

For Sale or Lease



30,111 SF OFFICE/ WAREHOUSE BUILDING

1111 S VICTORY BOULEVARD BURBANK, CA

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Property Address	1111 S Victory Blvd Burbank, CA
APN	5625-024-021; 5625-024-020
Property Type	Office/ Warehouse
Building SF	±30,111 SF
Land SF	±40,822 SF (0.93 AC) TOTAL ±27,182 SF + ±13,640 SF
Parking	63 Surface
Year Built	1995
# of Floors	1 + Mezzanine
Building Height	26'
Power	800Amp 480V 3 Phase
Loading	(3) TOTAL (1) 12' x 14' Ground Level (2) 10' x 14' Ground level
Zoning	BUC4
Available SF	±30,111 SF TOTAL 1st floor - ±12,911 SF Office ±4,289 SF Warehouse 2nd floor - ±12,911 SF Office

Lease Rate

\$1.85 PSF, NNN

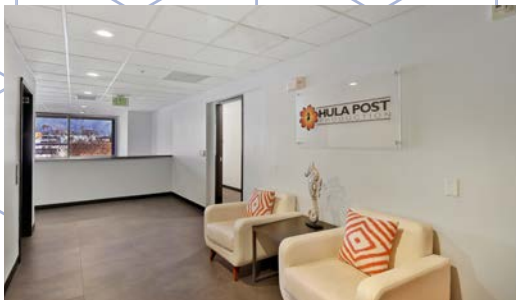
Asking Price

\$10,000,000

OFFICE/ WAREHOUSE BUILDING WITH 26' CLEARANCE

1111 S Victory Boulevard is a unique stand alone building located in the heart of Burbank's Media District. Built in 1995, it offers 25,822 SF of office/ production space and 4,289 SF of high bay warehouse space. It consists of:

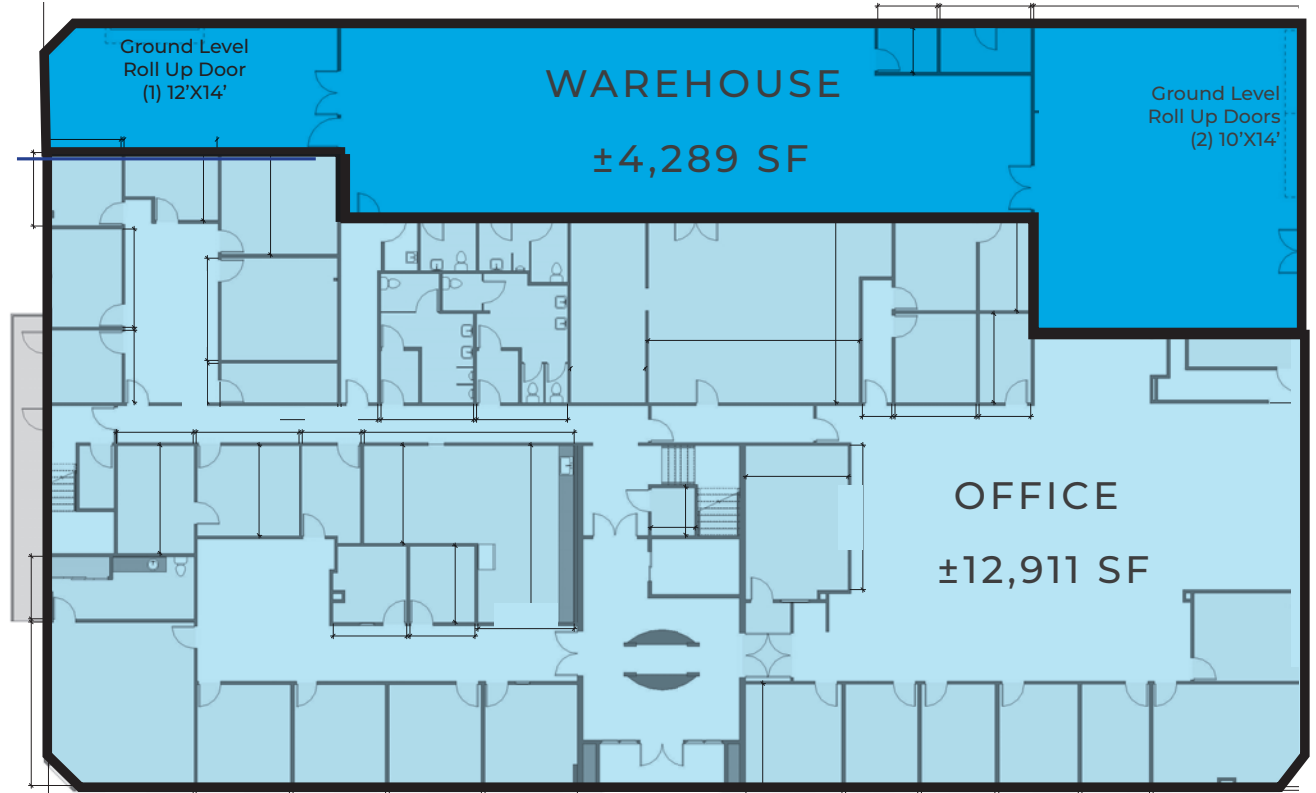
- High Bay Warehouse with 26' Clearance
- (3) Loading Doors
- Two Level Racking System in Warehouse
- Gated Parking Lot for ample surface parking



Floorplans

OFFICE | ±12,911 SF

WAREHOUSE | ±4,289 SF



MEZZANINE | ±12,911 SF







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