/22
To Show	Call Agent - DO NOT GO DIRECT!

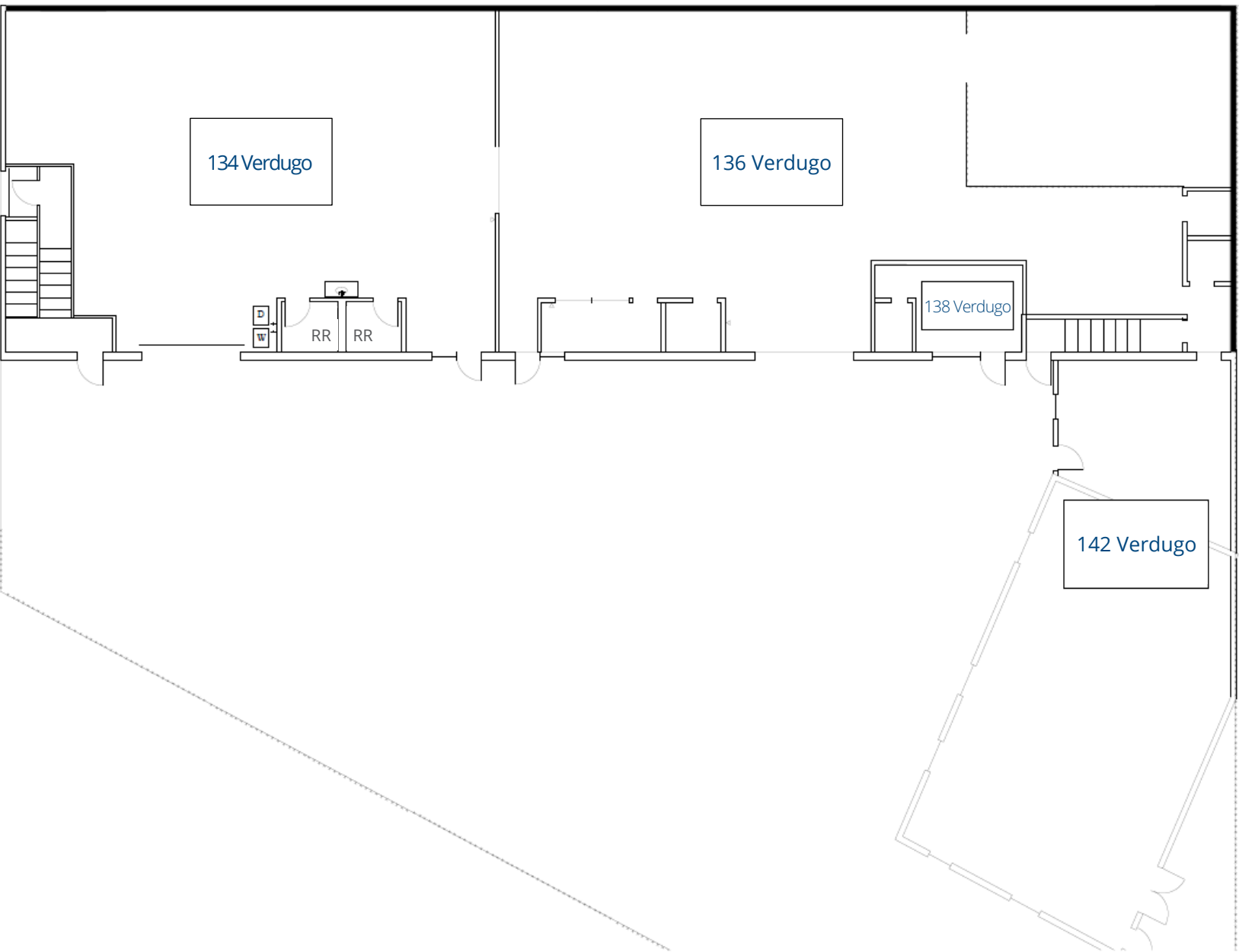
Notes: Call broker regarding leaseback at COE. Power is compromised of 6 x 200A power panels. Some parking spaces belong to LACFCD - call broker to discuss.



Photos



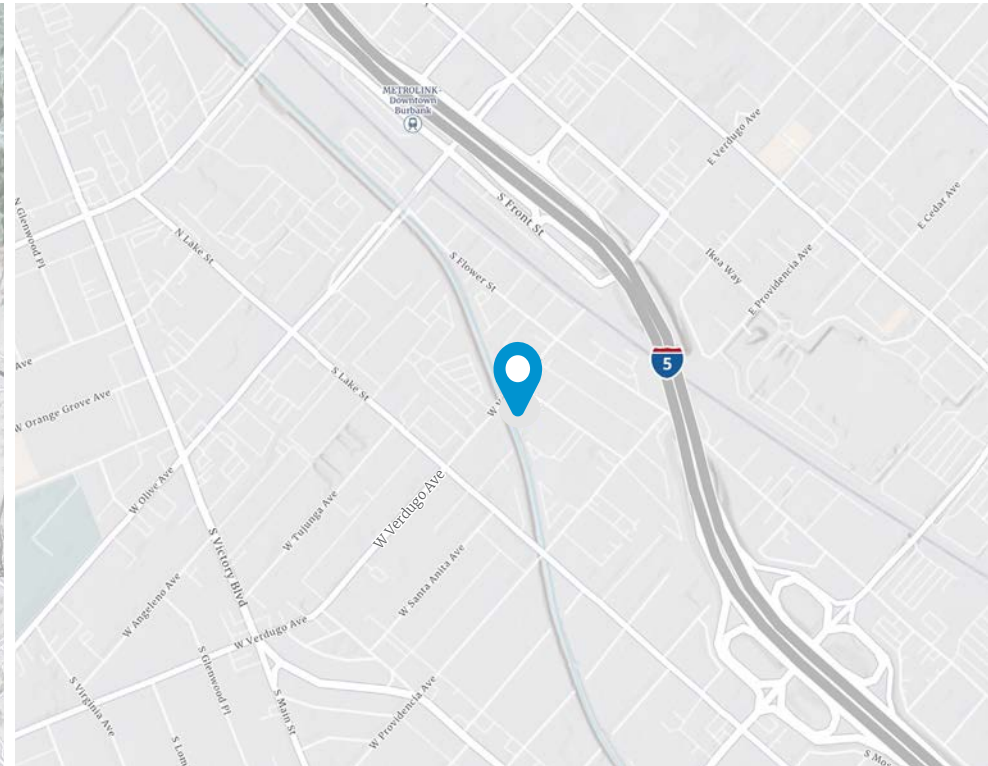
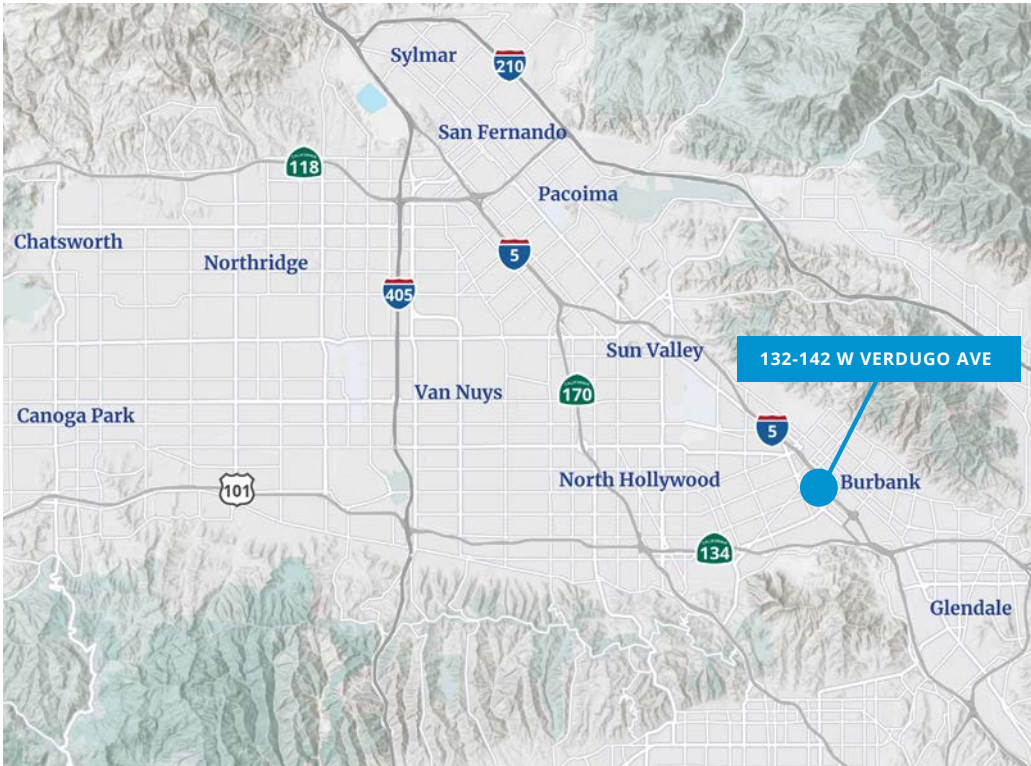
Site Plan - 1st Floor



Site Plan - 2nd Floor



Location Maps





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Burbank, CA

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