

INDUSTRIAL BUILDING

320 S. Flower Street, Burbank, CA 91502



LISTING PRICE: \$6,250,000
±19,336 SF / ±0.68 AC

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4730 Woodman Avenue #200 / Sherman Oaks, CA 91423 / Fax (818) 986-1214 / www.LBPM.com

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PROPERTY DETAILS

- APN: 2451-006-019
- Building Size: ±19,336 SF
- Parcel Size: ±0.68 AC
- Property Type: Industrial
- Zoning: BUM2*
- Number of Floors: 2
- Number of Loading Doors: 2
- Clear Height: +24'
- Year Built: 1997
- Parking: 40 Free Surface Spaces (2.07/1,000)
- Dedicated Office Space
- County: Los Angeles



FEATURES & LOCATION AMENITIES

- Includes ±4,305 SF dedicated office space
- City of Burbank Business Incentives Program
- Close proximity to I-5, SR-134, and Downtown Burbank Metrolink Station
- Construction: Masonry
- Two Ground Loading Doors/12'x14'
- Fully Air-Conditioned
- Sprinkered
- Power: 800-1,600a/120-208v 3p 4w Heavy

Demographics

	1 Miles	3 Miles	5 Miles
Population	39,757	155,401	498,765
Avg. HH Income	77,430	101,424	96,563

Traffic Count

S. Flower St. & I-5	225,833
W. Olive Ave. & N. Lake St.	31,437
W. Verdugo Ave. & S. Varney St.	3,570

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AVAILABLE FOR SALE

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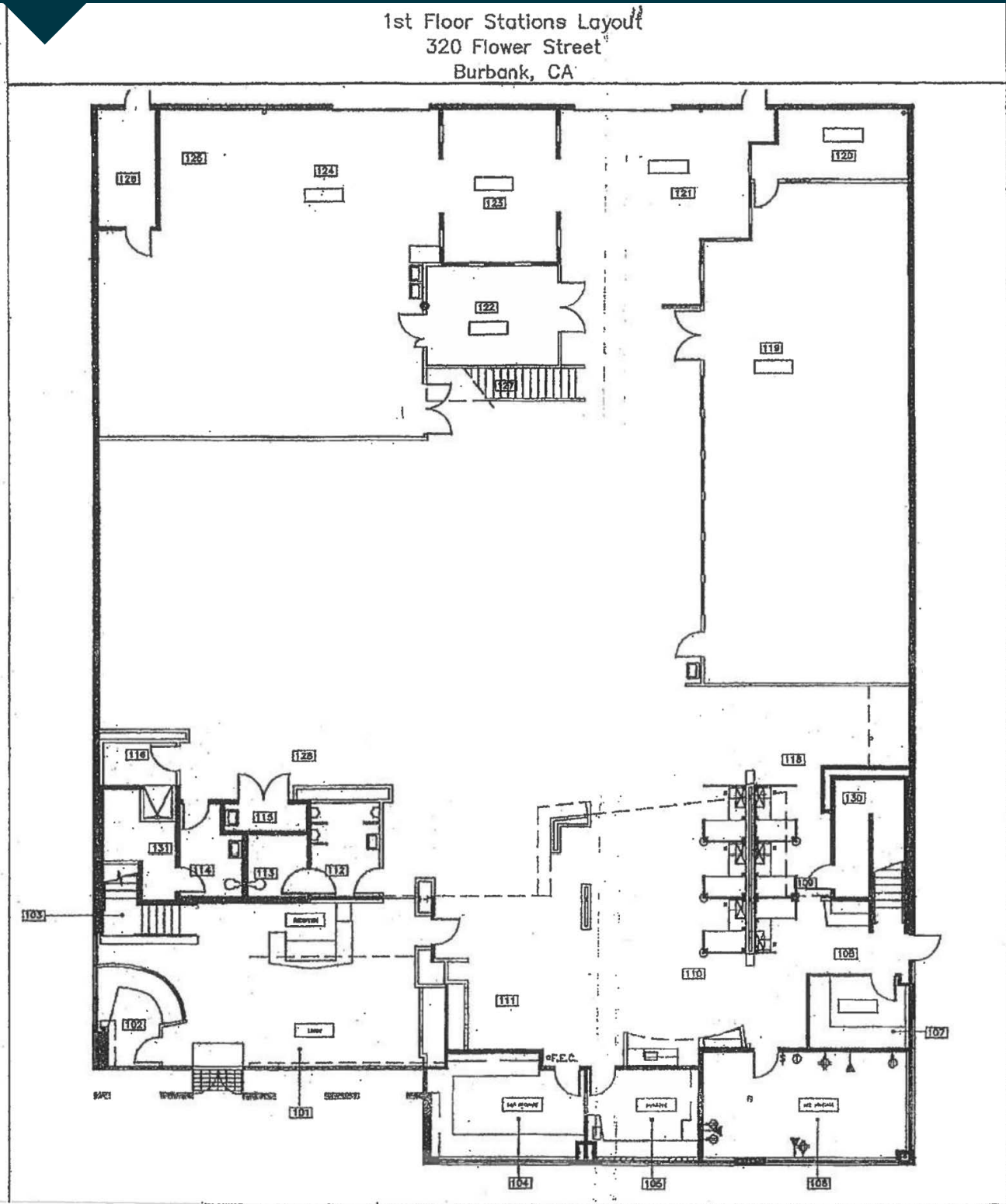
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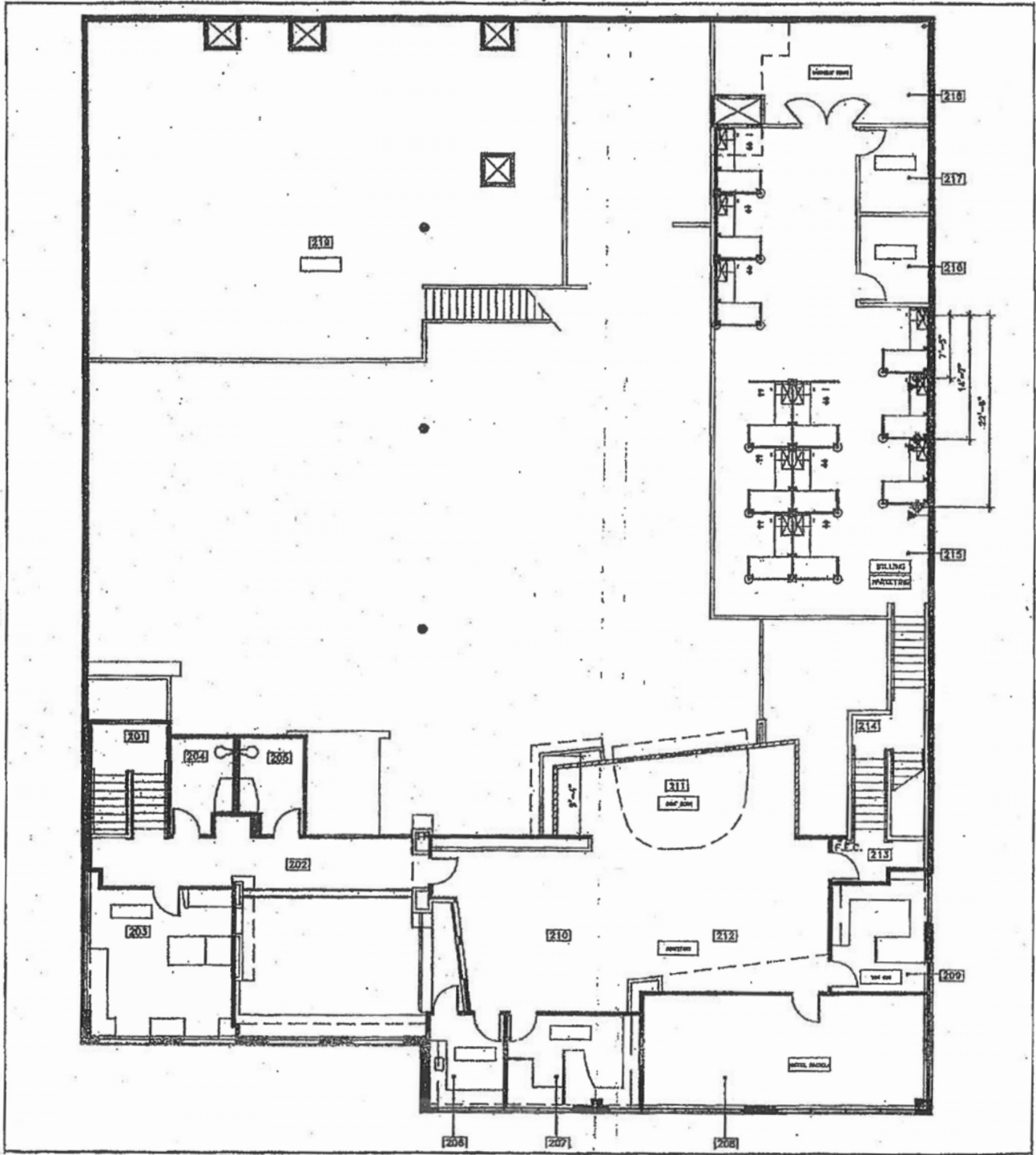
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2nd Floor Stations Layout
320 Flower Street
Burbank, CA



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