



Burbank Airport Business Park / Unmatched Access to Major Studios / High Image Building / Easy Access to 5, 134, & 170 Freeways / Phenomenal Truck High Loading



**LIMITED TIME \$25K BROKER BONUS FOR LEASES SIGNED BY 6/30/2026**

**17,010 SF AVAILABLE FOR LEASE**  
**7103 Fair Ave | North Hollywood, CA**

**STRATEGICALLY LOCATED INDUSTRIAL BUILDING WITH PRIVATE, GATED YARD**





## Property Highlights

- Lease Rate: \$1.59 NNN; Op.Ex: \$0.45
- 17,010 SF Warehouse
- 1,445 SF Office
- Clear Height: 15'-17'
- 2 Ground Level Loading Doors
- 26 Parking Spaces / 1.53:1 Ratio
- Power: 600A, 480V, 3Ph, 3W
- Private, Secured Fenced Yard
- 3 Restrooms
- Professionally Managed & Landscaped
- Large, Private, Secured Fenced Yard
- Easy Access to 5, 134 & 170 Freeways

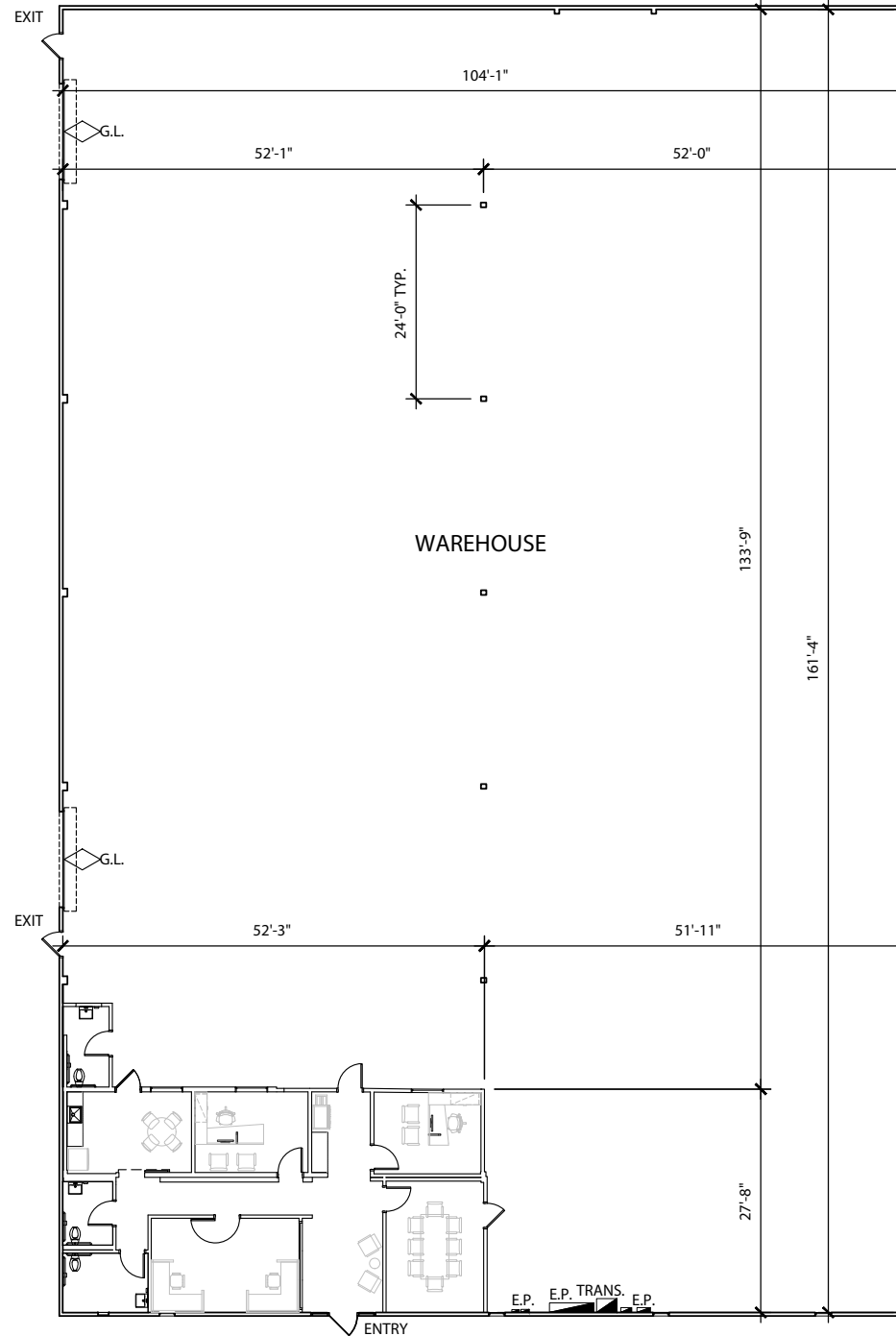


**WAREHOUSE**  
15,565 SF

**OFFICE**  
1,445 SF

**TOTAL**  
17,010 SF

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

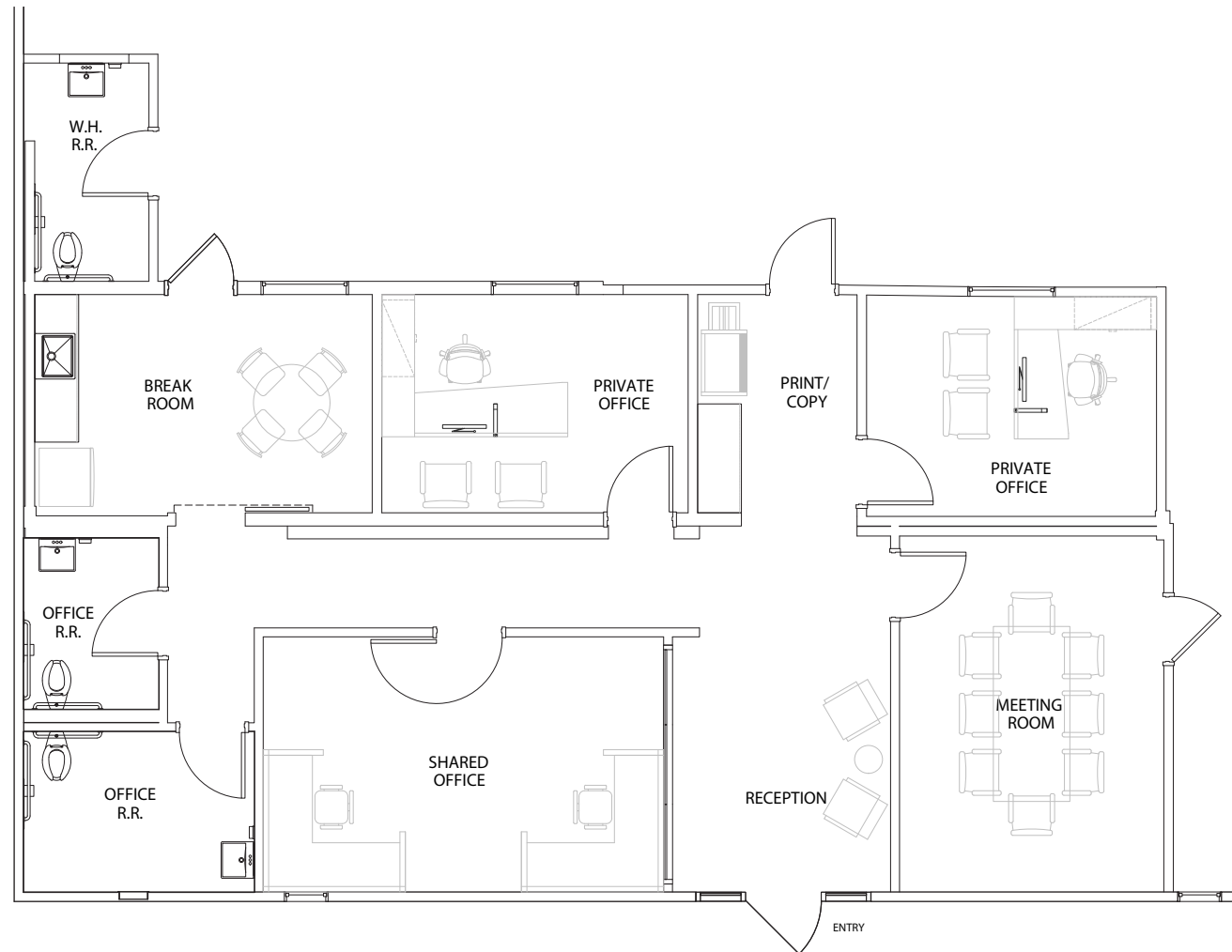




**WAREHOUSE**  
15,565 SF

**OFFICE**  
1,445 SF

**TOTAL**  
17,010 SF

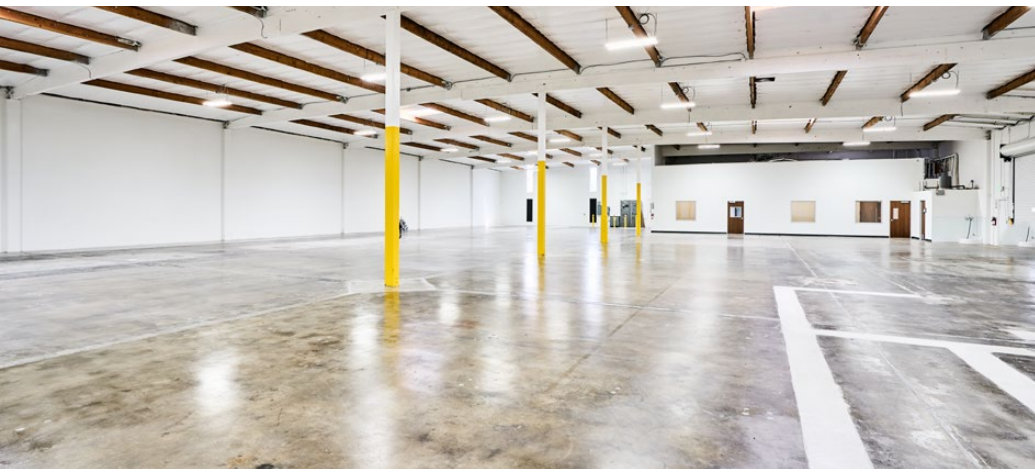


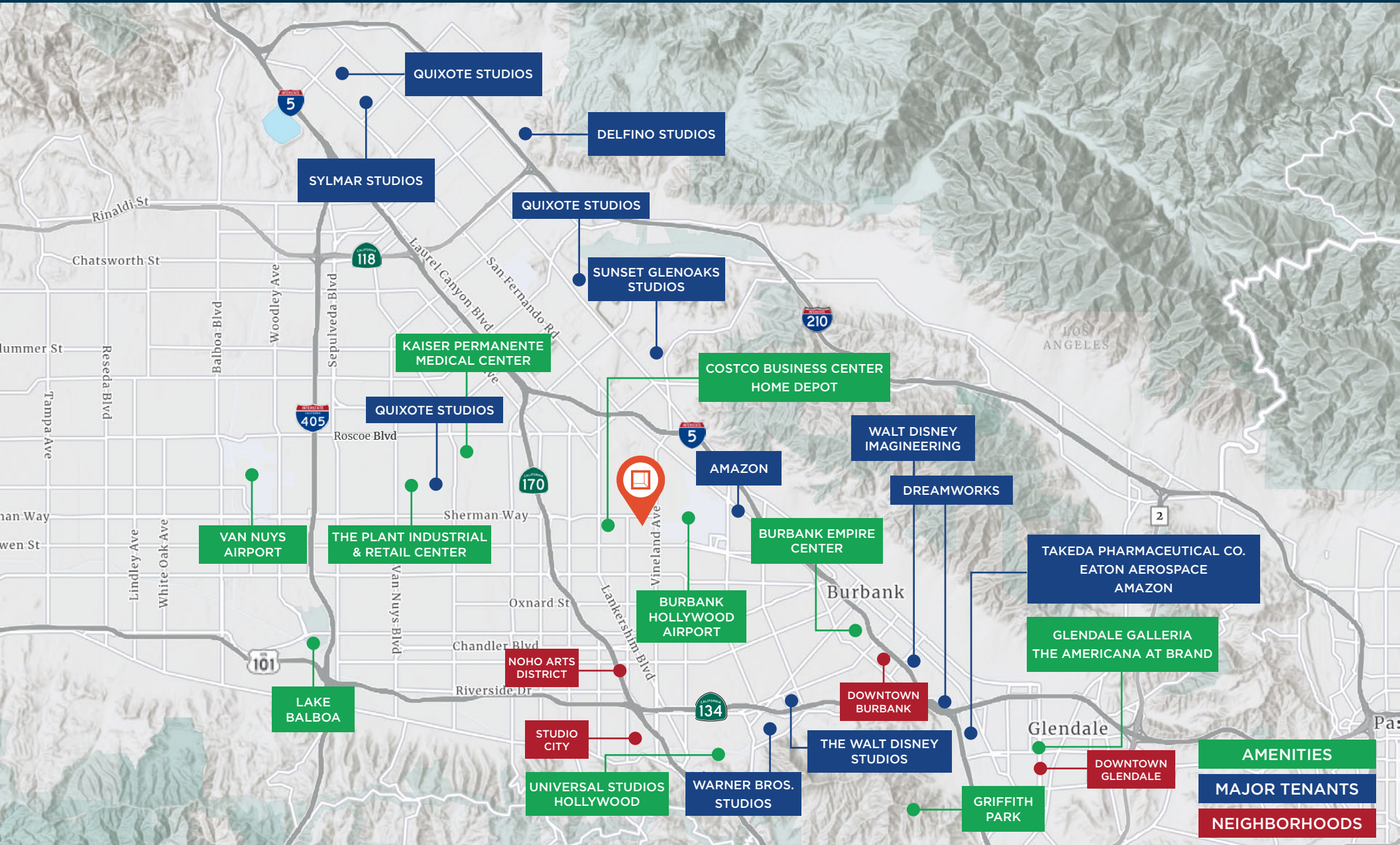
PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



# Interior Photos

7103 Fair Ave





**1.9 Miles**  
To Burbank Hollywood  
Airport

**7 Miles**  
To Van Nuys  
Airport

**16 Miles**  
To Downtown  
Los Angeles

**I-5, SR-170, SR-134**  
Immediate Access  
and Close Proximity

- AMENITIES
- MAJOR TENANTS
- NEIGHBORHOODS



**Rexford  
Industrial**

## Leasing Contacts

**Billy Walk**  
Senior Vice President  
818.334.1898  
william.walk@colliers.com  
LIC # 01398310

**Greg Geraci**  
Executive Vice President  
818.334.1844  
greg.geraci@colliers.com  
LIC # 01004871

**David Harding**  
Executive Vice President  
818.334.1880  
david.harding@colliers.com  
LIC # 01049696

**Matt Dierckman**  
Executive Vice President  
818.334.1870  
matt.dierckman@colliers.com  
LIC # 01301723

**Kevin Carroll**  
Senior Associate  
818.334.1892  
kevin.carroll@colliers.com  
LIC # 02078759



**Colliers**  
505 N Brand Blvd, Suite 1120  
Glendale, CA 91203  
www.colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.