

FOR SUBLEASE

4209

W VANOWEN PL

BURBANK, CA 91505

INDUSTRIAL SPACE



STRATTONCRE.COM



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BURBANK, CA 91505

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The information in this brochure has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.





OFFERING SUMMARY

4209 W VANOWEN PL

INDUSTRIAL SPACE FOR SUBLEASE

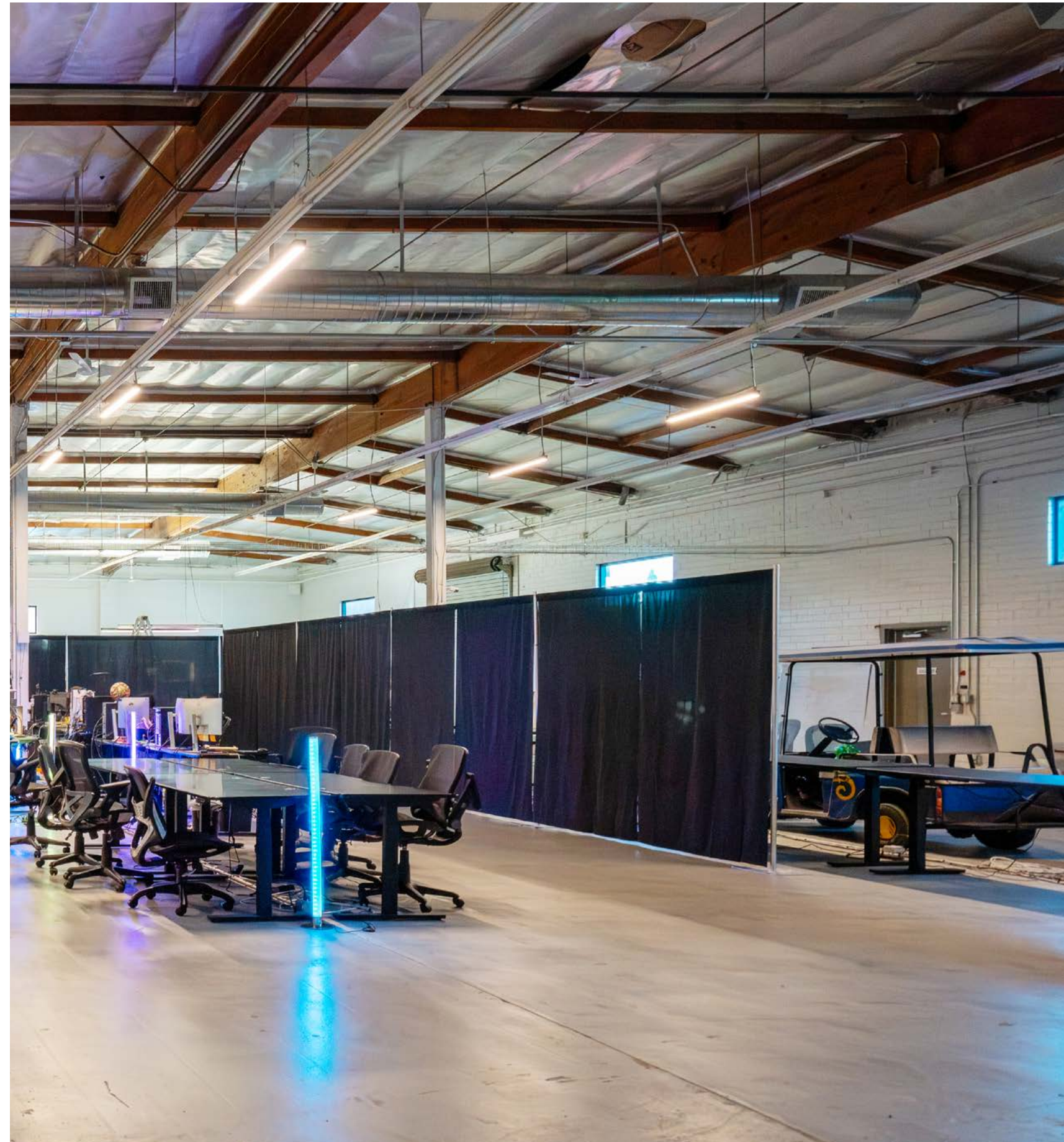
Stratton Commercial Real Estate is pleased to present an opportunity to sublease, with the potential for a direct lease, a ±18,392 square foot industrial building located at 4209 W Vanowen Place in Burbank. This well-configured property offers a functional blend of warehouse and office space designed to accommodate a wide range of industrial and commercial operations.

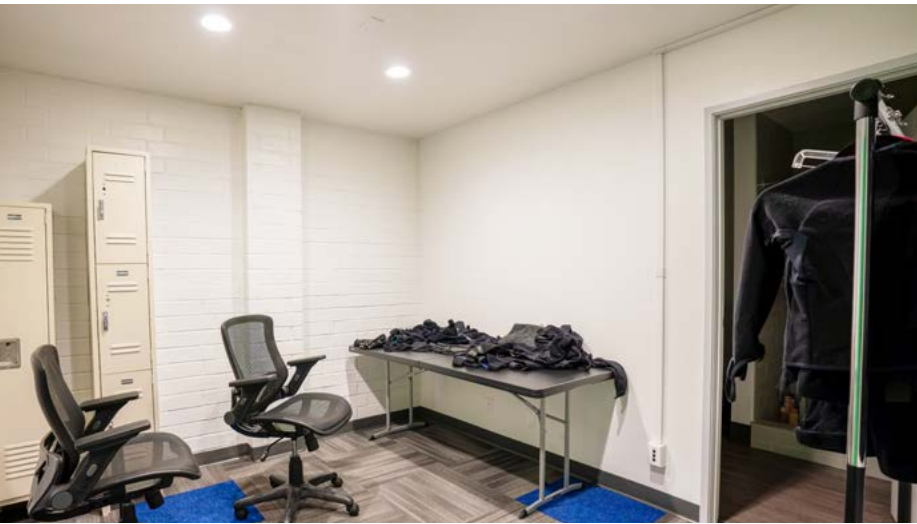
The building features expansive open warehouse areas that provide flexibility for storage, distribution, or light manufacturing, with efficient circulation throughout the space. The office component is thoughtfully integrated and includes a mix of private offices, open work areas, and dedicated meeting and conference spaces, allowing for both collaborative and focused work environments. Support and common areas are strategically positioned to create a seamless connection between warehouse and administrative functions, contributing to an efficient overall layout.

This property is well suited for users seeking an industrial facility with a strong office presence, whether for owner-user occupancy or as a standalone tenant opportunity. Its central Burbank location provides convenient access to major transportation corridors and surrounding Valley markets, making it an attractive option for businesses requiring both operational functionality and professional space.

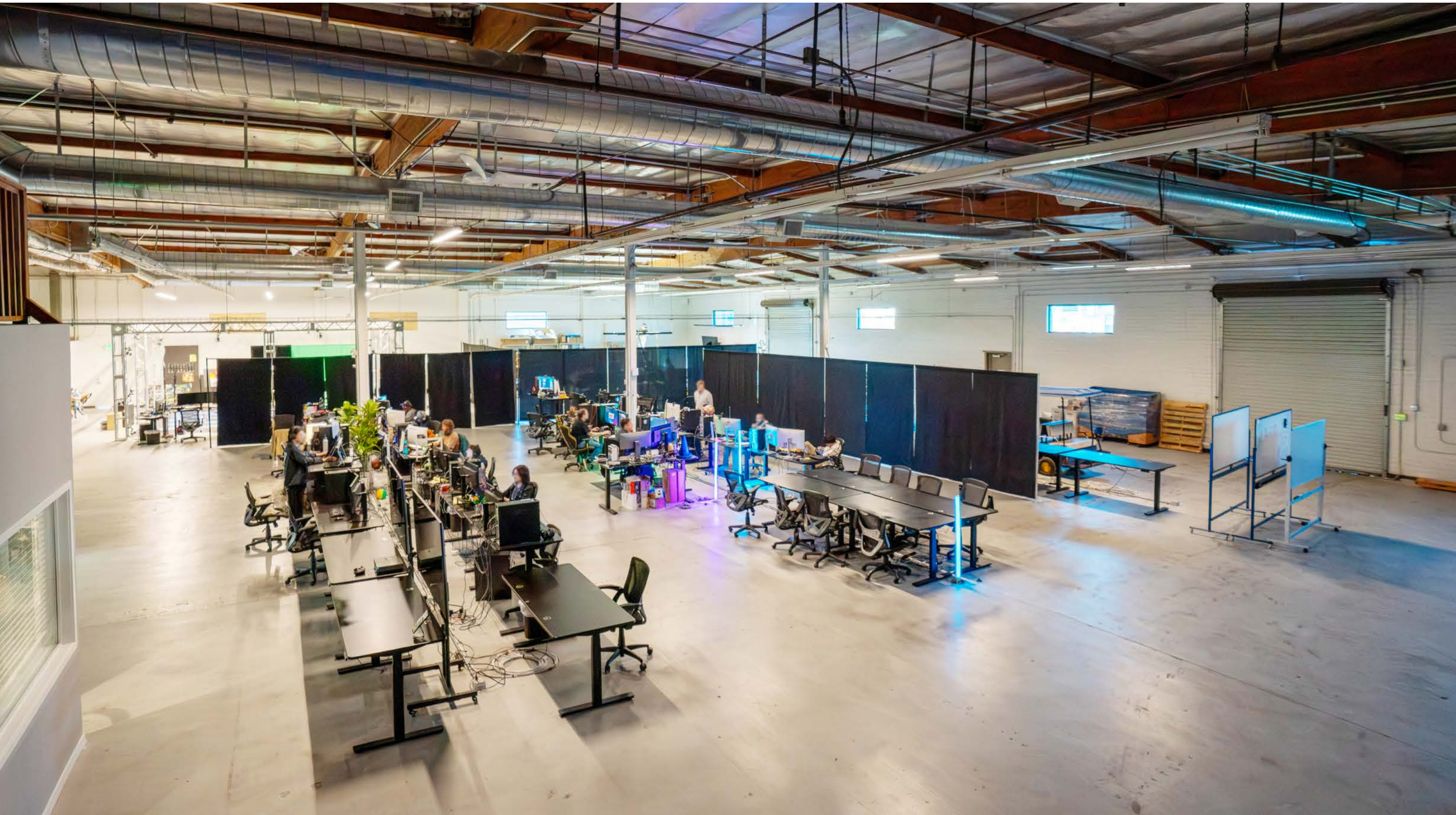
For more information or to schedule a private tour, please contact Daniel Stratton.

AVAILABLE SQ.FT	18,392±
APN	2412-032-002
GROUND LOADING	2 ROLL-UP DOORS
ZONING	BUM2



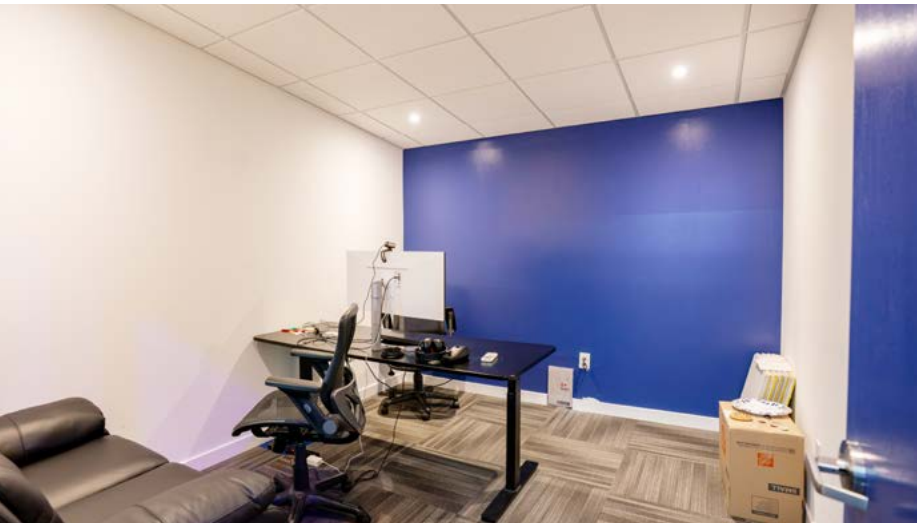












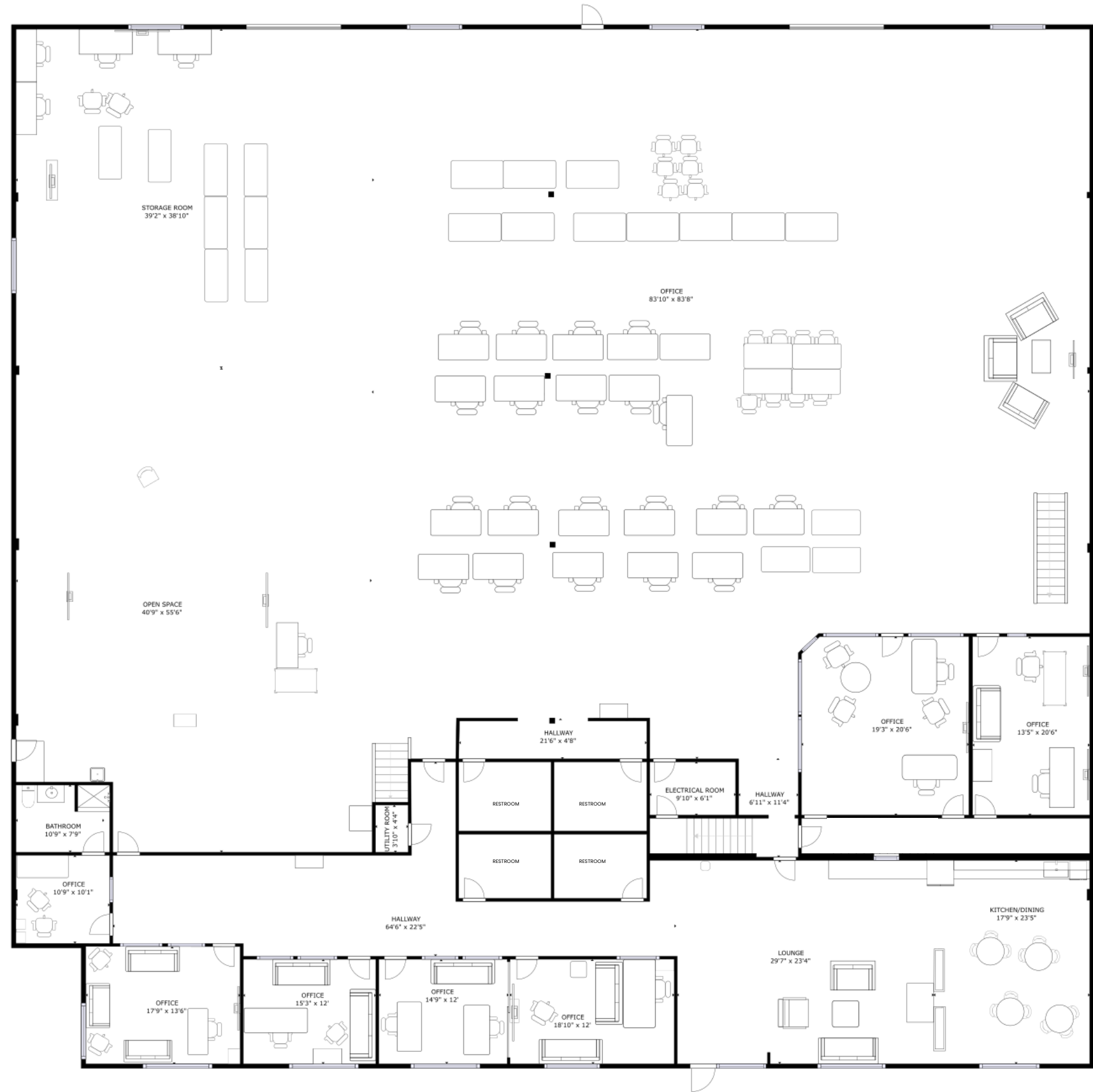


A WARNING
Missing Gate Can Cause
Serious Injury or Death
Please do not enter the gate area
if the gate is not fully closed and
locked. If you see a missing gate,
please call the office immediately.

4209 W VANOWEN PL

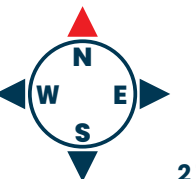
BURBANK, CA 91505

1ST FLOOR FLOOR PLAN



SCAN, TAP or CLICK!

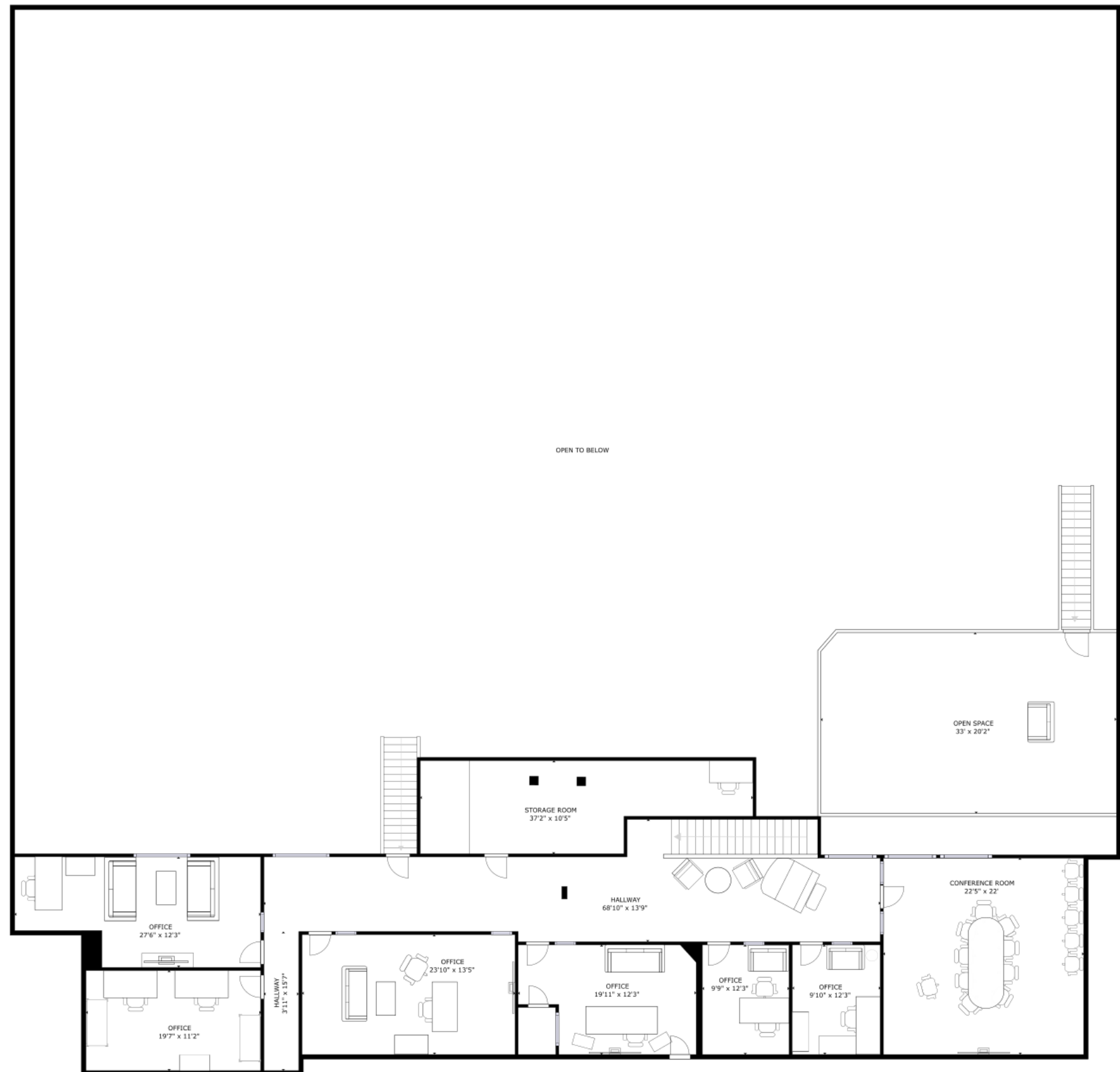
The information in this floorplan has been a representation about it. It is your responsibility to verify the information.



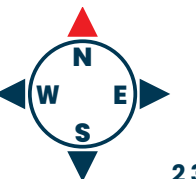
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2nd FLOOR FLOOR PLAN



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FOR MORE INFORMATION:



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