

# 15,053 SF FOR LEASE

## BURBANK AIRPORT COMMERCE CENTER

7663 N. SAN FERNANDO ROAD  
BURBANK, CA 91505



**DAVID YOUNG**  
O: 818 742 1651  
dyoung@naicapital.com  
Cal DRE Lic #00914504

**CHAD GAHR, SIOR**  
O: 818 742 1626  
cgahr@naicapital.com  
Cal DRE Lic #01230414

**NAI CAPITAL**  
15821 Ventura Blvd., Suite 320  
Encino, CA 91436  
naicapital.com | 818 905 2400

**NAI Capital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

# 15,053 SF FOR LEASE

## BURBANK AIRPORT COMMERCE CENTER

7663 N. SAN FERNANDO ROAD  
BURBANK, CA 91505



### PROPERTY FEATURES

<b>Building Size:</b>	15,053 SF
<b>Rental Rate:</b>	\$1.32 / SF NNN
<b>Estimated NNN Expenses:</b>	\$0.51 / SF
<b>Year Built:</b>	2006
<b>Ceiling Height:</b>	24'
<b>Loading:</b>	1 Dock High (9'x10") 1 Ground Level (12'x14')
<b>HVAC:</b>	Fully Air-Conditioned Offices & Warehouse
<b>Total Office Area:</b>	±5,226 Square Feet (2,398 SF are on the Mezzanine Level)
<b>Building Signage:</b>	Visible from Airport Runway
<b>Power:</b>	400 Amp, 277 / 480 Volt 3 Phase, 4 Wire
<b>Fire Sprinkler System:</b>	.33 / 3,000
<b>Parking:</b>	30 Stalls of which 15 are reserved
<b>Location:</b>	Immediate Access to I-5, and 170 Freeway, Adjacent to Burbank Airport

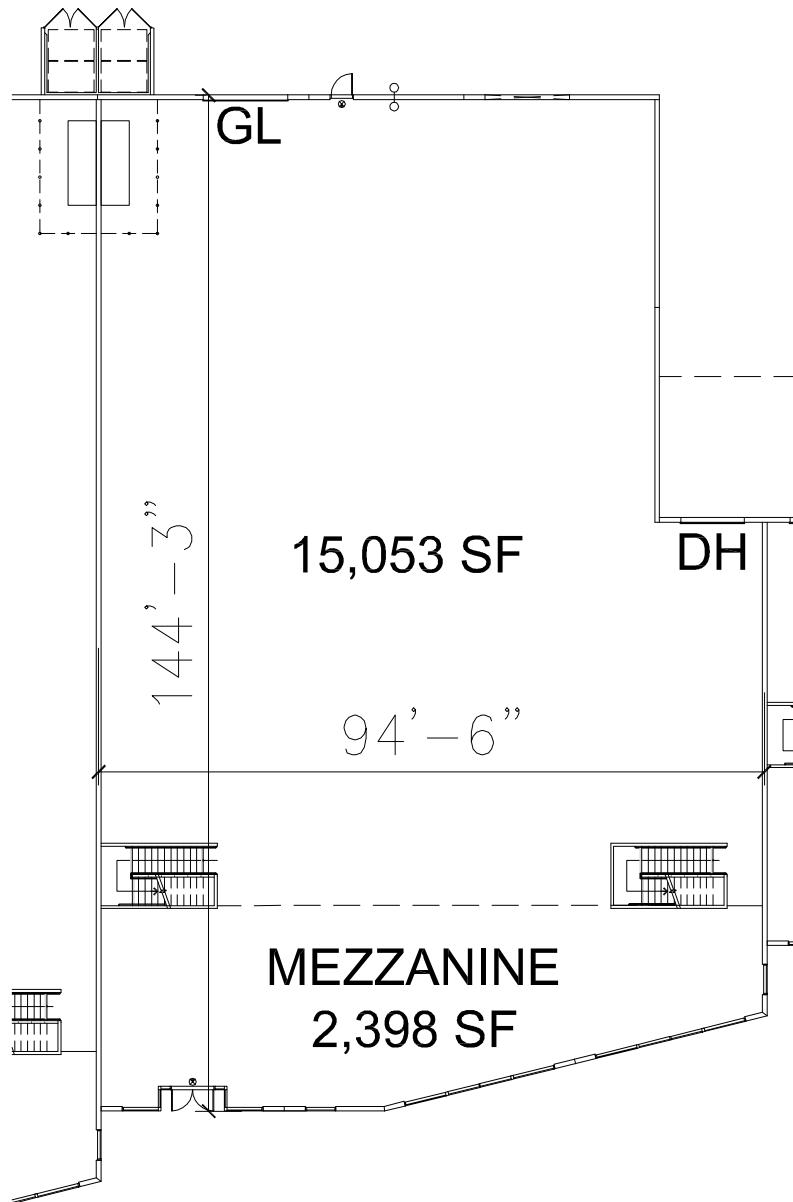
\* The building carries a Burbank 91505 postal address but is physically located in the City of Los Angeles (Sun Valley, 91352) for purposes of taxation and utilities.

# 15,053 SF FOR LEASE

## BURBANK AIRPORT COMMERCE CENTER

7663 N. SAN FERNANDO ROAD  
BURBANK, CA 91505

### SITE PLAN



# 15,053 SF FOR LEASE

## BURBANK AIRPORT COMMERCE CENTER

7663 N. SAN FERNANDO ROAD  
BURBANK, CA 91505

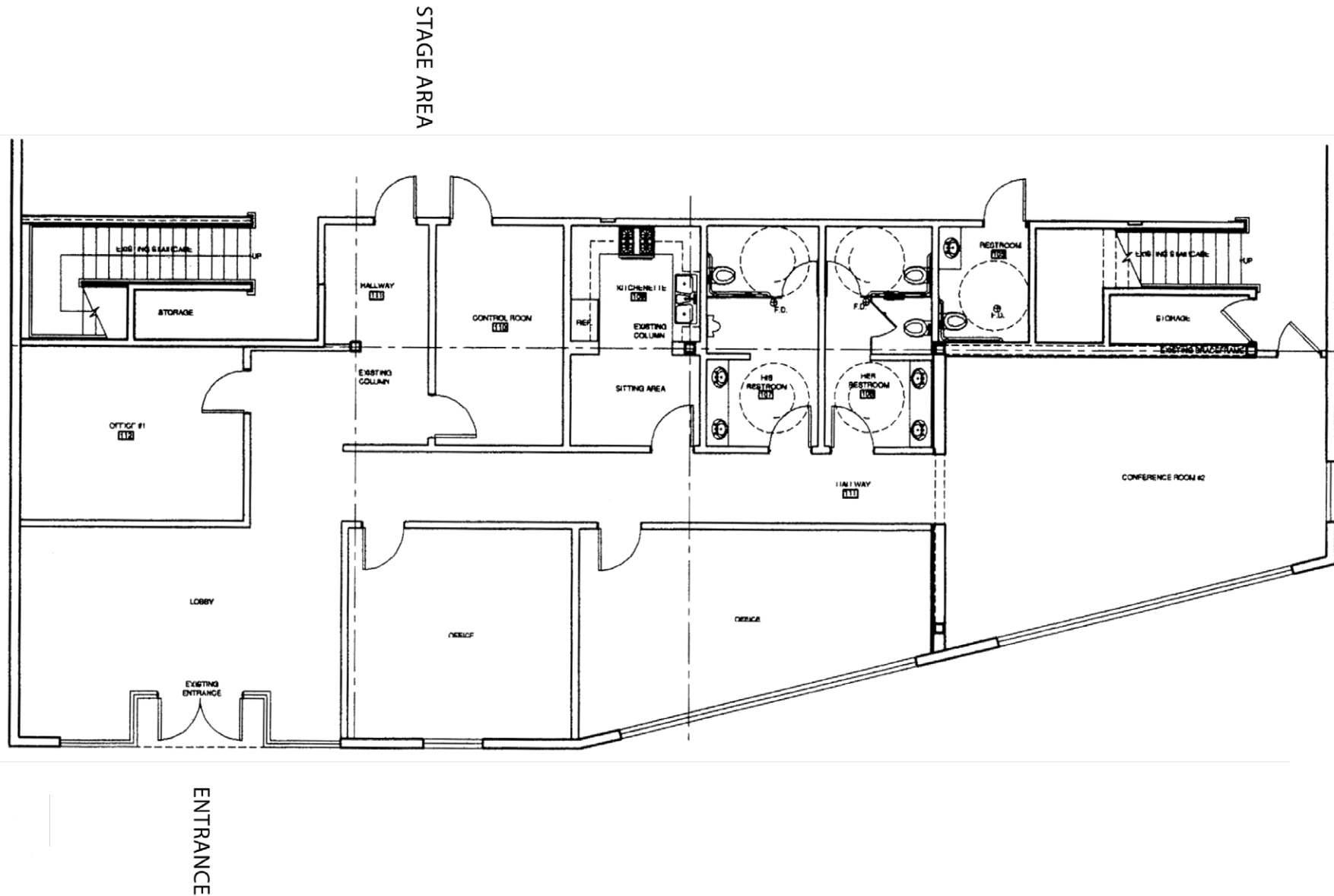


# 15,053 SF FOR LEASE

## BURBANK AIRPORT COMMERCE CENTER

7663 N. SAN FERNANDO ROAD  
BURBANK, CA 91505

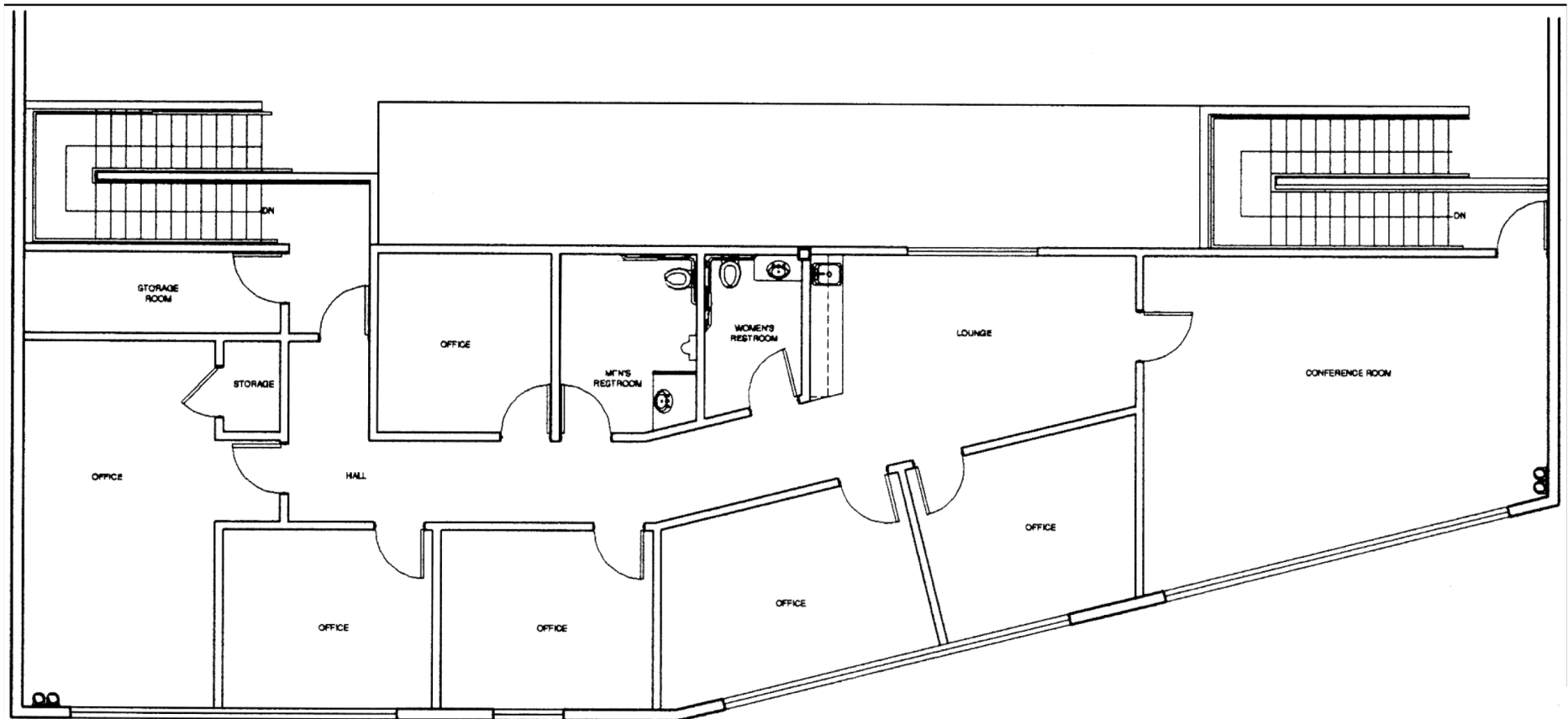
### GROUND FLOOR OFFICE PLAN



# 15,053 SF FOR LEASE BURBANK AIRPORT COMMERCE CENTER

7663 N. SAN FERNANDO ROAD  
BURBANK, CA 91505

## MEZZANINE OFFICE PLAN



# 15,053 SF FOR LEASE BURBANK AIRPORT COMMERCE CENTER

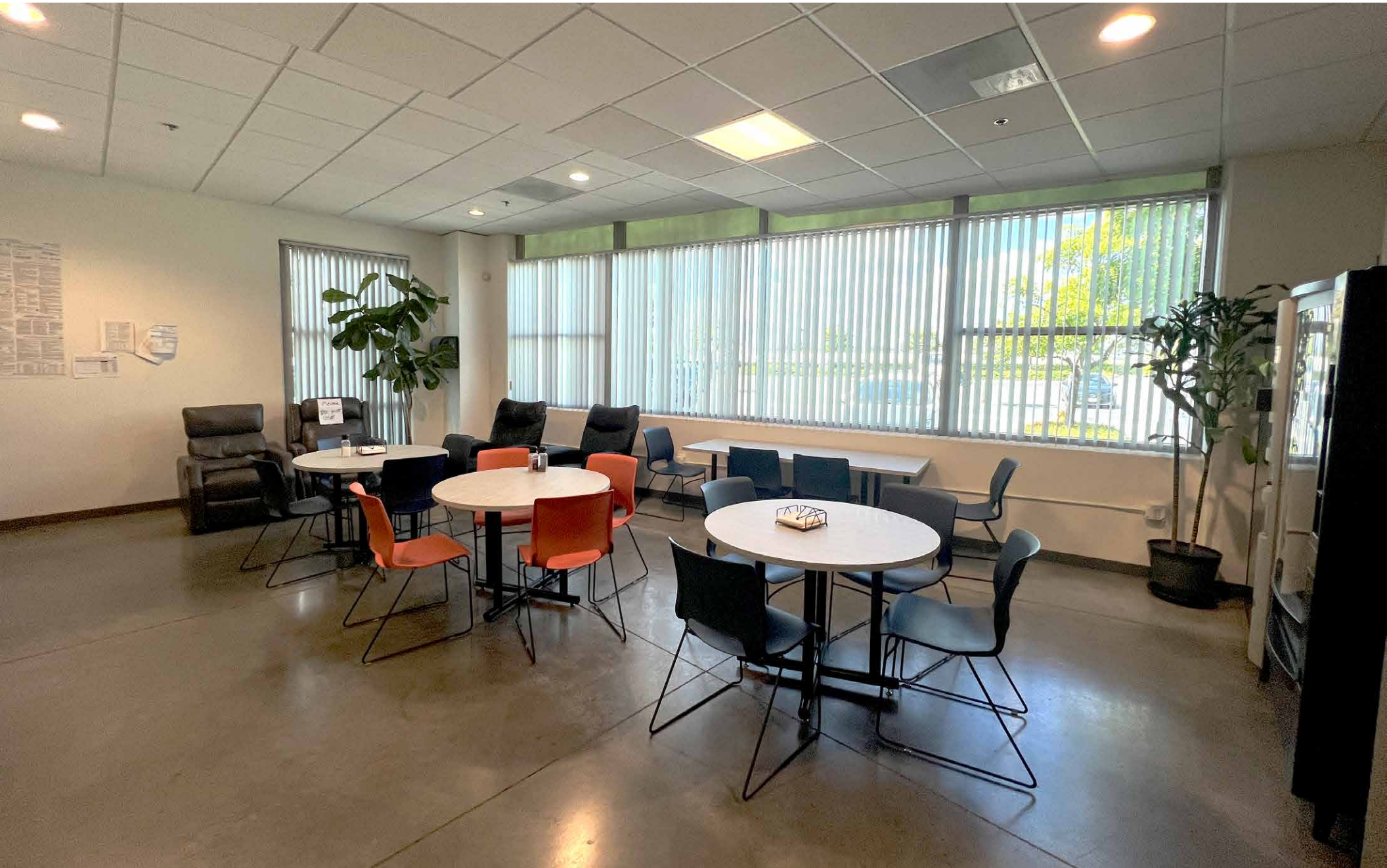
7663 N. SAN FERNANDO ROAD  
BURBANK, CA 91505



# 15,053 SF FOR LEASE

## BURBANK AIRPORT COMMERCE CENTER

7663 N. SAN FERNANDO ROAD  
BURBANK, CA 91505



# 15,053 SF FOR LEASE

## BURBANK AIRPORT COMMERCE CENTER

7663 N. SAN FERNANDO ROAD  
BURBANK, CA 91505



# 15,053 SF FOR LEASE

## BURBANK AIRPORT COMMERCE CENTER

7663 N. SAN FERNANDO ROAD  
BURBANK, CA 91505



# 15,053 SF FOR LEASE

## BURBANK AIRPORT COMMERCE CENTER

7663 N. SAN FERNANDO ROAD  
BURBANK, CA 91505



# 15,053 SF FOR LEASE

## BURBANK AIRPORT COMMERCE CENTER

7663 N. SAN FERNANDO ROAD  
BURBANK, CA 91505



# 15,053 SF FOR LEASE

## BURBANK AIRPORT COMMERCE CENTER

7663 N. SAN FERNANDO ROAD  
SUN VALLEY, CA 91505

### DAVID YOUNG

O: 818 742 1651  
dyoung@naicapital.com  
Cal DRE Lic #00914504

### CHAD GAHR, SIOR

O: 818 742 1626  
cgahr@naicapital.com  
Cal DRE Lic #01230414

### NAI CAPITAL

15821 Ventura Blvd., Suite 320  
Encino, CA 91436  
naicapital.com | 818 905 2400

©NAI Capital Commercial, Inc. Content in this document may include AI generated or alerted text, images and/or analysis. No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Unedited images viewable at naicapital.com  
Cal DRE Lic #02130474