



Burbank Airport Business Park / Unmatched Access to Major Studios / High Image Building / Easy Access to 5, 134, & 170 Freeways / Phenomenal Truck High Loading



**LIMITED TIME \$25K BROKER BONUS FOR LEASES SIGNED BY 6/30/2026**

**17,010 SF AVAILABLE FOR LEASE**  
**7101 Case Ave | North Hollywood, CA**

**STRATEGICALLY LOCATED INDUSTRIAL BUILDING WITH PRIVATE, GATED YARD**





## Property Highlights

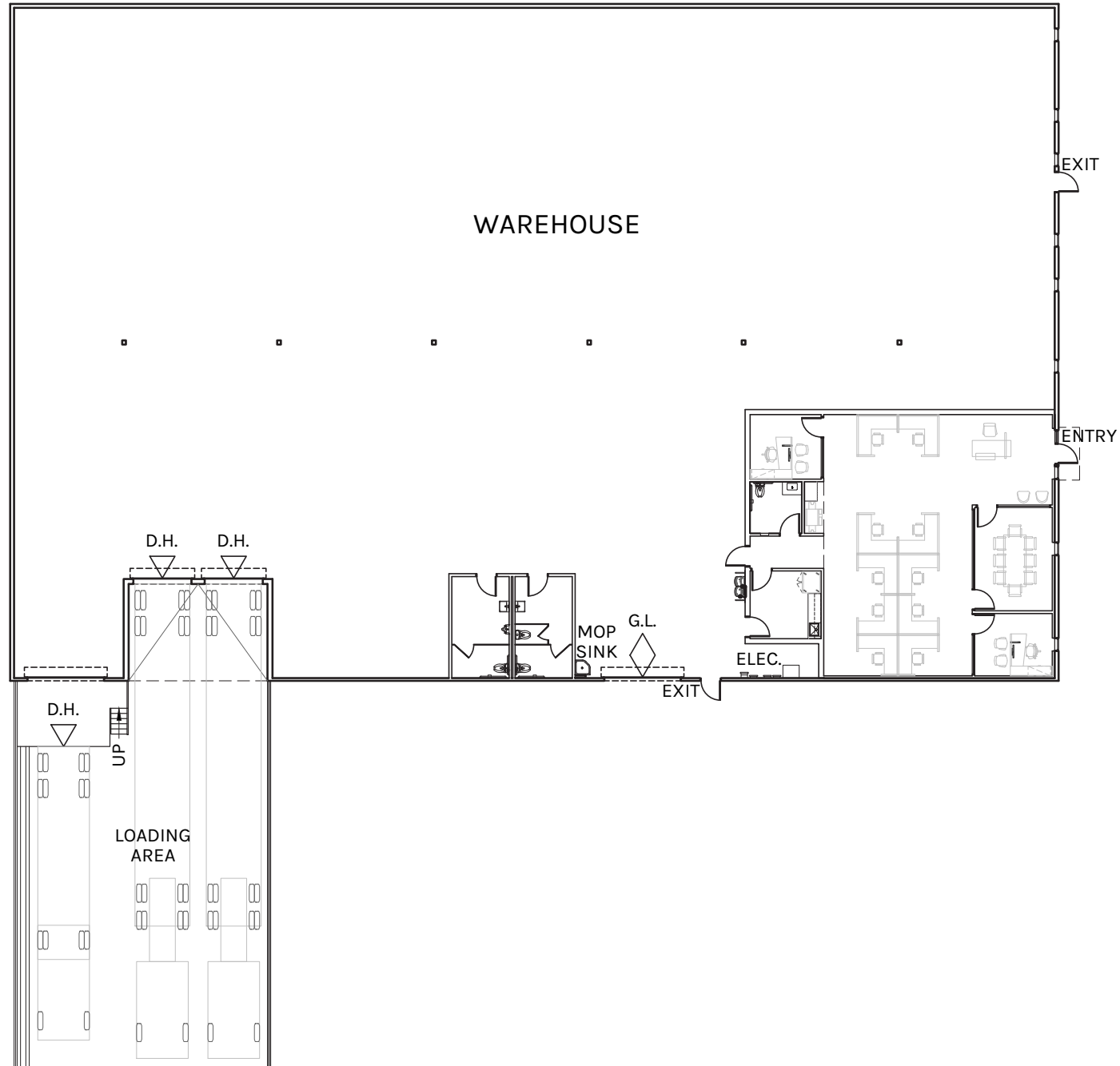
- Lease Rate: \$1.59 NNN; Op.Ex: \$0.47
- 17,010 SF Warehouse
- 1,936 SF Office
- Clear Height: 15'
- 3 Truck High Loading Doors
- 1 Ground Level Loading Door
- 34 Parking Spaces / 2.0:1 Ratio
- Sprinklered
- Power: 400A, 120/240V, 3Ph, 4W
- Private, Secured Fenced Yard
- 3 Restrooms
- Easy Access to 5, 134 & 170 Freeways



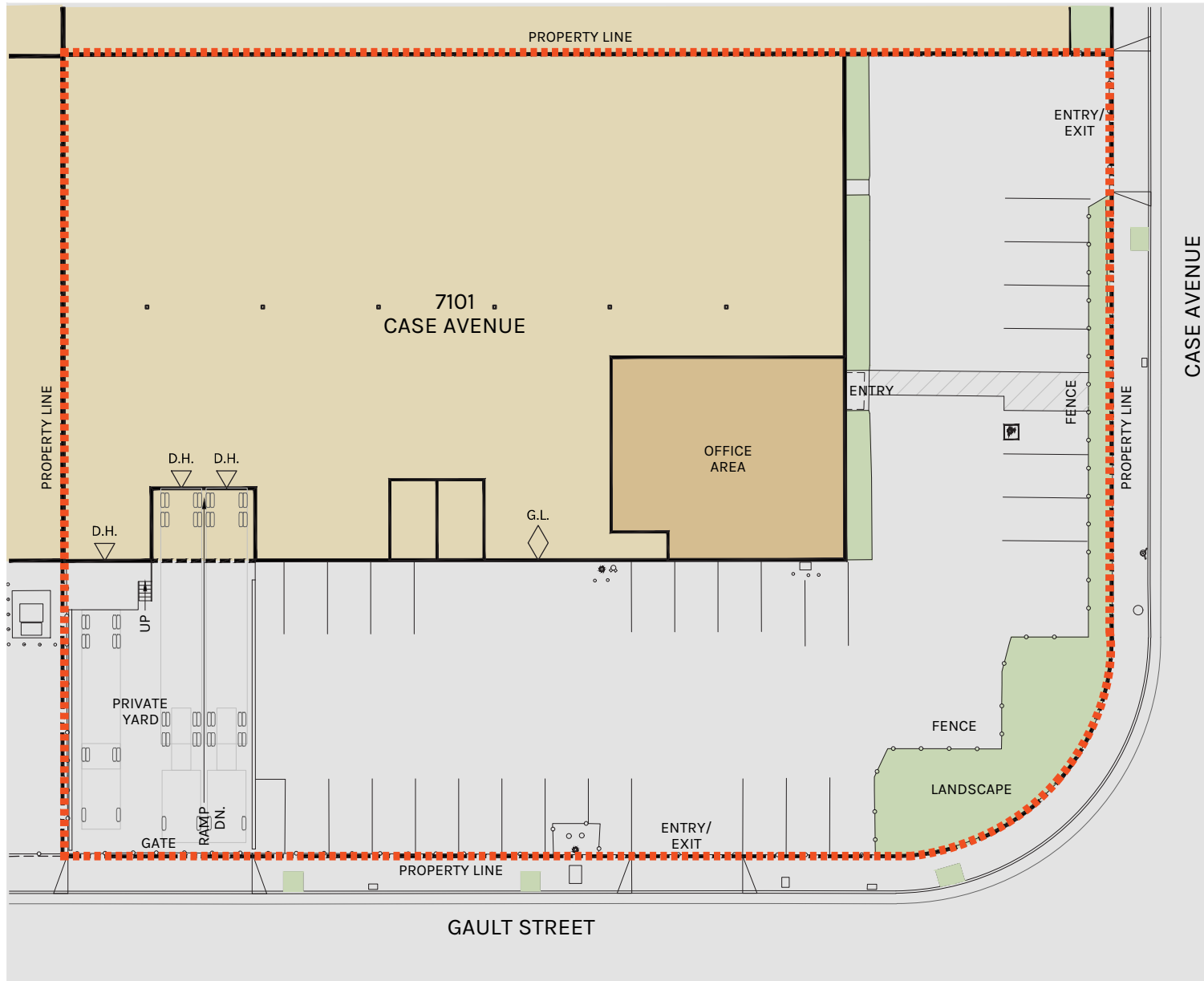
**WAREHOUSE**  
15,074 SF

**OFFICE**  
1,936 SF

**TOTAL**  
17,010 SF



PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

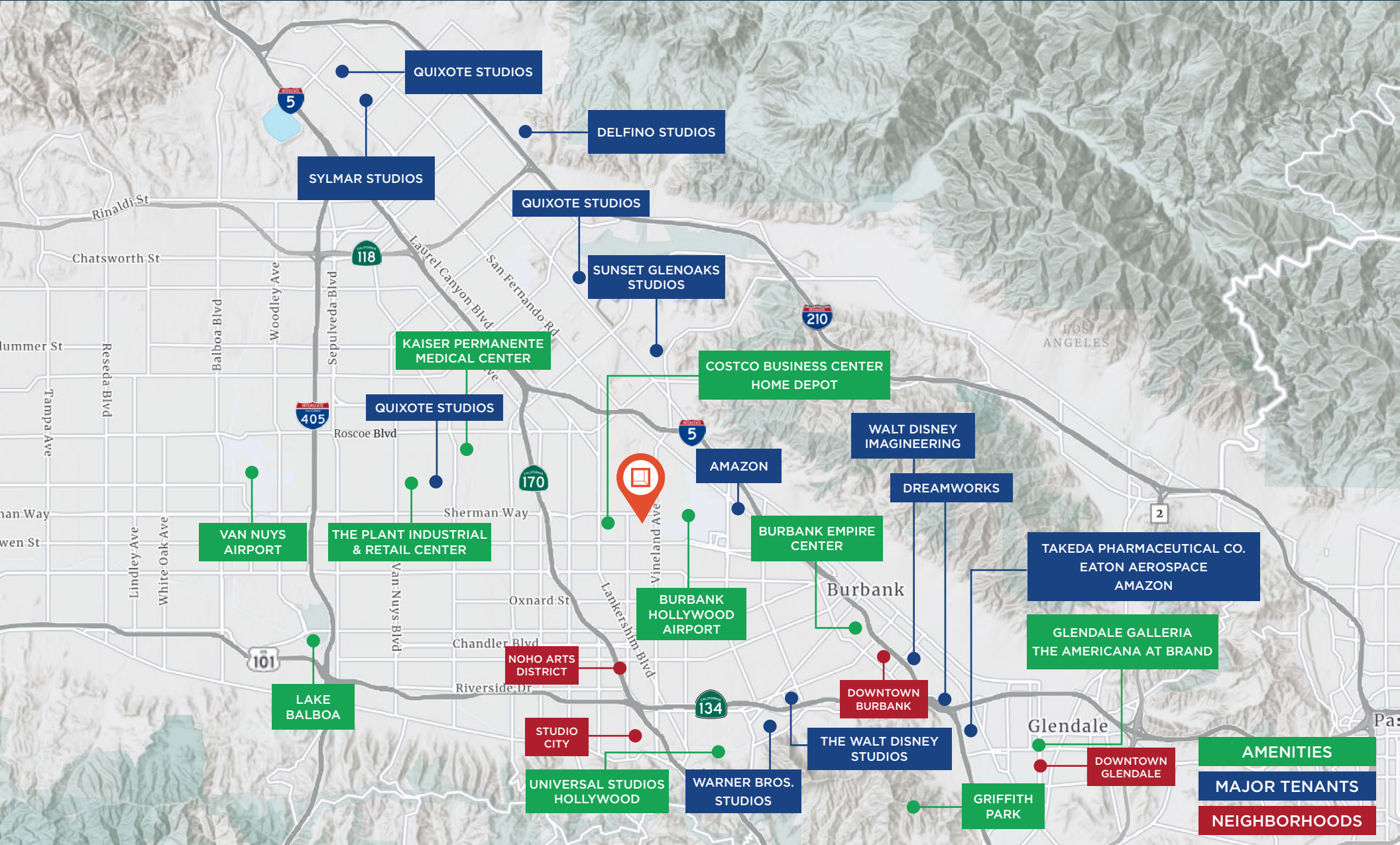


# Interior Photos

7101 Case Ave







**1.9 Miles**  
To Burbank Hollywood  
Airport

**7 Miles**  
To Van Nuys  
Airport

**16 Miles**  
To Downtown  
Los Angeles

**I-5, SR-170, SR-134**  
Immediate Access  
and Close Proximity



**Rexford  
Industrial**

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