

Available SF 22,148 SF

Industrial For Lease

Building Size 22,148 SF



Property Name: Burbank Airport Business Park
Address: 11130 Sherman Way, Sun Valley, CA 91352
Cross Streets: Sherman Way/Case Ave

Burbank Airport Business Park
 THE Entertainment & Corporate Campus
 Dock High & Ground Level Loading; Gated, Private Yard
 Professionally Managed & Landscaped Business Park
 Main Street Frontage; Proximate to All Major Studios, 5, 134, 170 Fwys

Lease Rate/Mo:	\$21,484	Sprinklered:	Yes	Office SF / #:	4,200 SF / 7
Lease Rate/SF:	\$0.97	Clear Height:	16'	Restrooms:	3
Lease Type:	NNN	GL Doors/Dim:	1 / 12' x 14'	Office HVAC:	Heat & AC
Available SF:	22,148 SF	DH Doors/Dim:	1 / 12' x 12'	Finished Ofc Mezz:	0 SF
Minimum SF:	22,148 SF	A: 1200 V: 240 O: 3 W: 4		Include In Available:	No
Prop Lot Size:	1.05 Ac / 45,738 SF	Construction Type:	Tiltwall	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1969	Include In Available:	No
Sale Price:	NFS	Whse HVAC:		Possession:	06/01/2019
Sale Price/SF:	NFS	Parking Spaces: 44 / Ratio: 2.0:1		Vacant:	No
Taxes:	\$44,272 / 2018	Rail Service:	No	To Show:	Call broker
Yard:	Paved	Specific Use:	Warehouse/Office	Market/Submarket:	East SFV
Zoning:	M2			APN#:	2319-022-013
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 #:	20888917	Listing Date:	03/05/2019	FTCF:	CB300N000S000
Notes:	Flexible Office Layout. Some SF Can Be Removed.				