

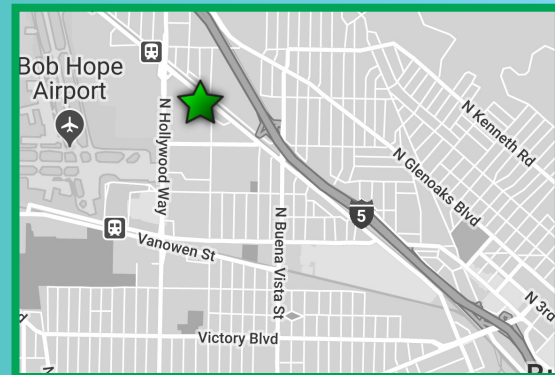
54,974 SF

FOR SALE

3101-3113 N. SAN FERNANDO BLVD.
BURBANK, CA 91504



- + EXCELLENT STREET FRONTAGE / 5 FREEWAY ACCESS
- + GREAT FOR ENTERTAINMENT TYPES, MFG, OR DISTRIBUTION
- + HEAVY POWER- APPROX. 2800 AMPS
- + EXCELLENT PARKING AND YARD AREA
- + DOCK HIGH AND GROUND LEVEL LOADING



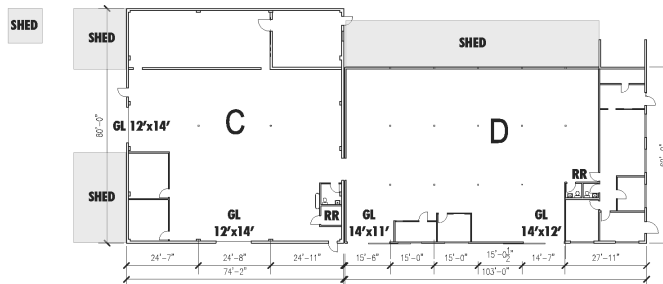
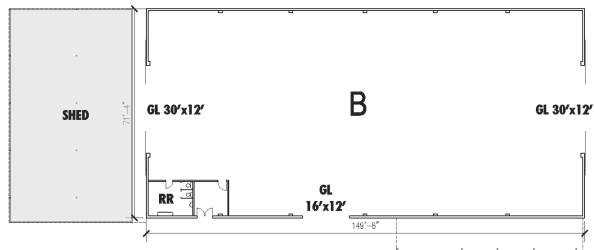
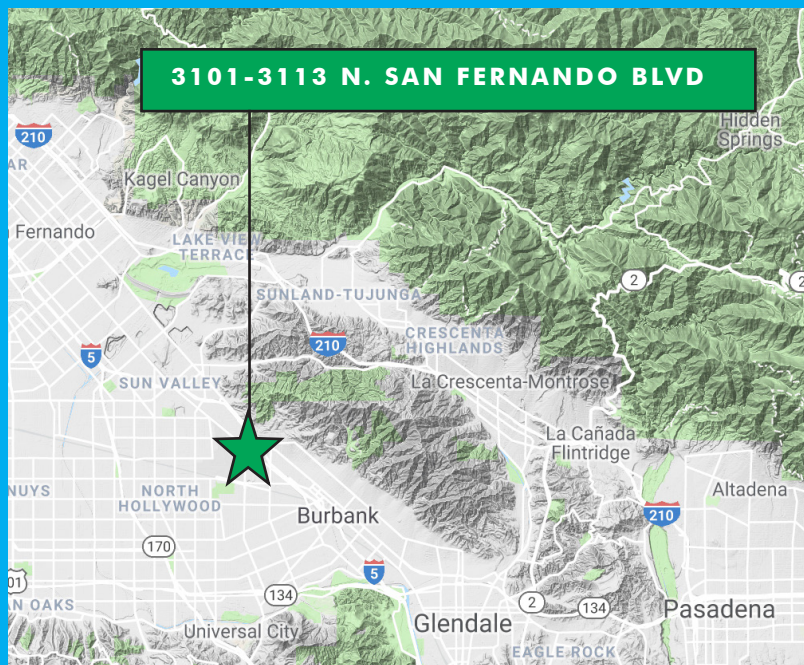
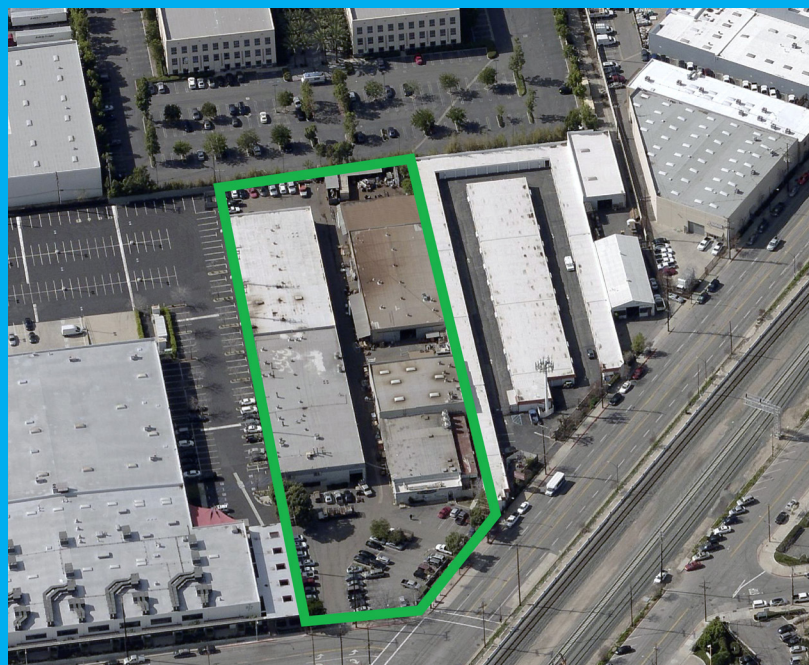
PROPERTY INFO

PRICE/SF:	\$258.00
SALE PRICE:	\$14,183,292
AVAILABLE SF:	54,974
OFFICE SF/#:	3,504 / 9
PROPERTY TYPE:	Industrial
GROUND LEVEL DOORS:	(11) / 12' x 14'
TRUCK HIGH/DIM:	(1) / 12' x 14'
SPRINKLERED:	Some Portions
CLEAR HEIGHT:	14' - 18'

POWER:	A:2800, V:480/480, P:3, W:4
PARKING SPACES/RATIO:	128 / 2.3:1
YARD:	Yes - Fenced
RESTROOMS:	8
PROP LOT SIZE:	107,458 SF / 2.47 AC
ZONING:	M2
APN#:	2466-007-004
POSSESSION:	Close of Escrow
TO SHOW:	Call Agent

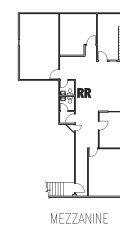
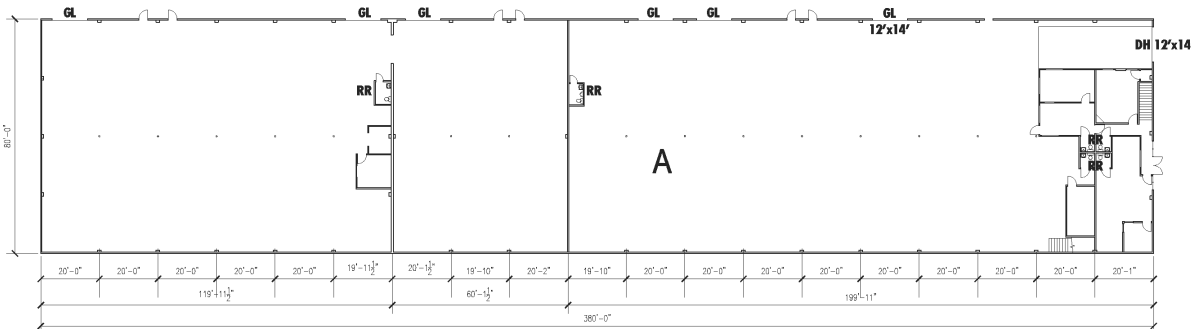
Notes: Buyer to verify power. Some portions sprinklered.

CBRE



AREAS		TOTAL
A	GROUND FLOOR OFFICE	1,712 SF
	INDUSTRIAL	26,868 SF
	MEZZANINE OFFICE	1,792 SF
B	INDUSTRIAL	10,676 SF
C	INDUSTRIAL	5,933 SF
	OFFICE	1,222 SF
D	INDUSTRIAL	4,951 SF

TOTAL BUILDING AREA	
OFFICE	4,726 SF
INDUSTRIAL	60,249 SF
TOTAL AREA	64,974 SF



FOR MORE INFORMATION, PLEASE CONTACT:



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