

EXCLUSIVE
FLEX PROPERTY FOR LEASE



Arbor

7915 AJAY DRIVE

LOS ANGELES, CA 91352

Confidential Brochure

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

8,480 SF freestanding industrial/flex building in the Burbank Airport Business Park, available for immediate lease. The property features 4,500 SF of warehouse space with 21-foot clear heights, a 12' x 15' grade-level door, and 3,980 SF of office space split between ground floor and mezzanine levels. Heavy 400A 3-phase power, fenced/paved yard, and 13 gated parking spaces with covered stalls. Adjacent to Hollywood Burbank Airport with excellent access to I-5, SR-170, and SR-134 freeways.

PROPERTY HIGHLIGHTS

- Burbank Airport Business Park — Excellent Freeway Access via I-5, SR-170, and SR-134
- 21' Clear Height Warehouse with Oversized 12' x 15' Grade-Level Door
- Flexible Office/Warehouse Configuration with Ground Floor and Mezzanine Offices
- Fenced and Paved Yard for Secure Outdoor Storage or Staging
- Heavy Power: 400A, 240V, 3-Phase, 4-Wire Service
- Gated Parking with Covered Stalls — 1.57/1,000 SF
- Vacant — Available for Immediate Occupancy within 30 days

OFFERING SUMMARY

Lease Rate:	\$1.50 SF/Month (NNN)
Available Space:	8,400 SF
Warehouse Size:	4,500 SF
Office Size:	3,980 SF (1,800 SF Ground Floor 2,180 SF Mezz)
Clear Height:	21'
GL Door:	1 - 12'x15'
Power:	400A, 240V, 3P, 4W
Parking:	13 Spaces (1.57/1,000 SF) (3 Covered Stalls)
Restrooms:	2
Yard:	Fenced Paved
Year Built:	1986
Zoning:	M1
Possession:	30 Days
Showings:	Vacant - Call Agent

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PHOTOS



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PHOTOS



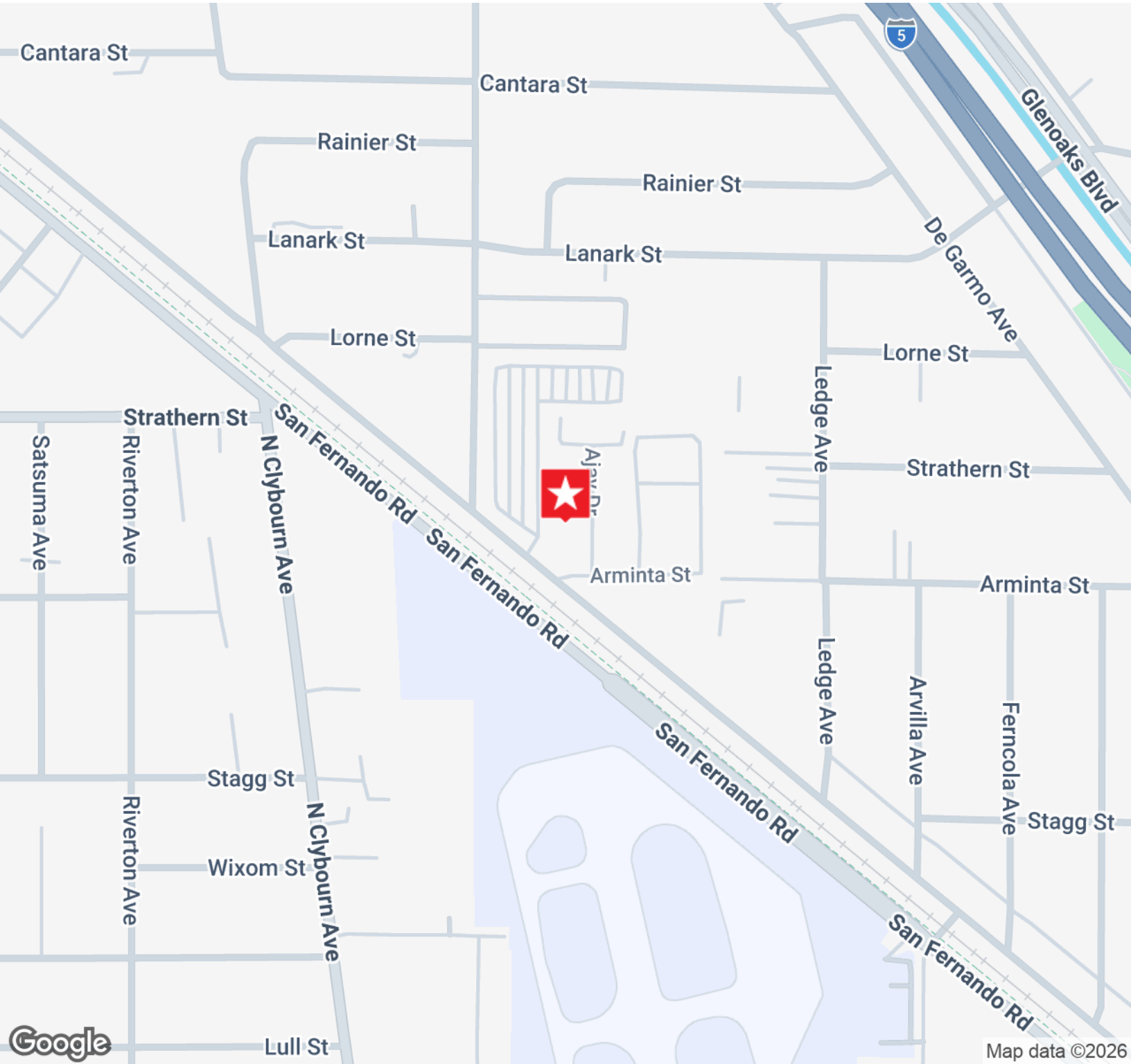
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LOCATION MAP

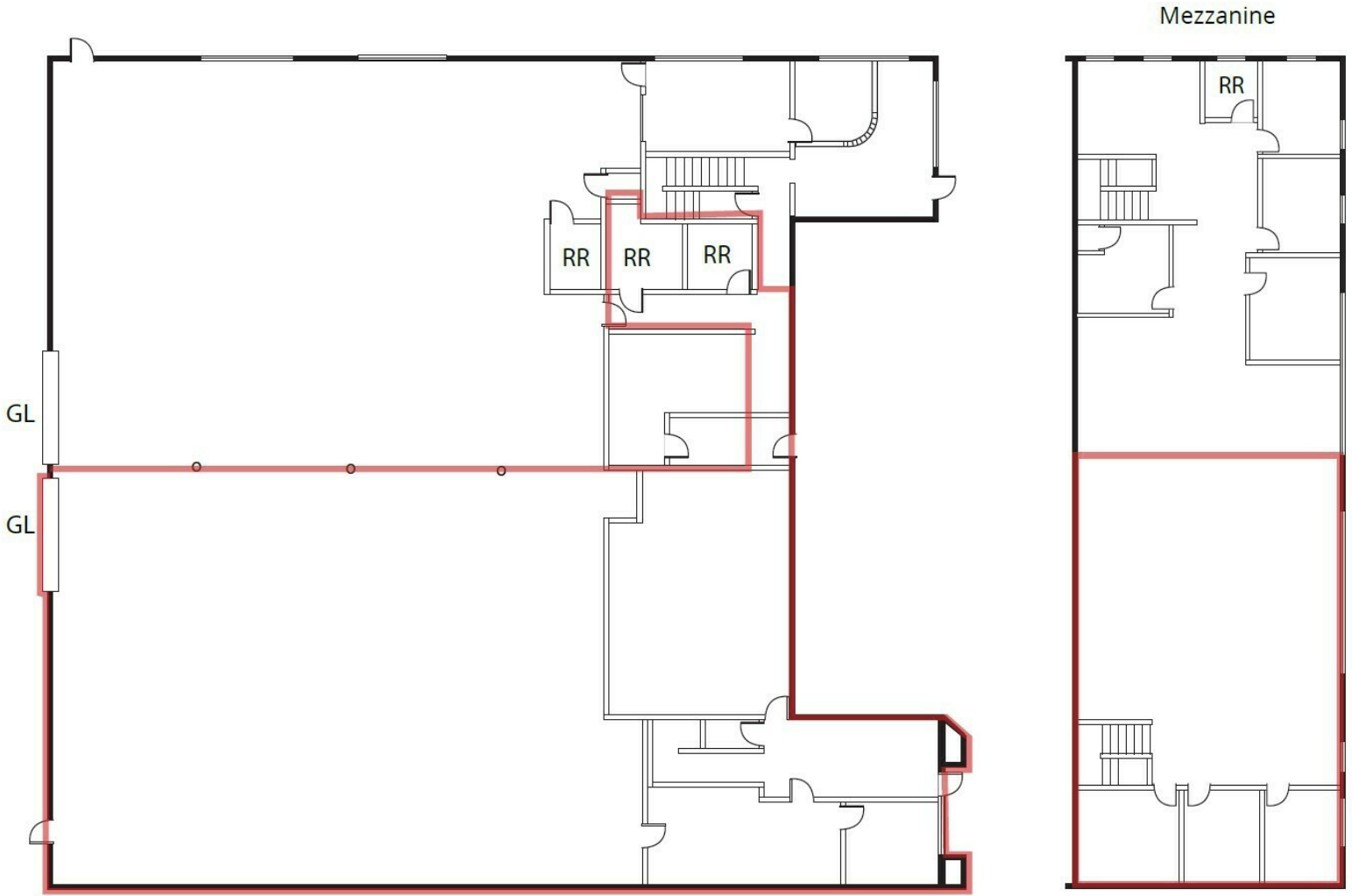


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DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population:	24,366	167,790	530,895
Total Households:	6,865	54,815	191,911
Average Age:	37.1	38.1	38.5
Average HH Income:	\$95,734	\$103,860	\$111,657

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