

Available SF 10,580 SF

Industrial For Lease

Building Size 31,037 SF



Address: 10635 W Vanowen St, Burbank, CA 91605

Cross Streets: Vineland Ave/W Vanowen St

High Image Business Park - Available Q3 2025
 Ideal East Valley Location
 Offices, Conference Room & Reception (To Be Filly Renovated)
 Perfect for Assembly, Light MFG, Distribution, Etc
 Adjacent to the Burbank Bob Hop Airport
 Access to 5 & 170 Freeways

Lease Rate/Mo: \$19,573
Lease Rate/SF: \$1.85
Lease Type: Modified Gross / Op. Ex: \$0.09
Available SF: 10,580 SF
Minimum SF: 10,580 SF
Prop Lot Size: POL
Term: 3-5 years
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Paved
Zoning: M2

Sprinklered: No
Clear Height: 16'
GL Doors/Dim: 1
DH Doors/Dim: 0
A: 400 V: 240 O: 3 W:
Construction Type: Masonry
Const Status/Year Blt: Existing / 1977
Whse HVAC:
Parking Spaces: 10 / **Ratio:** 0.9:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 2,325 SF / 1
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 10/01/2025
Vacant: No
To Show: Call broker
Market/Submarket: East SFV
APN#: 2466017021

Listing Company: Peak Commercial
Agents: [Ron Feder 818-222-0404](mailto:rfeder@rjfeder.com)
Listing #: 41632146
Notes: CAM fee: \$0.09 PSF. Tenant to verify all information and the CAM.

Listing Date: 12/18/2024

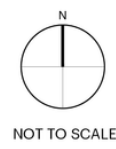
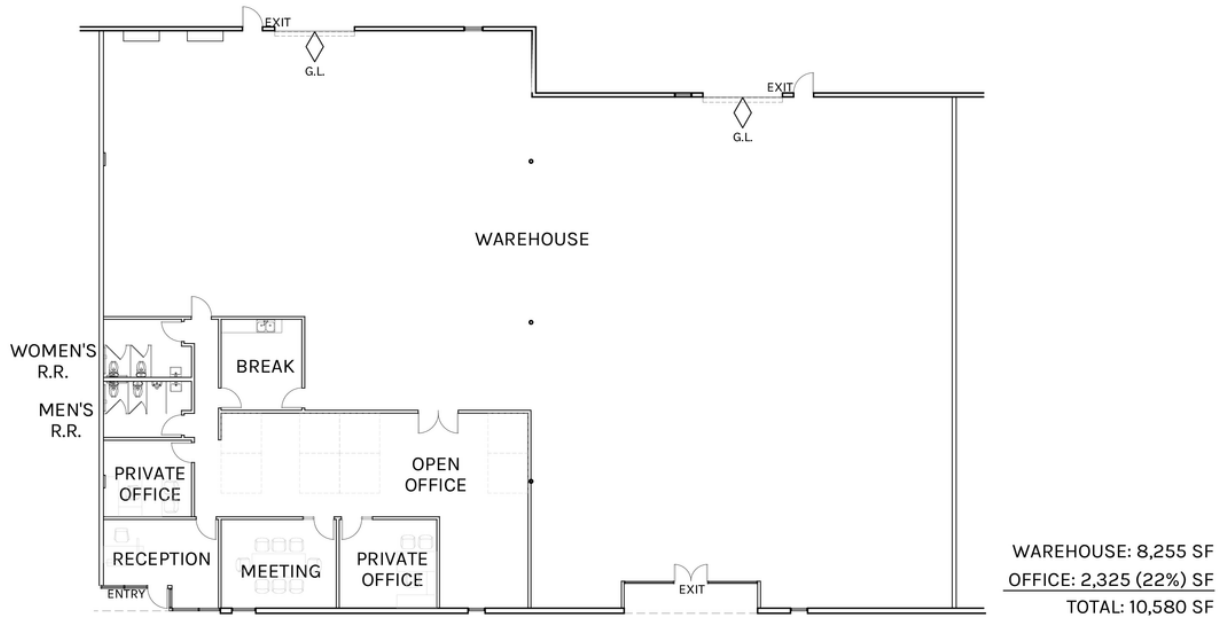
FTCF: CB250N000S000/A0AA

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 818-222-0404

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10635 Vanowen Street Burbank

OVERALL FLOOR PLAN
10,580 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.

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