

Available SF 12,100 SF

Industrial For Lease

Building Size 12,100 SF



**Property Name:** Backlot Burbank  
**Address:** 4110-4114 W Vanowen Pl, Burbank, CA 91505  
**Cross Streets:** Vanowen Pl/Vanowen St

\*Backlot Burbank Creative Industrial Campus\*  
 \*Adjacent to Burbank Airport & Metrolink Station\*  
 \*Minutes to Studios & Walking Distance to Numerous Restaurants\*  
 \*Free-Standing Building with Private, Gated Parking\*  
 \*2.6:1 Parking Ratio / Truck High & Ground Level Loading\*

**Lease Rate/Mo:** \$21,780  
**Lease Rate/SF:** \$1.80  
**Lease Type:** NNN  
**Available SF:** 12,100 SF  
**Minimum SF:** 12,100 SF  
**Prop Lot Size:** 0.47 Ac / 20,473 SF  
**Term:** Acceptable to Owner  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** Fenced / Paved  
**Zoning:** M2

**Sprinklered:** No  
**Clear Height:** 15'  
**GL Doors/Dim:** 1 / 13'x12'  
**DH Doors/Dim:** 2 / 10'x12' & 10'x10'  
**A: 800 V: 240 O: 3 W: 3**  
**Construction Type:** Brick  
**Const Status/Year Blt:** Existing / 1965  
**Whse HVAC:**  
**Parking Spaces:** 28 / **Ratio:** 2.3:1  
**Rail Service:** No  
**Specific Use:** Warehouse/Office

**Office SF / #:** 1,919 SF  
**Restrooms:** 4  
**Office HVAC:** Heat & AC  
**Finished Ofc Mezz:** 0 SF  
**Include In Available:** No  
**Unfinished Mezz:** 0 SF  
**Include In Available:** No  
**Possession:** 02/01/2020  
**Vacant:** No  
**To Show:** Call broker  
**Market/Submarket:** East SFV  
**APN#:** 2412-032-009

**Listing Company:** CBRE  
**Agents:** [David Harding 818-502-6731](#), [Greg Geraci 818-502-6741](#), [Matthew Dierckman 818-502-6752](#), [William Walk 818-502-6733](#)  
**Listing #:** 23785031 **Listing Date:** 10/01/2019 **FTCF:** CB250N000S000  
**Notes:** Power Panels: (2) 200A, 120/240V, 1Ph, 3W & (1) 400A, 240V, 3Ph, 3W. Tenant to confirm power.