

3108 W VALHALLA DRIVE

BURBANK CA 91505

FOR SALE



PROPERTY INFORMATION*

Building Size	8,000 SF
Land Size	19,102 SF
Clear Height	12'
Ground Level Loading Positions	1 (3 Possible)
Zoning	M2
Parking Spaces	~21 Spaces

PROPERTY HIGHLIGHTS

- Low Site Coverage / Expansive Lot Space (0.42 FAR)
- Gated Private Yard
- 200 Amps of Power with 3 Phase
- Pro-Business City & M2 Zoning
- ~1.3 Miles to On/Off Ramps for the 5 Freeway
- Potential for 3 Ground-Level Loading Doors
- Close Proximity to the Burbank Airport & Empire Retail Center

**Buyer to verify all information*

For More Information or To
Schedule a Tour, Contact

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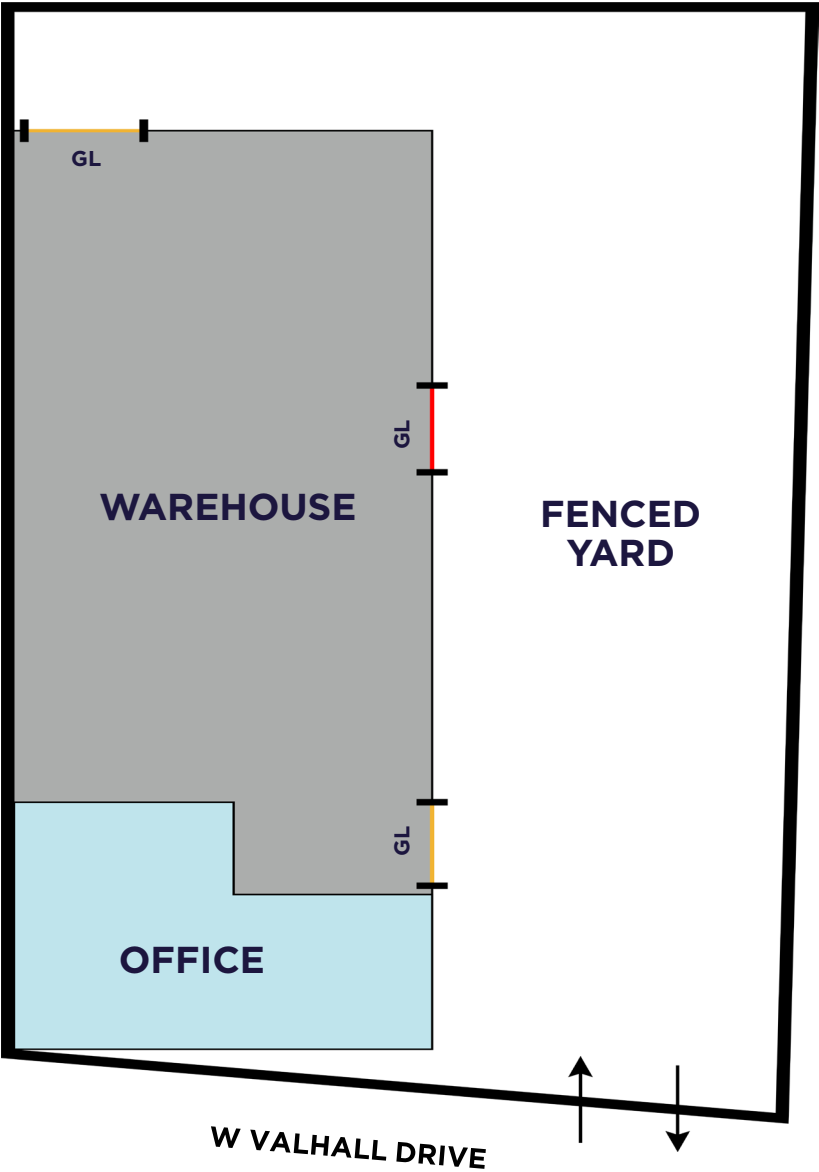


**CUSHMAN &
WAKEFIELD**

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LEGEND

- Existing Loading Door
- Potential Loading Door

SITE
PLAN

*Not to Scale

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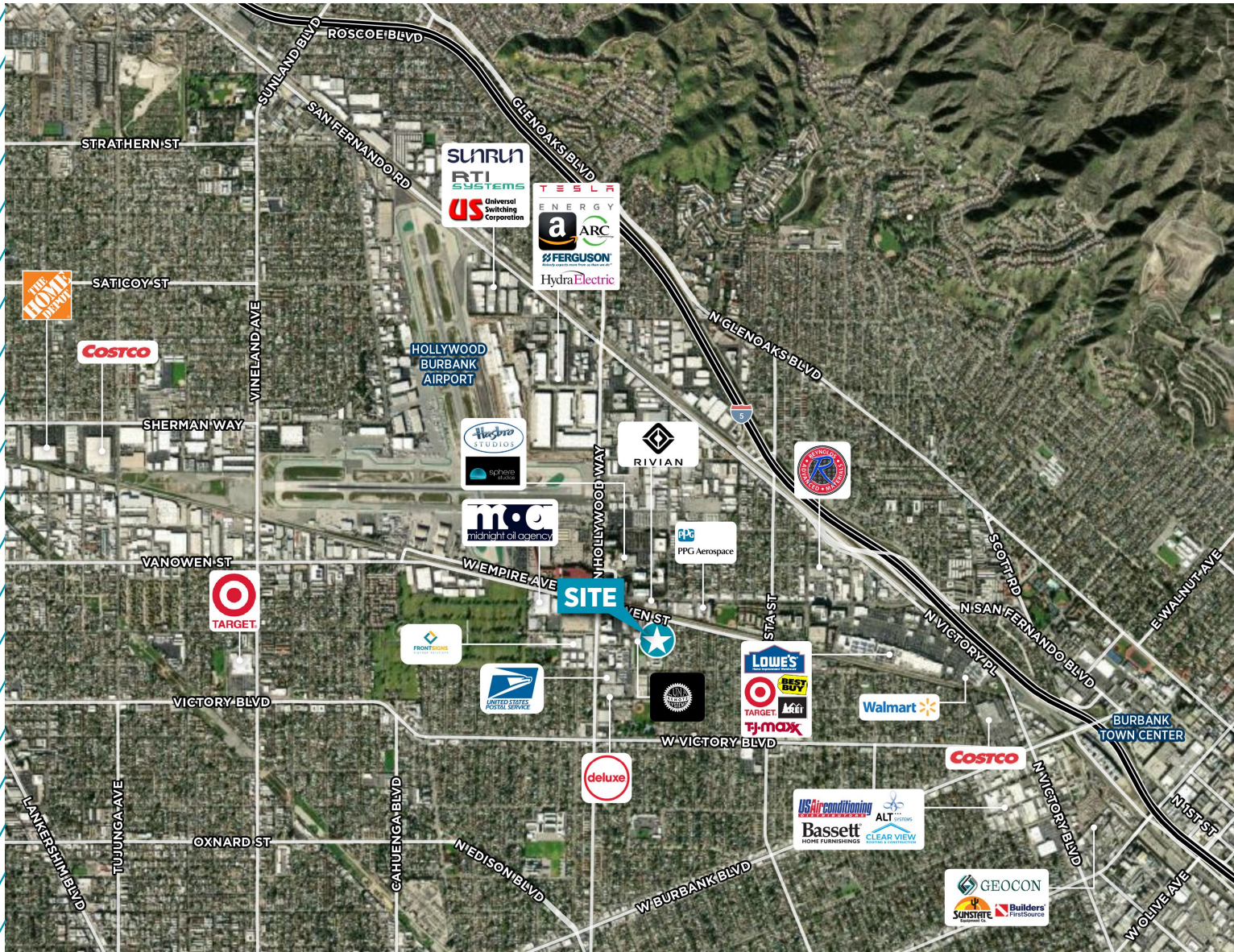


**AERIAL
PHOTO**

FOR SALE

3108 W VALHALLA DRIVE

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CORPORATE NEIGHBORS

FOR SALE

3108 W VALHALLA DRIVE

BURBANK CA 91505



NEARBY TRANSIT

FOR SALE

3108 W VALHALLA DRIVE BURBANK CA 91505

DISCOVER BURBANK'S BUSINESS-FRIENDLY COMPETITIVE ADVANTAGES TODAY!



Zero City Gross
Receipts Tax & Zero
City Income Tax



Direct proximity
to major entertainment,
aerospace, and
technology campuses



Immediate access to I-5 &
SR-134 freeways and
Hollywood Burbank Airport.



CITY OF BURBANK

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