



INDUSTRIAL / FLEX / OFFICE
BUBANK, CA

Leasing Opportunity



3401 WINONA AVE

BURBANK, CA 91504



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Leasing Highlights

Property Address:	3401 Winona Ave., Burbank, CA 91505
Year of Construction:	1960
Building SF:	Approx 15,121 SF
Lot Size	Approx 26,768 SF
Current Occupancy:	Ready for Occupancy
Lease Rate:	\$1.99 PSF
NNN:	Approx \$0.35 PSF
Zoning:	BUM2
Assessor's Parcel Number:	2466-008-026
Power:	2 panels: 600a / 240v 3 Phase & 400a / 120-240 1 Phase
Roof:	New Roof 2021
Loading:	(1) 9' x 9'6" Ground Level Door
Clear Height:	Approx 15'10"

3401 Winona Ave is a 1 Story Industrial / Flex / Office building off Hollywood Way near the New Burbank Airport Terminal Entrance & Amazon Delivery Station. Rear Parking lot with 25 parking spaces.

Previous Tenant was a National Medical Laboratory



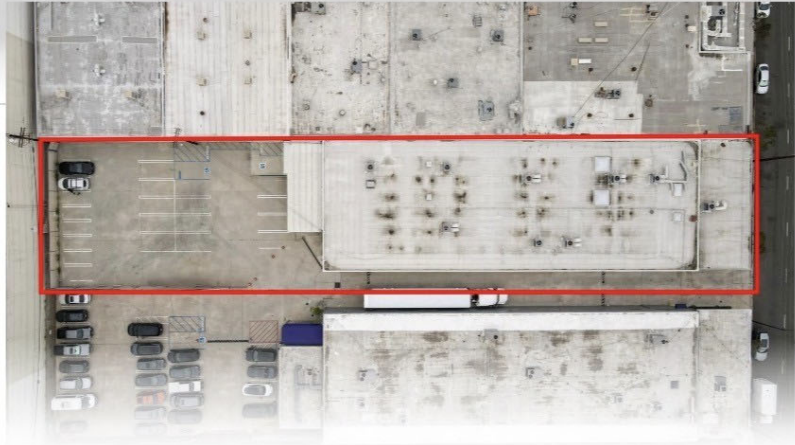


INTERIOR LAYOUT



HOWARD
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EXISTING FLOOR PLAN

