

Prepared By:
Delphi Business Properties, Inc.



Available SF: 18,050

Total Building SF: 18,050



Address: 3405 W Pacific Ave, Burbank, CA 91505-1555
Cross Streets: W Pacific Ave / N Hollywood Way

Great Free Standing M-2 Building
Full A/C- Drop Ceiling Warehouse
Fenced Rear Yard - Sprinklers - Heavy Power
Free 9,000 SF Mezzanine With 3,500 SF Offices
Fabulous Office Buildout

Lease Rate/Mo: \$23,465
Lease Rate/SF: \$1.30
Lease Type: Net
Terms: 5-10 Years
Price/SF: --
Sale Price: --
Taxes: \$20,193, 2017
Available SF: 18,050
Minimum SF: 18,050
Prop Lot Size: 28,976 SF / .67 AC
Yard: Fncd/Pvd
Zoning: M2

Construction Type: Concrete Block
Const Status/Year Blt: EXIST / 1980
Sprinklered: Yes
Ground Lvl Drs/Dim: 2 / 12x12
Dock High/Dim: 0 / --
Clear Height: 16
Heat/Cool: Refrigerated AC
Roof Type: Lam Glu WB
A: 1600 **V:** 277/480 **Ø:** 3 **W:** 4
Parking Spaces: 29 / Bldg Ratio: 1.6:1
Rail Service: No
Specific Use: WHSE- Distribution

Office SF / #: 9,000 / 12
Restrooms: 4
Office Air: Yes **Office Heat:** Yes
Finished Ofc Mezz: 3,500 SF
Include In Available: Yes
Unfinished Mezz: 5,500 SF
Include In Available: Yes
Possession: 01/01/18
To Show: Call Agent
Region: LA Northwest/East
Thomas Guide: --
APN#: 2463-009-011

Listing Company: Delphi Business Properties, Inc. - Van Nuys (818) 780-7878

Agents: Stuart Leibsohn (818) 933-7107

Property/Listing/Ste #: 1853133/1911337/3016092

Listing Date: 07/13/2017

FTCF: CB250N000S000/AOAA