

BACKLOT BURBANK

4201 W. VANOWEN PLACE



FOR MORE INFORMATION

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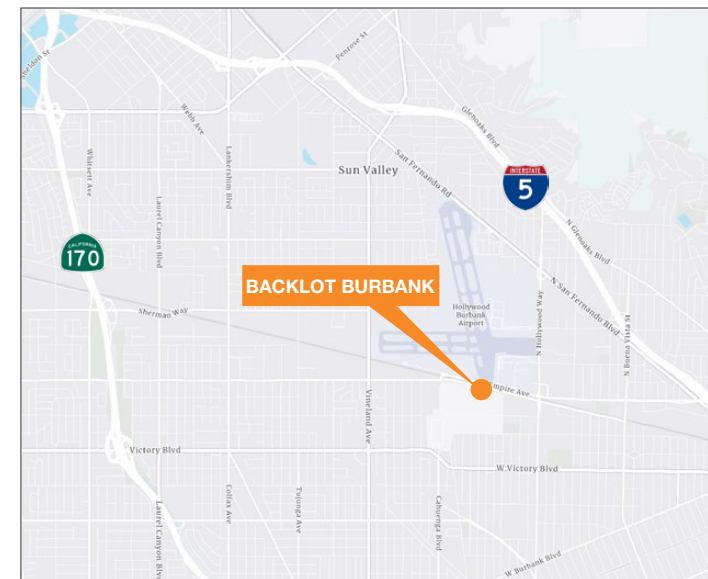
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4100-4210 W. VANOWEN PL., 2303-2333 N. VALLEY ST., 4400-4510 W. VANOWEN ST. | BURBANK | CA | 91505

PROPERTY FEATURES

- 100% air conditioned, 7,228 SF freestanding industrial building
- Large fenced yard with 4.6:1 parking ratio
- Prime Burbank location with close proximity to major studios and entertainment companies
- Part of a 12-building creative industrial campus spanning over 300,000 SF
- Adjacent to the Hollywood/Burbank Airport and walking distance to Metrolink station, with ample nearby dining options
- Easily accessible from major freeways including the 5, 134, and 170



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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SITE PLAN



AVAILABILITY

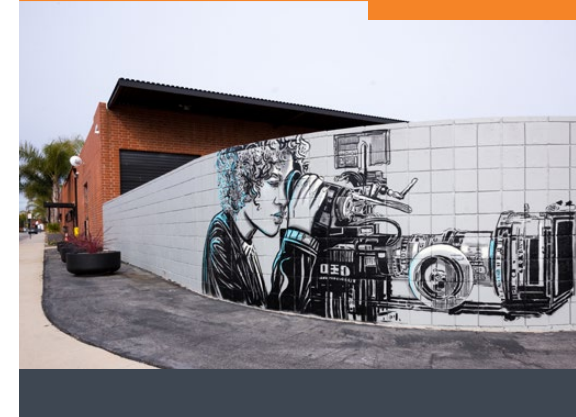


AVAILABLE



OCCUPIED

BUILDING	TOTAL SF	LEASE RATE (NNN)	NET CHARGES	MONTHLY ALL-IN RENT	AVAILABLE
4201 W. Vanowen Pl	7,228	\$1.99	\$0.61	\$18,792.80	Now



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COLLIERS

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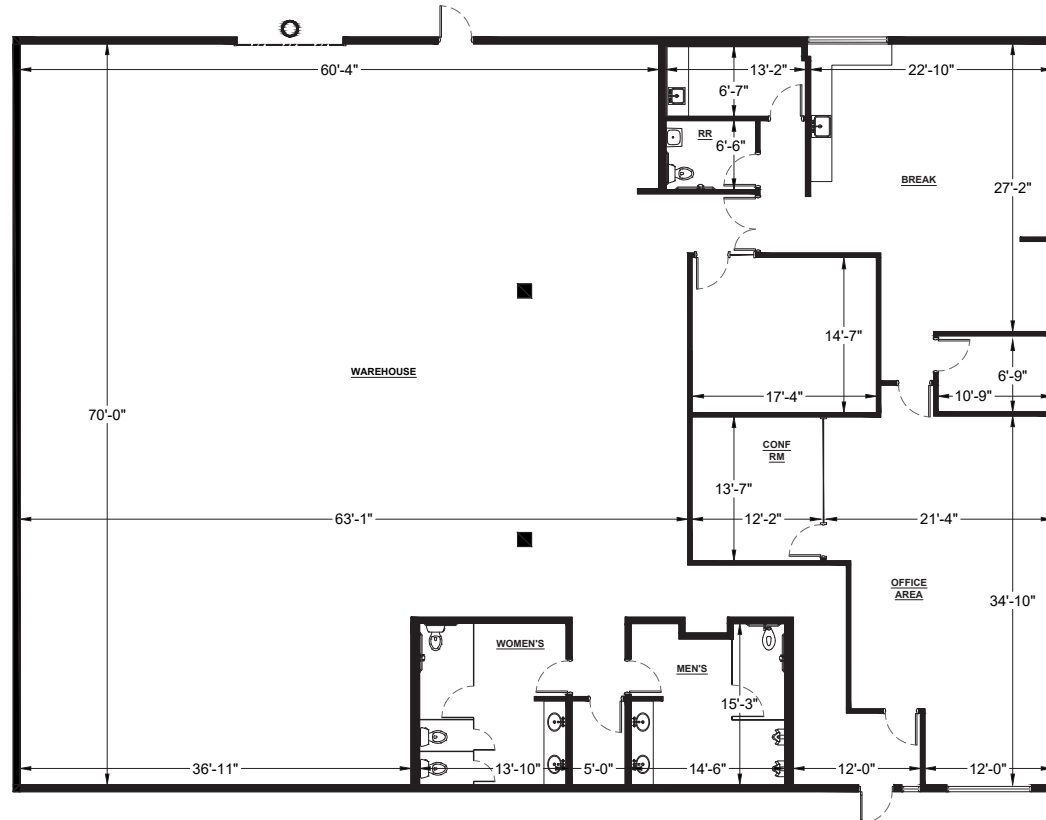
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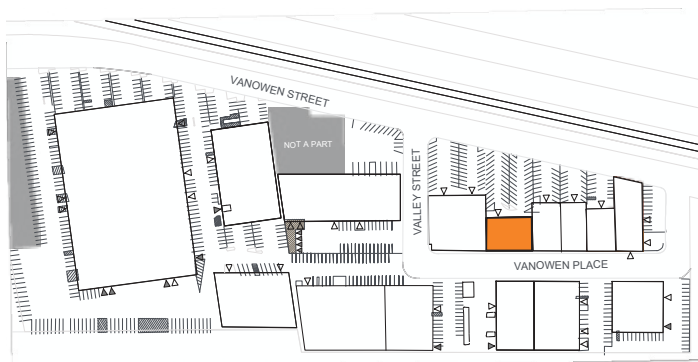
BURBANK, CA 91505

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SPECIFICATIONS

Available SF	± 7,228
Office SF	± 2,562
Warehouse SF	± 4,666
Clear Height	12'
GL Door	1 / 10'x10'
Power	200A, 240V, 1Ph, 2W **
Parking Spaces	33 / 4.6:1
Warehouse HVAC	Yes
Restrooms	3
Lease Rate	\$1.99 PSF NNN
Operating Expenses	\$0.61 PSF



** Additional 100 Amp 480 Volt 3 Phase 3 Wire service available.

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BACKLOT BURBANK

AMENITIES & MAJOR TENANTS



NEARBY AMENITIES

Hollywood Burbank Airport
Burbank Empire Center
Plaza del Sol
Costco
The Home Depot
FedEx

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