

14,000 SF AVAILABLE FOR SUBLEASE  
26,789 SF LOT

CBRE

# studio71

## 1840 Valpreda St

BURBANK, CA | 91540



Drone Video Link





## PROPERTY OVERVIEW

**14,000**

SQUARE FEET

**2.42/1,000**

PARKING RATIO

**26,789**

SQUARE FEET LOT

**M1**

ZONING

**0.63**

LAND ACRES

**1983**

YEAR BUILT

**20'**

CLEAR HEIGHT

**\$25,000/mo**

ASKING

Discover a prime 14,000-square-foot Light Industrial Property at 1840 Valpreda Street (commonly noted as Valpreda Ave) in Burbank, CA. This versatile 1983-built single-story facility features a spacious 0.63-acre lot, BUM1 light industrial zoning, and robust high-speed fiber broadband options. Formerly Zio Studio Rentals (also known as Zio Studio Services) was a production support and equipment rental provider that served the film and television industry. It was also formerly Schecter Guitar Research.



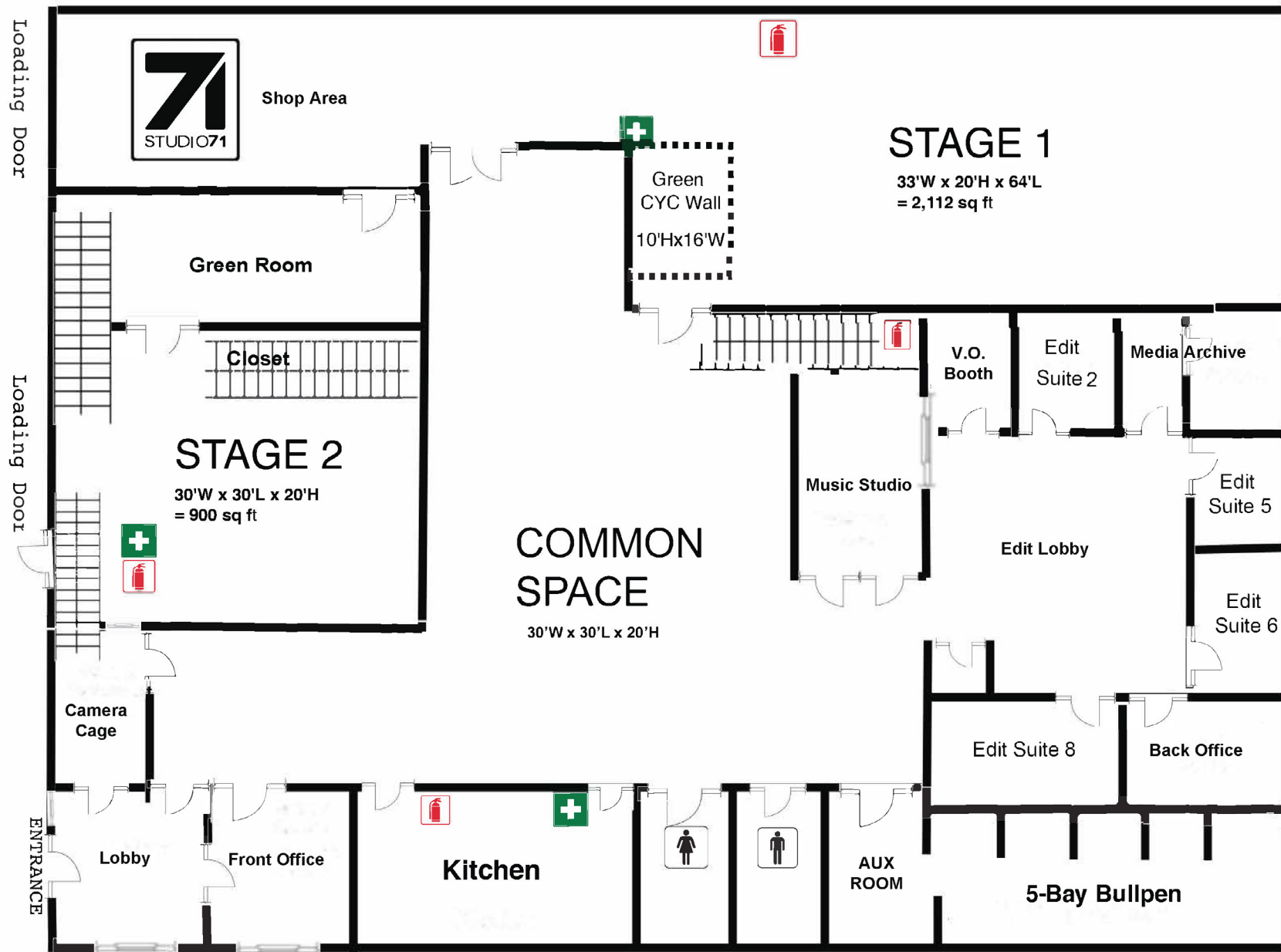








# FLOOR PLANS

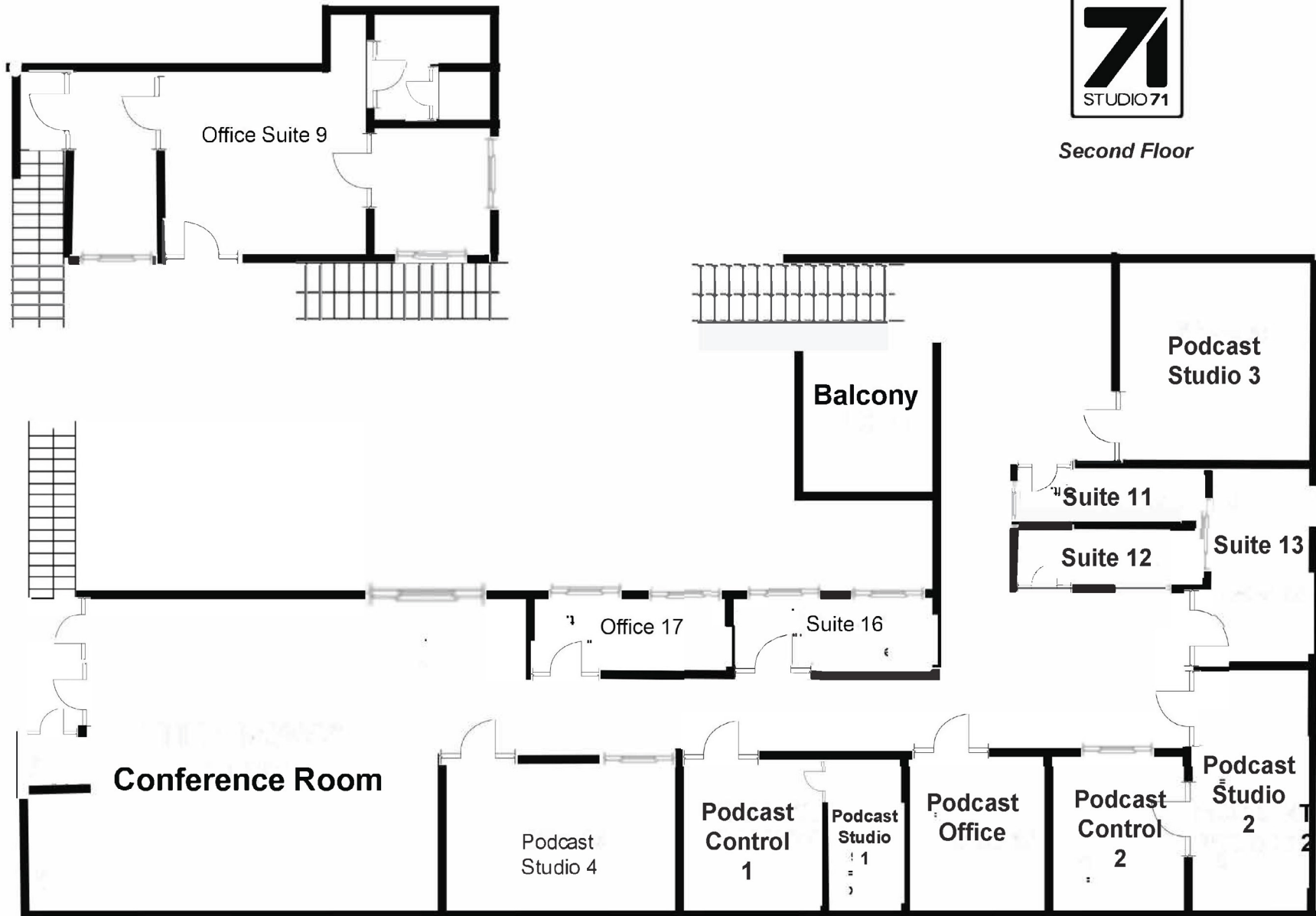




# FLOOR PLANS



*Second Floor*



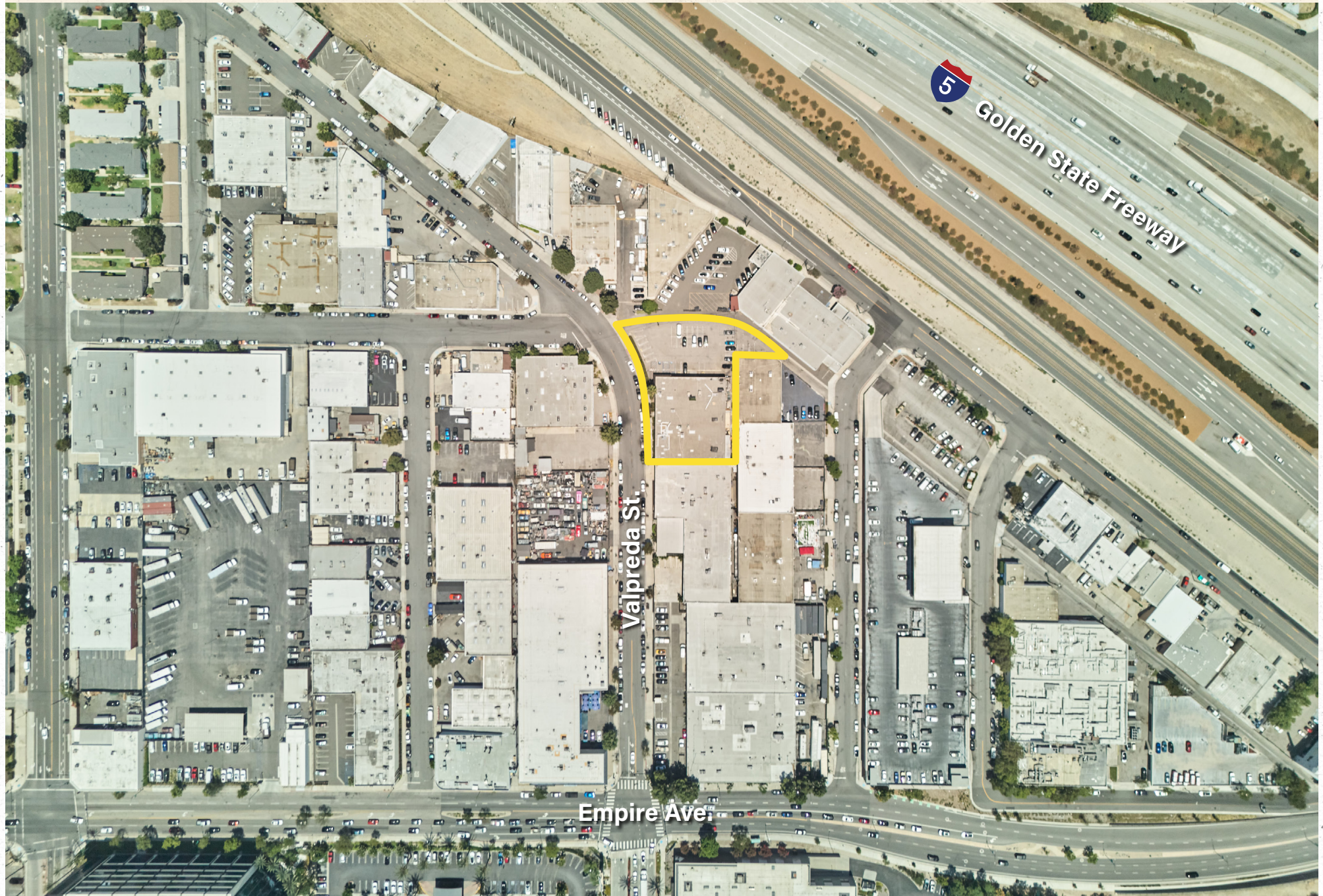


# SITE AERIAL



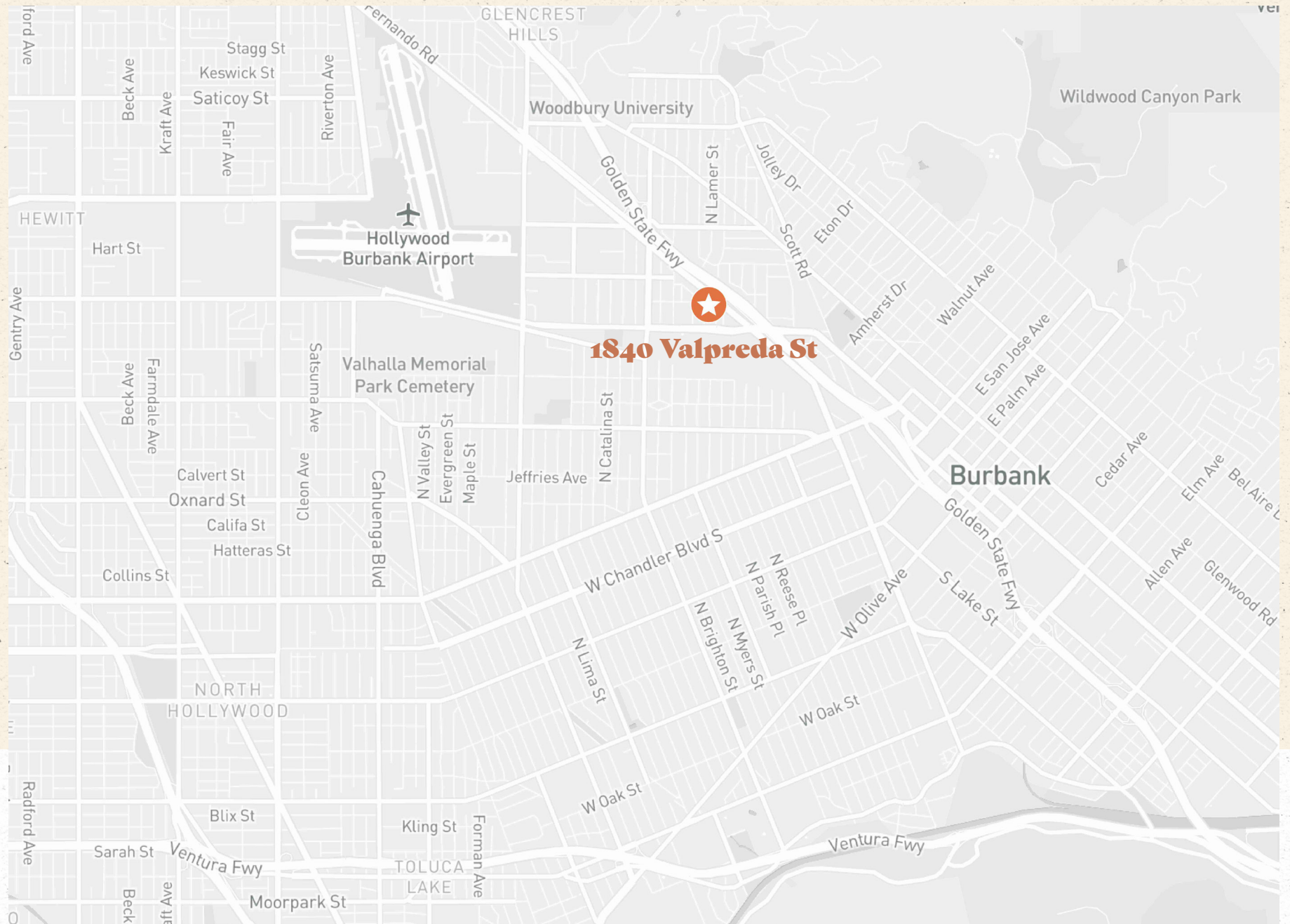


# SITE AERIAL



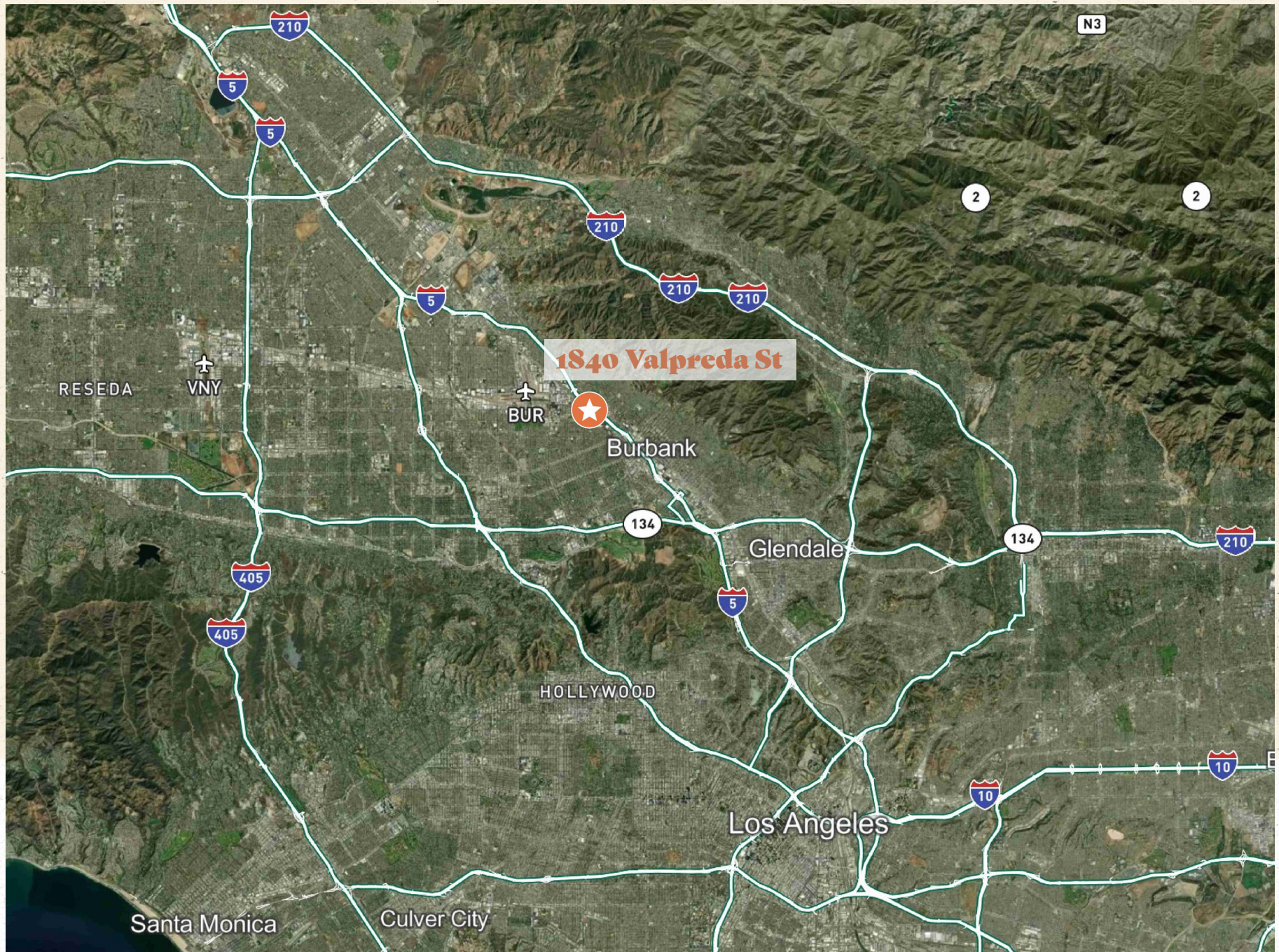


# MAP





## LOCATION AERIAL







# studio71

## 1840 Valpreda St

BURBANK, CA | 91540

**Available  
For  
Sublease**

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**CBRE**

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