

Industrial / Office Building



3500N. San Fernando Blvd., Burbank, CA 91505
Corner of Hollywood Way

6,402 SQUARE FOOT BUILDING ON
19,675 SQUARE FEET OF M2 ZONED LAND

FULLY AIR CONDITIONED 2 STORY BUILDING

COMPLETELY REFURBISHED BOTH INSIDE AND OUTSIDE

5.15:1000 PARKING RATIO—33 SPACES

DOUBLE MOTORIZED GATES FOR PARKING LOT

SIGNATURE BUILDING WITH NUMEROUS WINDOW OFFICES

LOCATED AT HOLLYWOOD WAY AND SAN FERNANDO BLVD.

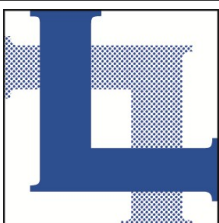
ONLY 2 BLOCKS FROM AIRPORT ENTRANCE

1,028 SQUARE FEET OF POLISHED CONCRETE WAREHOUSE AREA

\$2,725,000

Exclusively represented by PAUL P. LOCKER, CCIM, SIOR, PMC

FOR SALE



LOCKER
REALTY CORP.

818.956.8800
www.LockerRealtyCorp.com

PROVIDING SERVICE WITH EXPERTISE

601 E. GLENDALE BLVD., SUITE 200, GLENDALE, CA 91207-1736



Individual
Member



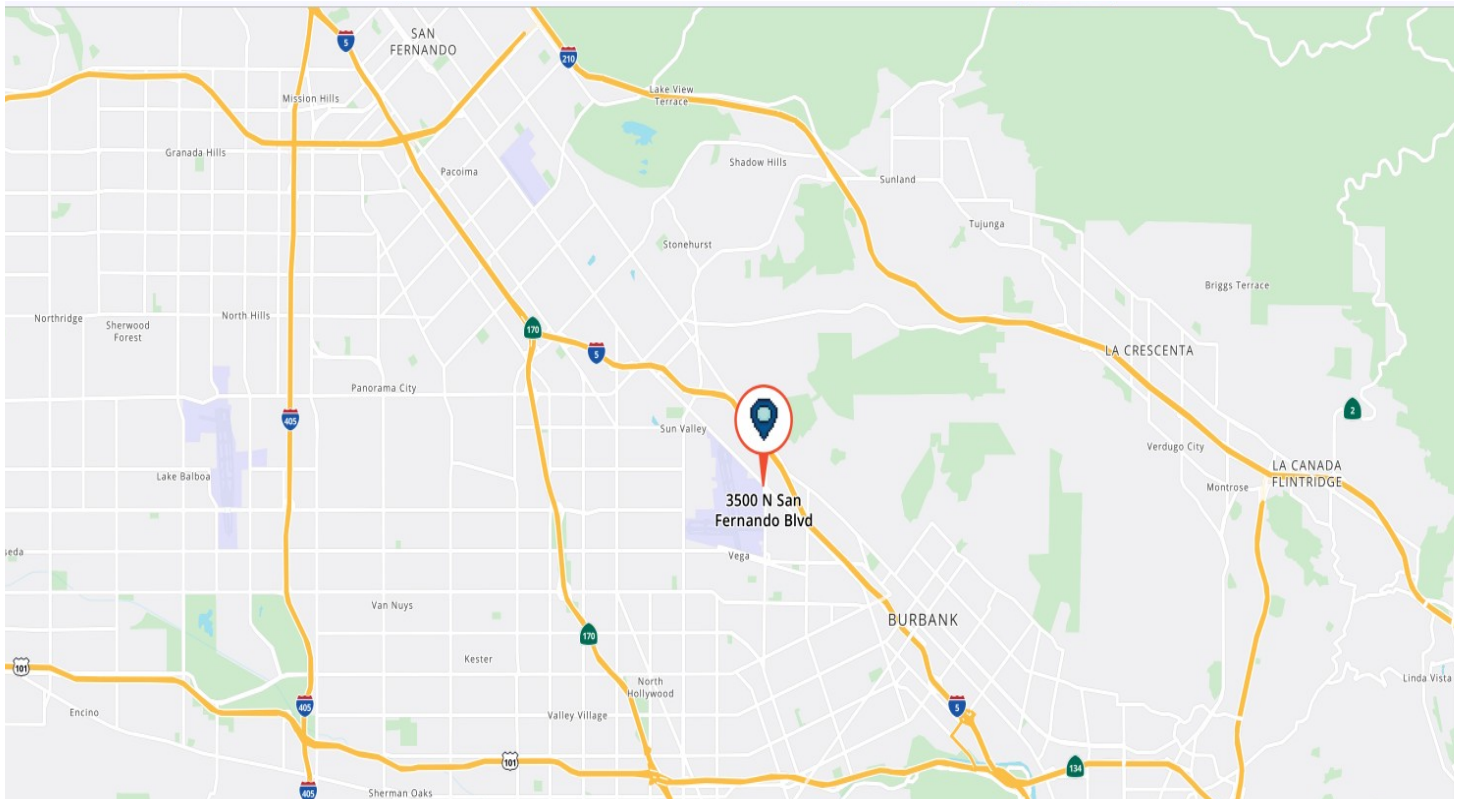
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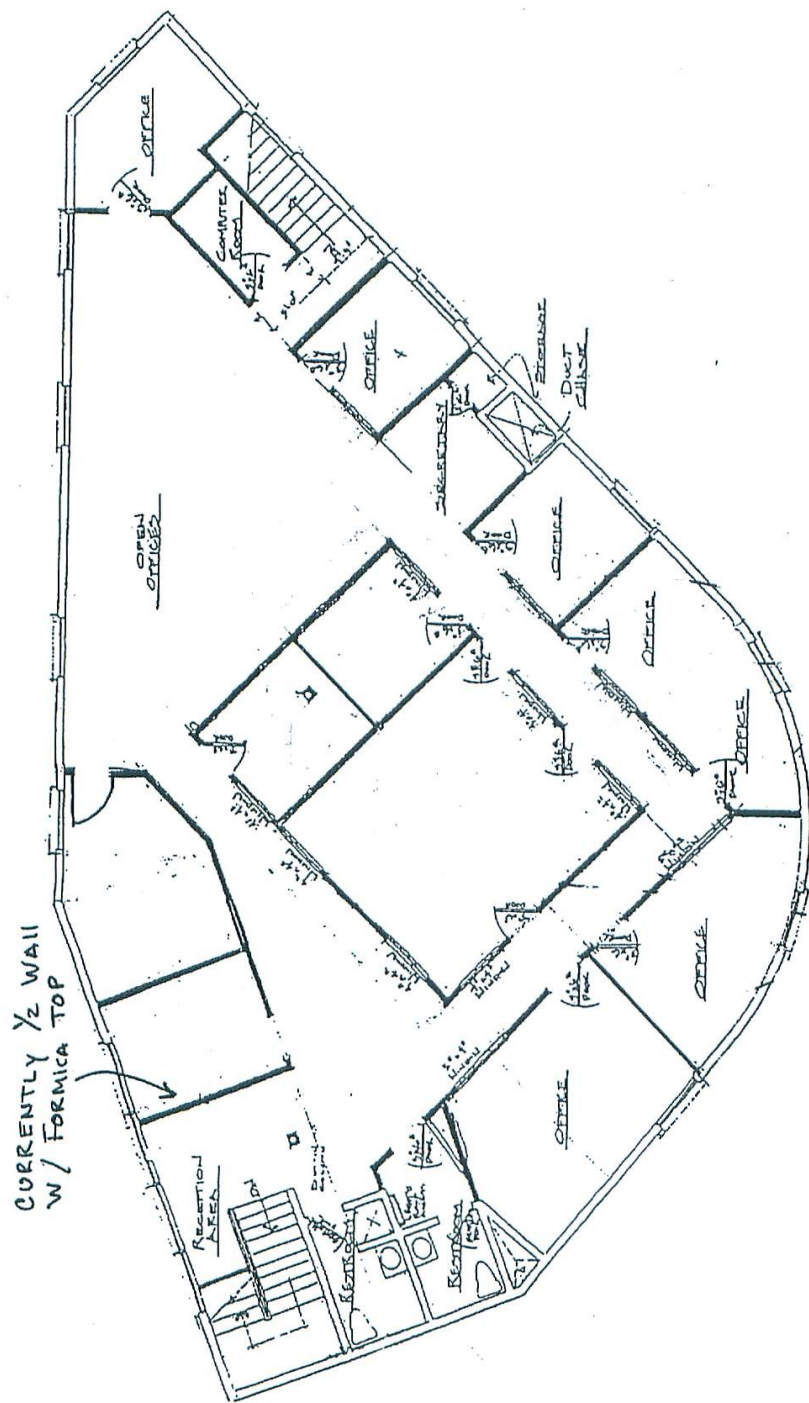


PROPERTY MANAGEMENT CERTIFICATION

NOTES:

APN	2405-011-039 & 2405-011-002
Roof type	Steel beam
Year built	1987, renovated in 2025
Construction type	Concrete block
Ground level door	(1) 10'x10'
1st floor office sq.ft.	2173±
2nd floor office sq.ft.	3,201±
Lighting	LED
Restrooms	4, one with shower
Parking	33, a portion of parking area (9,100 sq. ft.) is located in City of Los Angeles with Burbank mailing address and "R" zoning with permitted parking.
Elevator	None





Floor Plan - 2nd Floor
 3500 N. San Fernando Blvd., Burbank

(configuration may be slightly different)

