

**10645**

W. Vanowen St.  
BURBANK, CALIFORNIA  
Los Angeles County

**For Lease****5,973 SF**

INSTITUTIONALLY MANAGED | FLEXIBILITY TO GROW IN A PORTFOLIO | DELIVERING UNPRECEDENTED CUSTOMER SERVICE

**FOR INFORMATION, CONTACT:****Ron Feder**

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Peak Commercial does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals.

**Warehouse/ Distribution**

- Premiere East Valley Location
- 15 -18' Minimum Clearance
- 400 Amps single phase 3 wire
- Rare Dock High Loading
- 5-Offices and Conference Room
- Available January 1, 2022

**Rexford  
Industrial**



- Ideal East Valley location
- Convenient access to (170) Hollywood and
- (5) Golden State Freeways.
- High-image business park
- Adjacent to the Burbank Bob Hope Airport
- Perfect for distribution or service center
- Rare Dock High Loading
- 1.5/1,000 UR Parking Spaces

### PROPERTY TERMS

\$1.75/SF MG

Estimated CAM: \$0.07/SF

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