

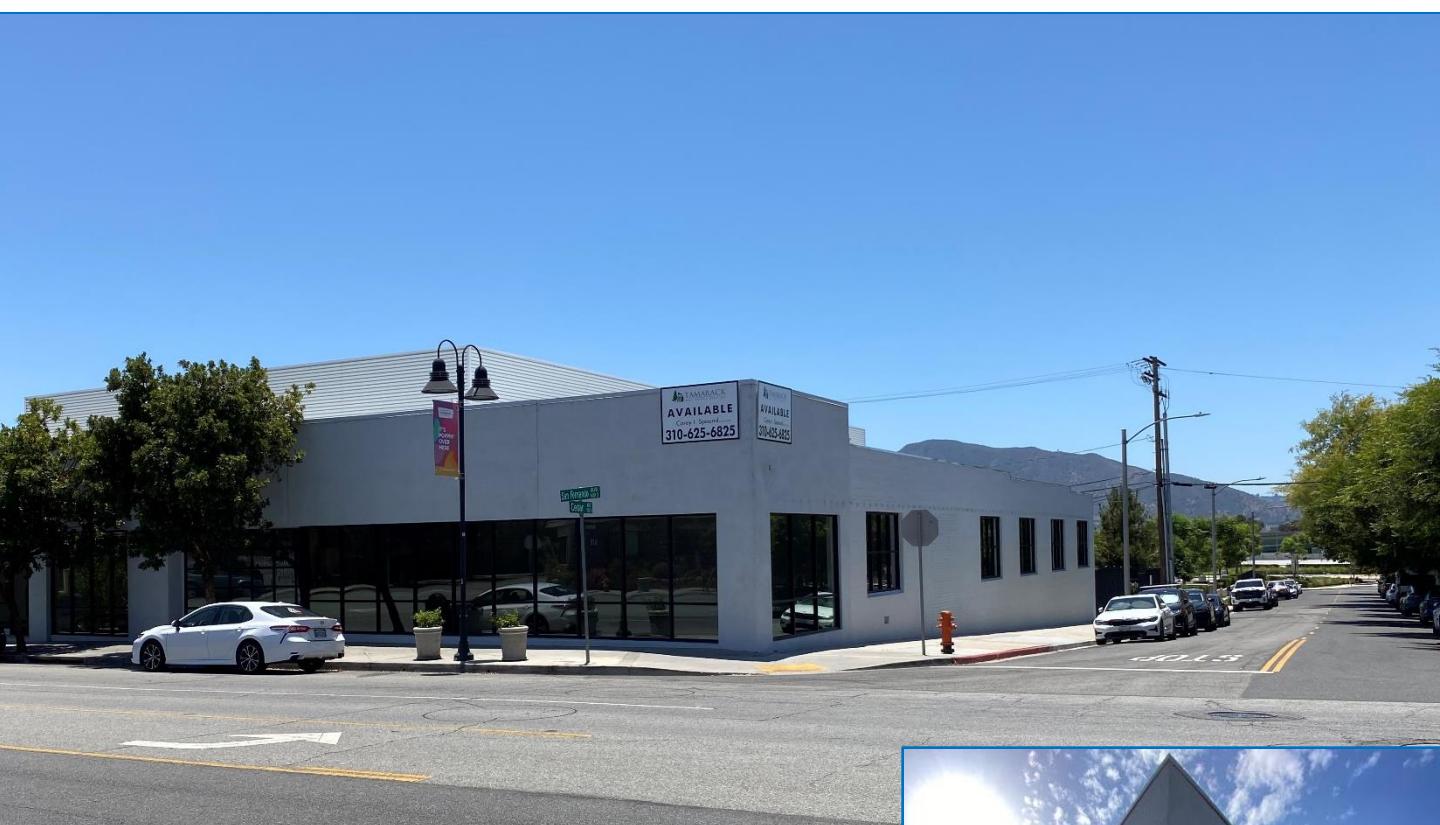
For Lease



14,400 square feet

Full HVAC double-barrel bow-truss brick [*retail/flex/office/warehouse*] space in the heart of Burbank

633 South San Fernando Boulevard | Burbank, CA 91502



Property Highlights

- 14,400 SF building on 27,500 SF land
- \$3.50/SF per month, NNN (low nets, approx. \$.20/SF)
- Available Q3 2022
- Approx. 2.5/1,000 SF parking in private, gated & secure yard
- Fully Renovated 2022
- Exposed brick, bow-truss, sealed concrete floors, full HVAC (43 tons), truck-high & ramped loading access
- Suitable for a variety of uses
- Zoning: BCC-3

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Property Description

633 South San Fernando Boulevard
Burbank, CA 91502



- Striking brick freestanding double-barrel bow-truss building situated on the corner of South San Fernando Boulevard and Cedar Avenue
- Dock High + ground level (ramp) doors in warehouse
- Great location with abundant on-site and street parking
- Close proximity to the 5 & 134 freeways
- Fully refurbished, full HVAC (43 tons), sealed concrete floors, new lighting, restrooms, etc.
- Power: 400A 240V 3Phase & 200A 120/240V 1 Phase (2 meters, verify)
- Hard corner in front of the largest IKEA in California, neighbor to Tesla, Ralphs, CVS, Starbucks, The Habit, Walgreens, etc.
- Suitable for a multitude of uses (retail, flex, office, warehouse, etc.)
- Retail redevelopment/long-term ground lease potential for approx. 27,500 SF of pad-ready land



Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

Photos

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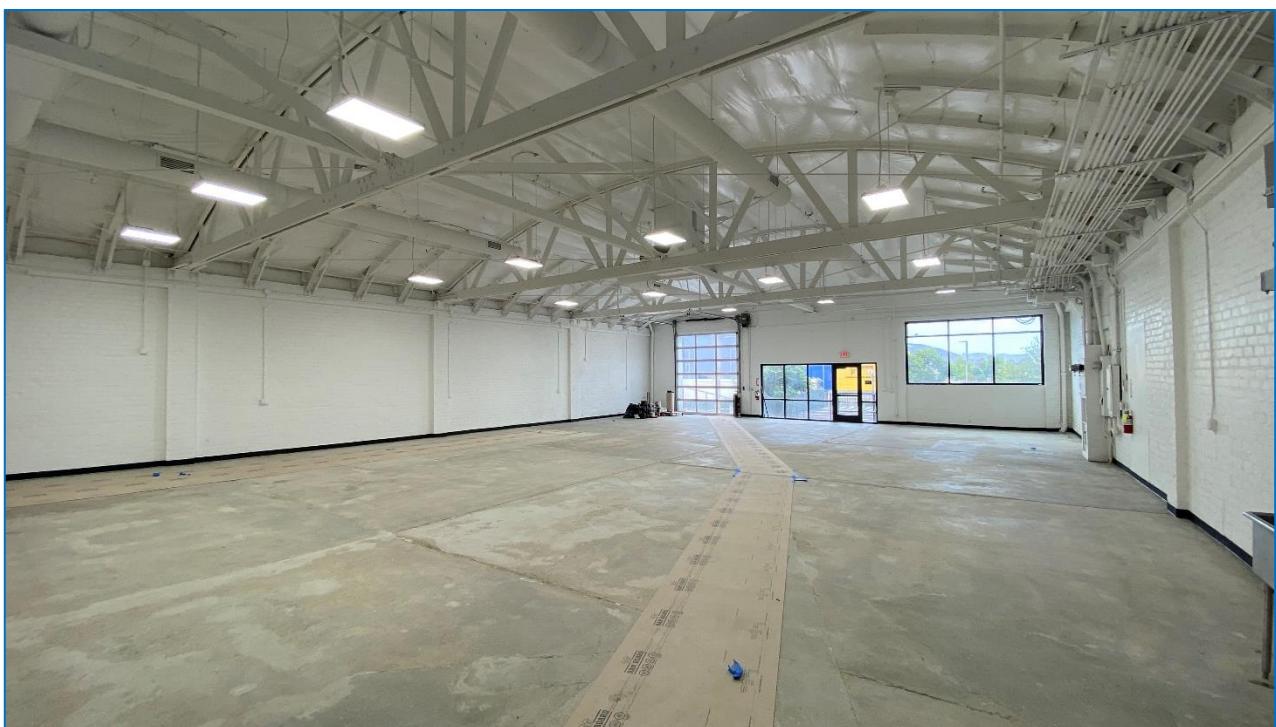
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