



REAL ESTATE SERVICES
TRUSTED SINCE 1962

Industrial Property
For Lease

7555 N. San Fernando Rd, Burbank, CA 91505



PATRICK LONG

VICE PRESIDENT

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CALDRE #01831830

1111 NORTH BRAND BOULEVARD,
SUITE 250

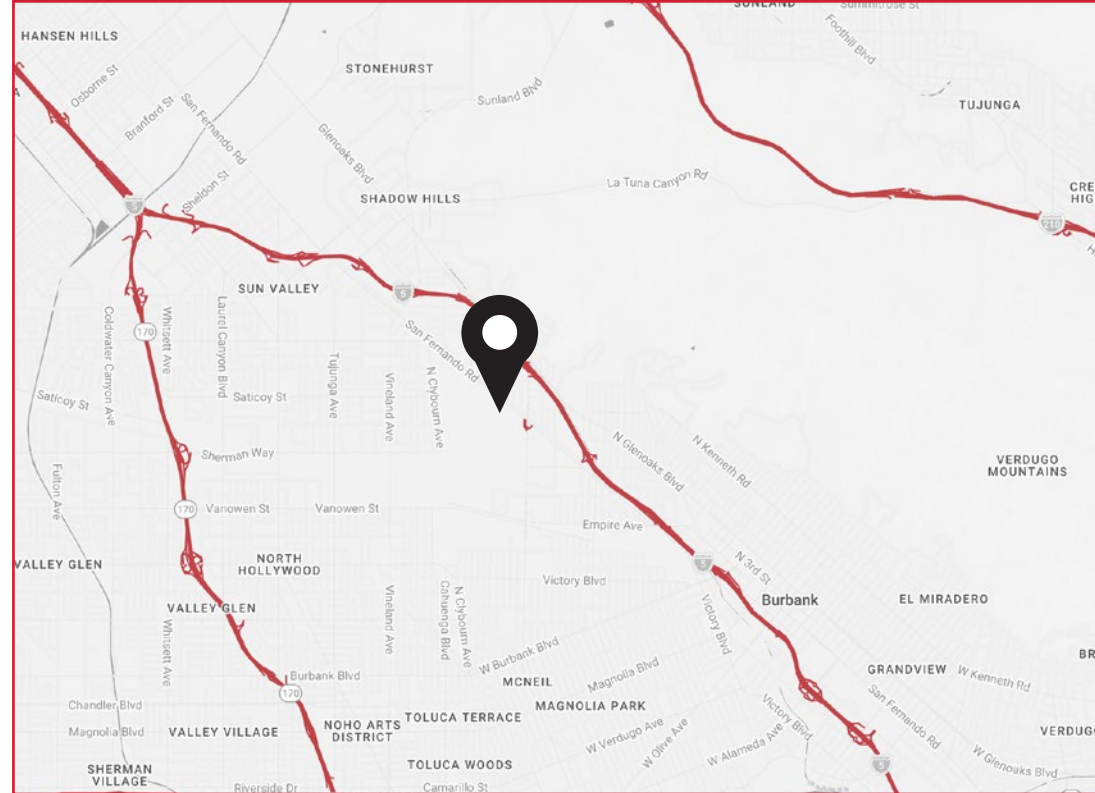
GLENDAL, CA 91202

StevensonRealEstate.com

CALDRE #00983560

Offering Summary

LEASE RATE	\$1.75/SF NNN
NNN ESTIMATE	\$0.34/SF
LEASE TERM	Negotiable
BUILDING SIZE	±17,582 SF
OFFICE SPACE	±5,363 SF
YEAR BUILT	2004
ZONING	LA-M2
PARKING SPACE	22 Spaces



Property Overview

Stevenson Real Estate is pleased to present the opportunity to lease a high quality constructed industrial building located at 7555 N. San Fernando Rd, Burbank, CA 91505. Situated within the Burbank Airport Commerce Center, it is adjacent to Bob Hope (Burbank) Airport and was constructed in 2004. The property enjoys valuable Enterprise Zone incentives and AB 2097 parking/density benefits. The location also provides easy access to the 5 and 170 Freeways. The total usable building square footage is deemed to be approximately 17,582 sqft which includes approximately 5,363 sqft of office space on two floors (lessee to independently verify all square footages).

A high-quality modern extensive glass line construction allows maximum natural light and there are 22 parking spaces available in the front and rear of the building. It also has one ground level loading door, and one high loading dock that allows for easy and secure unloading directly to the warehouse. The warehouse area has 24ft ceiling clearance with 400 Amps of 277/480 volt 3-phase, 4-wire electrical service, and updated LED lighting throughout the warehouse. Four restrooms are located in both the office and warehouse areas. The space also features a sprinkler system rated at 0.33/3,000 allowing for a multitude of industrial applications within LA-M2 zoning. Please note that while the building's postal address is in Burbank 91505, it is physically located in Sun Valley, CA. Please reach out to Patrick Long for any questions.

DISCLAIMER: All information provided herein has been furnished from sources which we deem reliable, but for which we assume no liability, expressed or implied. Interested parties are to conduct an independent investigation of all information related to the property including, but not limited to its physical condition, compliance with applicable governmental requirements, development potential, current or projected financial performance or any party's intended use.

Aerial View



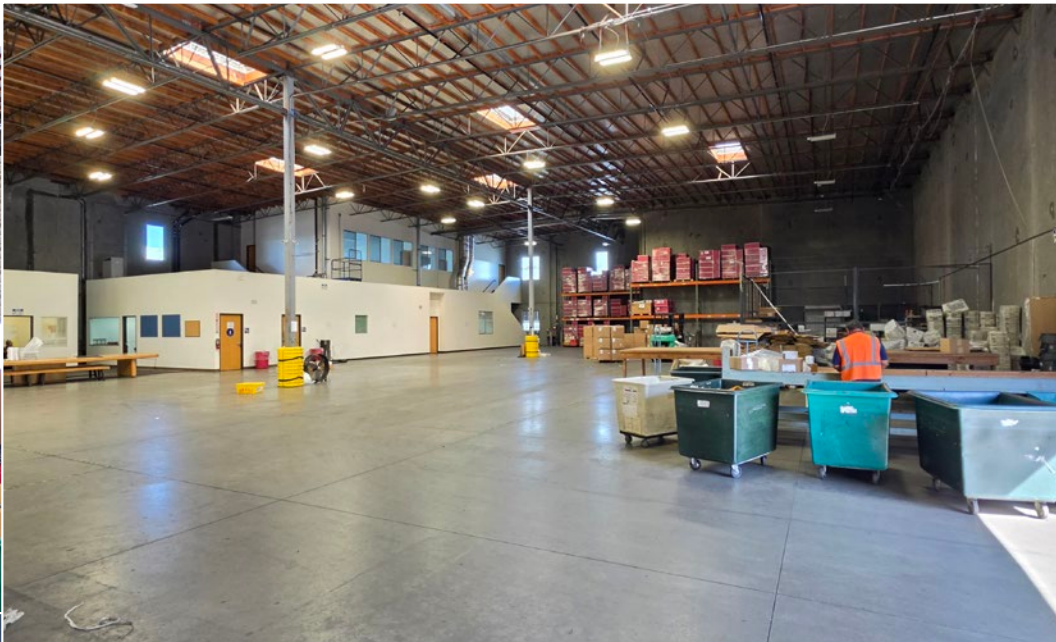
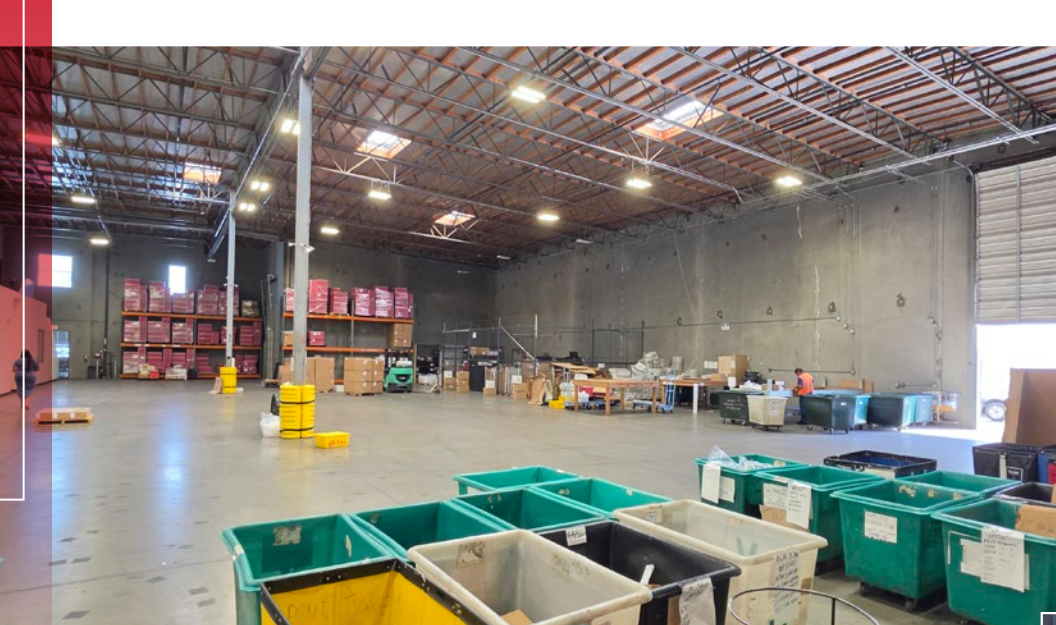
Property Photos - Exterior



Property Photos - Interior



Property Photos - Interior

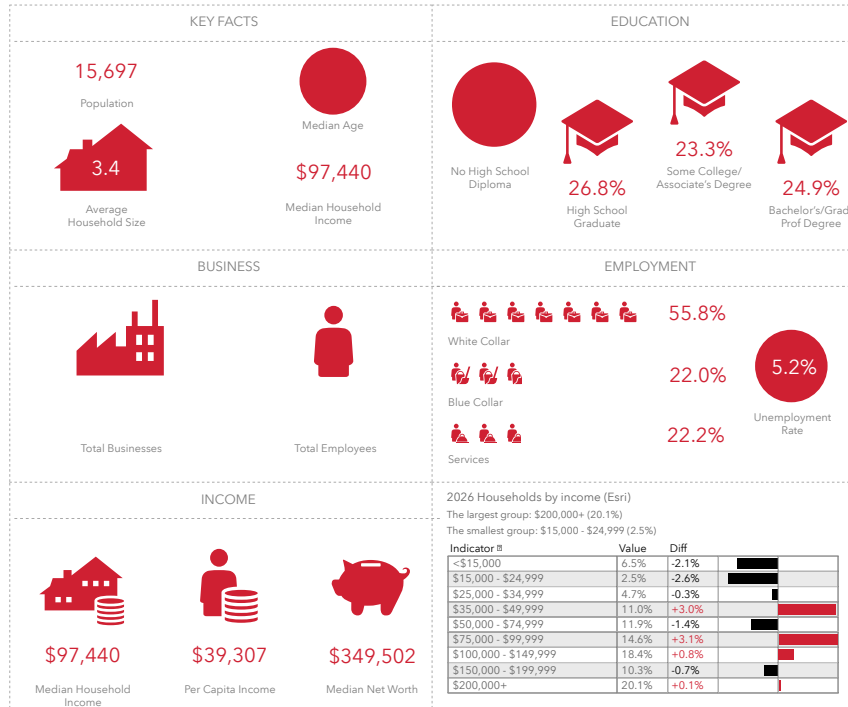


Location Map



Demographics

1-MILE RADIUS SNAPSHOT



2026 SUMMARY	1 MILE	3 MILES	5 MILES
Population	15,697	186,454	508,668
Households	4,500	66,411	196,589
Families	3,530	43,076	117,935
Average Household Size	3.41	2.77	2.56
Owner Occupied Housing Units	2,791	26,724	75,639
Renter Occupied Housing Units	1,709	39,687	120,950
Median Age	38.3	38.7	39.4
Median Household Income	\$97,440	\$85,361	\$90,284
Average Household Income	\$134,717	\$122,431	\$131,915

For more information, please contact:

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