

3101-3113 N. San Fernando Blvd

Burbank, California 91504

Property Features

- Excellent Owner/User or Developer/Investment Opportunity
- +/- 54,771 SF Multi-Tenant Industrial Facility for Sale
- Building Sizes:
 - +/- 32,000
 - +/- 10,500
 - +/- 12,270
- +/- 2.5 Acres
- Up to 19' Clearance Height
- Thirteen (13) Ground Level and One (1) Dock High Loading Doors
- 2800 Amp, 480 Volt, 3-Phase, 4-Wire Power
- BU-M2 Zoning
- Immediate Access to the 5, 134, 101, 170, 210, & 118 Freeways
- No City Income Tax
- Gross Sales Receipt Tax Exemption
- Hollywood Burbank Airport Adjacent



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PROPERTY OVERVIEW

3101-3113 N. San Fernando Blvd, Burbank, CA is a strategically located, fully fenced +/- 54,771 square foot multi-tenant industrial facility sited on +/- 2.5 acres of prime BU-M2 zoned land, just minutes away from the Hollywood Burbank Airport and within close proximity to Disney, Warner Bros., and other major studios. Situated at the signalized corner of N. San Fernando Blvd and Ontario St, the site offers immediate access to the 5, 134, 101, 170, 210, and 118 Freeways. Comprised of three (3) freestanding buildings, the facility offers up to 19' interior clearance height, thirteen (13) ground level loading doors, one (1) dock high loading door, 2800 Amps of 480 volt, 3-phase, 4-wire electrical service, and allows for up to 128 surface parking spaces. The location provides studio, warehouse, and distribution users a rare opportunity to acquire a facility in the City of Burbank, which offers special incentives for businesses such as no city income tax and exemption from the gross sales receipt tax.

