



2503 N Ontario St

Burbank, CA 91504

For Lease

Alex Matevosian

Broker

alex@migcres.com

818.482.3830

CalDRE #DRE 02047572

MIG | **COMMERCIAL
REAL ESTATE**
SERVICES, INC

CalDRE #02211621 migcres.com

MIG Commercial Real Estate Services, Inc is a licensed real estate brokerage in the state of California, DRE 02211621. Info contained herein deemed reliable but not guaranteed.

Property Summary



PROPERTY CHARACTERISTICS

- ▶ Free Standing
- ▶ Open Floor Clear Span Layout
- ▶ Renovated in 2023
- ▶ Industrial M2 Zone
- ▶ State of the Art Variable Speed Fan System
- ▶ Integrated 3x5 Ton HVAC System
- ▶ Excess Land
- ▶ Polished Floors

Alex Matevosian

Broker
alex@migcres.com
818.482.3830
CalDRE #DRE 02047572

OFFERING SUMMARY

Lease Rate:	\$21,900/Month
Price Per Square Foot:	\$2.98
Lease Type:	Modified Gross
Zoning:	M2
Year Built:	1950
Year Renovated:	2023
Building Size:	7,334 SF
Lot Size:	20,700 SF
APN:	2466-009-034

MIG | **COMMERCIAL
REAL ESTATE**
SERVICES, INC

CalDRE #02211621 migcres.com

MIG Commercial Real Estate Services, Inc is a licensed real estate brokerage in the state of California, DRE 02211621. Info contained herein deemed reliable but not guaranteed.

Property Description



MIG Commercial Real Estate Services proudly introduces this exceptional High Image Flex space, centrally located in Burbank, CA. Situated on approximately 20,700 square feet of prime industrial land, this freestanding property is zoned M2, General Industrial. Comprising approximately 7,334 square feet of open floor - clear span interior space, complemented by ceiling heights ranging from 15 to 22 feet, the property provides ample room for various operational needs. Access is unbeatable with three 10x12 ground-level sliding doors, ensuring seamless logistics.

The property's roof features premium foam roofing for ENERGY STAR certification, along with massive skylights designed to maximize natural light while minimizing heat. Integrated 3.5 ton HVAC systems maintain optimal comfort, while state-of-the-art variable speed controlled fan systems ensure efficient ventilation. ADA compliant bathrooms, a shower, and a modern kitchen enhance accessibility and functionality. Additionally, high-insulation enhancements and custom footings are in place for future solar panels, aligning with sustainable practices.

Centrally located in Burbank, renowned as the Media Capital of the World, this property exemplifies creativity and innovation. With its strategic proximity to key highways including the 5, 134, and 101, and convenient access to downtown Los Angeles, Burbank Airport, and major hotels, this area offers unparalleled connectivity to abundant opportunities and resources.

Alex Matevosian

Broker

alex@migcres.com

818.482.3830

CalDRE #DRE 02047572

MIG | **COMMERCIAL
REAL ESTATE**
SERVICES, INC

CalDRE #02211621 migcres.com

MIG Commercial Real Estate Services, Inc is a licensed real estate brokerage in the state of California, DRE 02211621. Info contained herein deemed reliable but not guaranteed.

Ideal Uses



This property caters to various business needs:

Media Related Industries: Ideally suited for post-production facilities, fully equipped recording studios, film production companies, and content creation hubs, including podcasting studios.

Light Assembly Uses: Perfect for electronics assembly, furniture assembly, medical device manufacturing, and textile/apparel production.

Showroom Facility: Well-suited for flooring/tile companies, electronic manufacturers, kitchen/bath showrooms, furniture stores, and interior design studios to elegantly showcase their products.

Art Gallery: Provides an exceptional space for art galleries to exhibit paintings, sculptures, photography, and other artworks.

Office Use: Offers an ideal setting for creative office spaces with a collaborative environment, perfect for companies seeking a campus-style workspace.

Alex Matevosian

Broker

alex@migcres.com

818.482.3830

CalDRE #DRE 02047572



CalDRE #02211621 migcres.com

Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	15,445	455,720	1,912,266
Average Age	41	41	41
Average Age (Male)	40	40	40
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,583	176,121	749,474
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$120,817	\$115,463	\$119,303
Average House Value	\$1,008,804	\$1,046,336	\$1,093,134

Demographics data derived from AlphaMap



Alex Matevosian

Broker

alex@migcres.com

818.482.3830

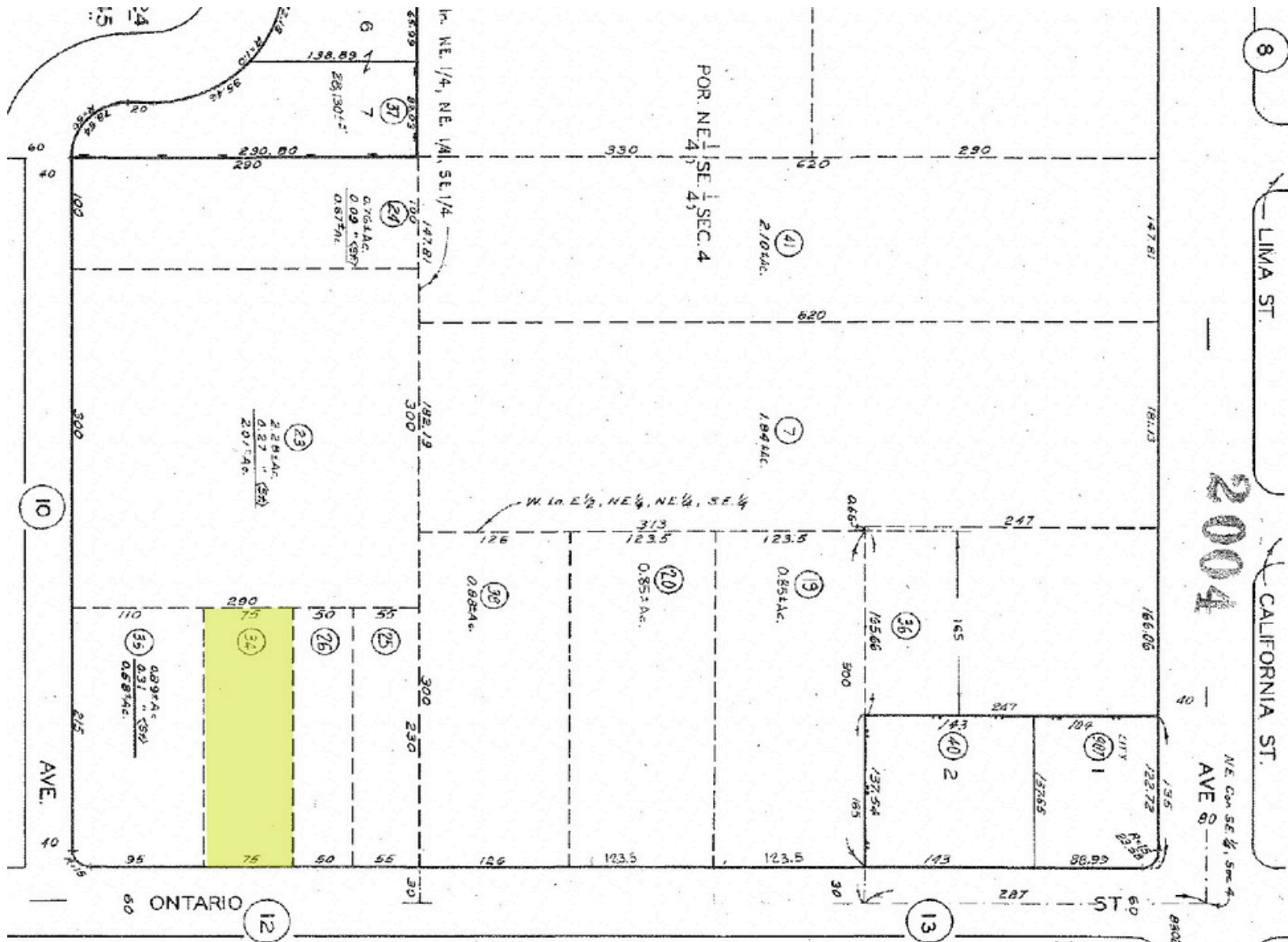
CalDRE #DRE 02047572

MIG | **COMMERCIAL
REAL ESTATE**
SERVICES, INC

CalDRE #02211621 migcres.com

MIG Commercial Real Estate Services, Inc is a licensed real estate brokerage in the state of California, DRE 02211621. Info contained herein deemed reliable but not guaranteed.

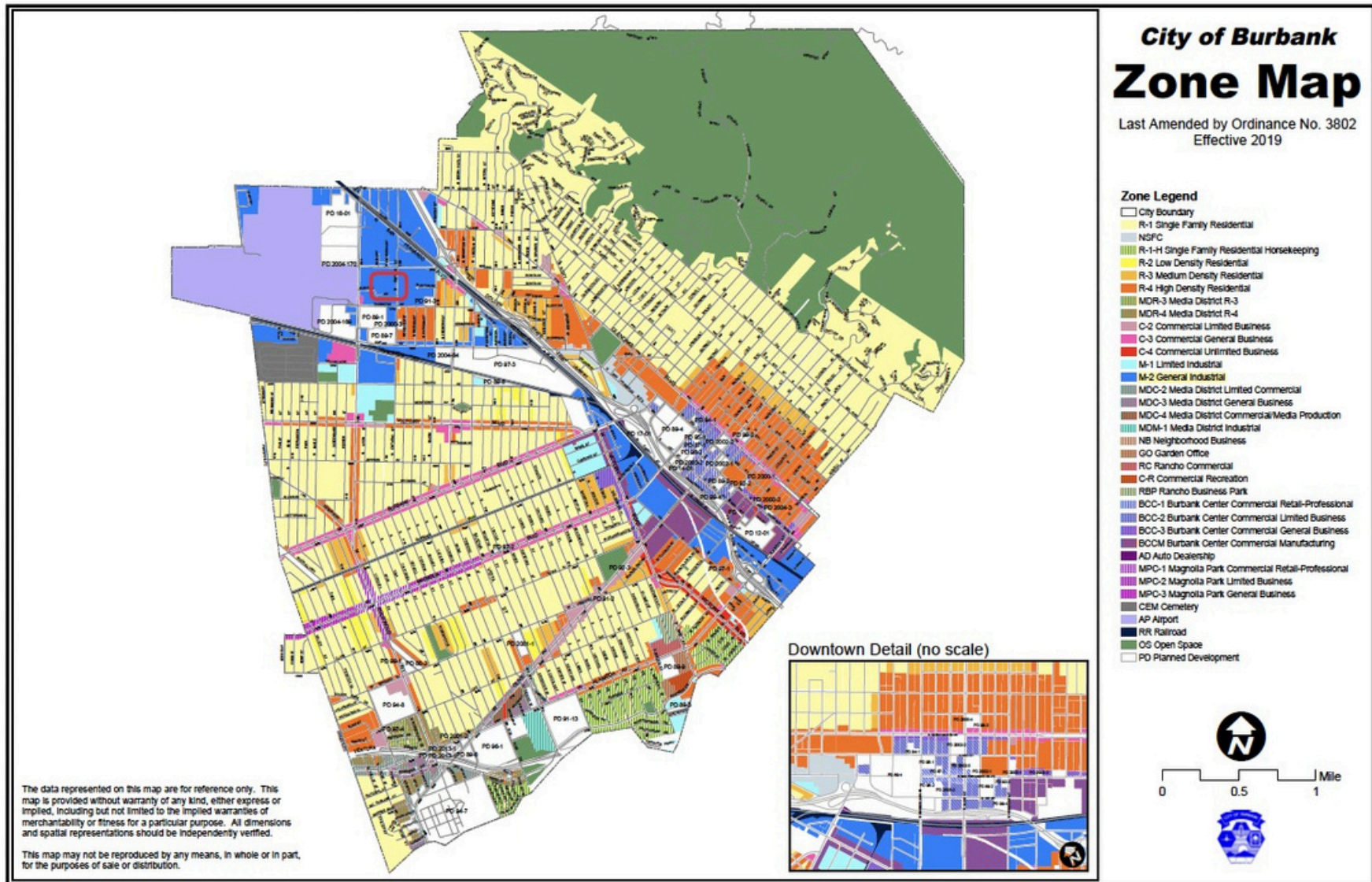
Parcel Map



Alex Matevosian
 Broker
 alex@migcres.com
 818.482.3830
 CalDRE #DRE 02047572

MIG COMMERCIAL
 REAL ESTATE
 SERVICES, INC
 CalDRE #02211621 migcres.com

Zoning Map



Alex Matevosian

Broker

alex@migcres.com

818.482.3830

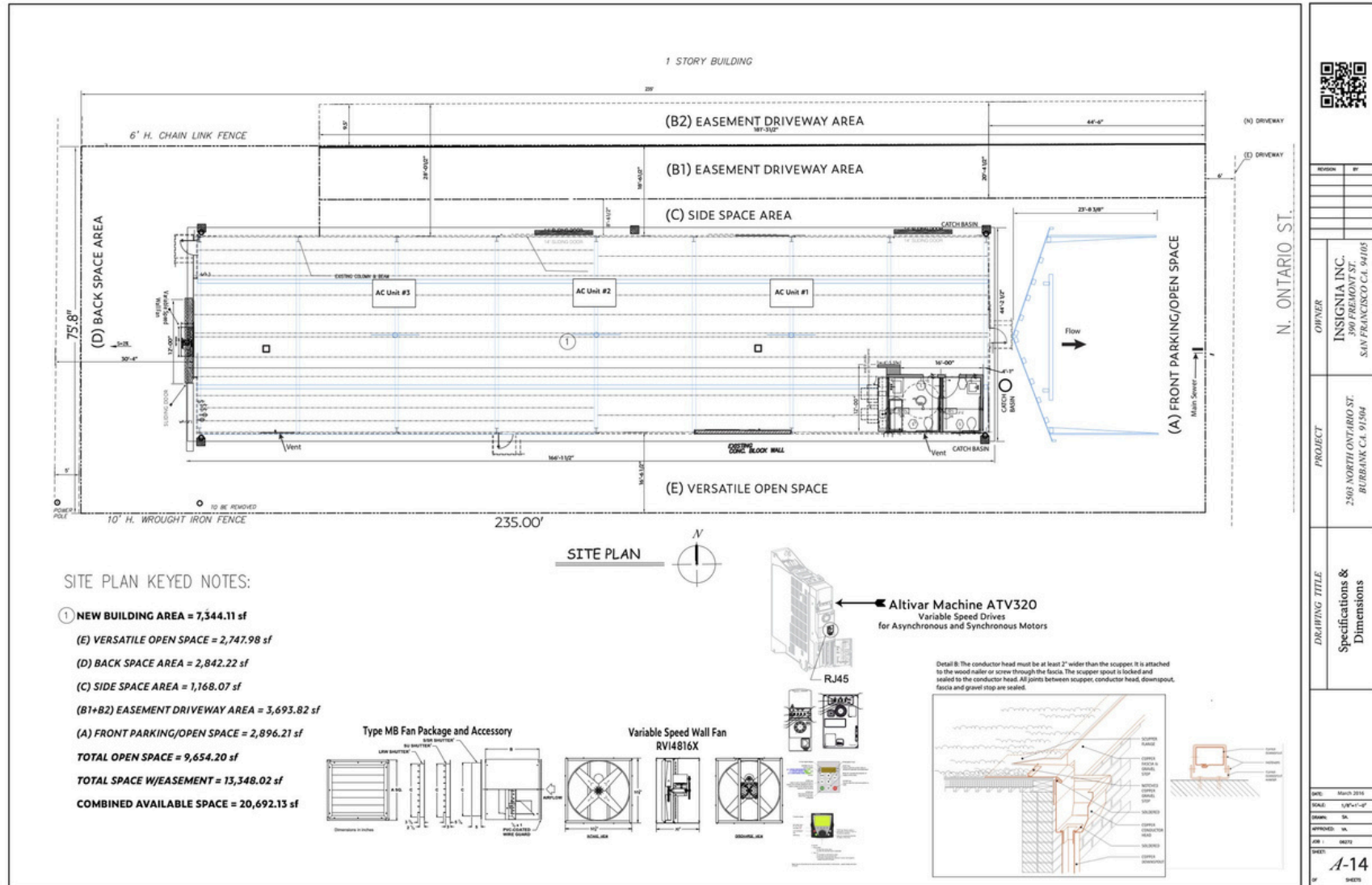
CalDRE #DRE 02047572

MIG | **COMMERCIAL
REAL ESTATE
SERVICES, INC**

CalDRE #02211621 migcres.com

MIG Commercial Real Estate Services, Inc is a licensed real estate brokerage in the state of California, DRE 02211621. Info contained herein deemed reliable but not guaranteed.

Site Plan



Alex Matevosian
Broker
alex@migcres.com
818.482.3830
CalDRE #DRE 02047572

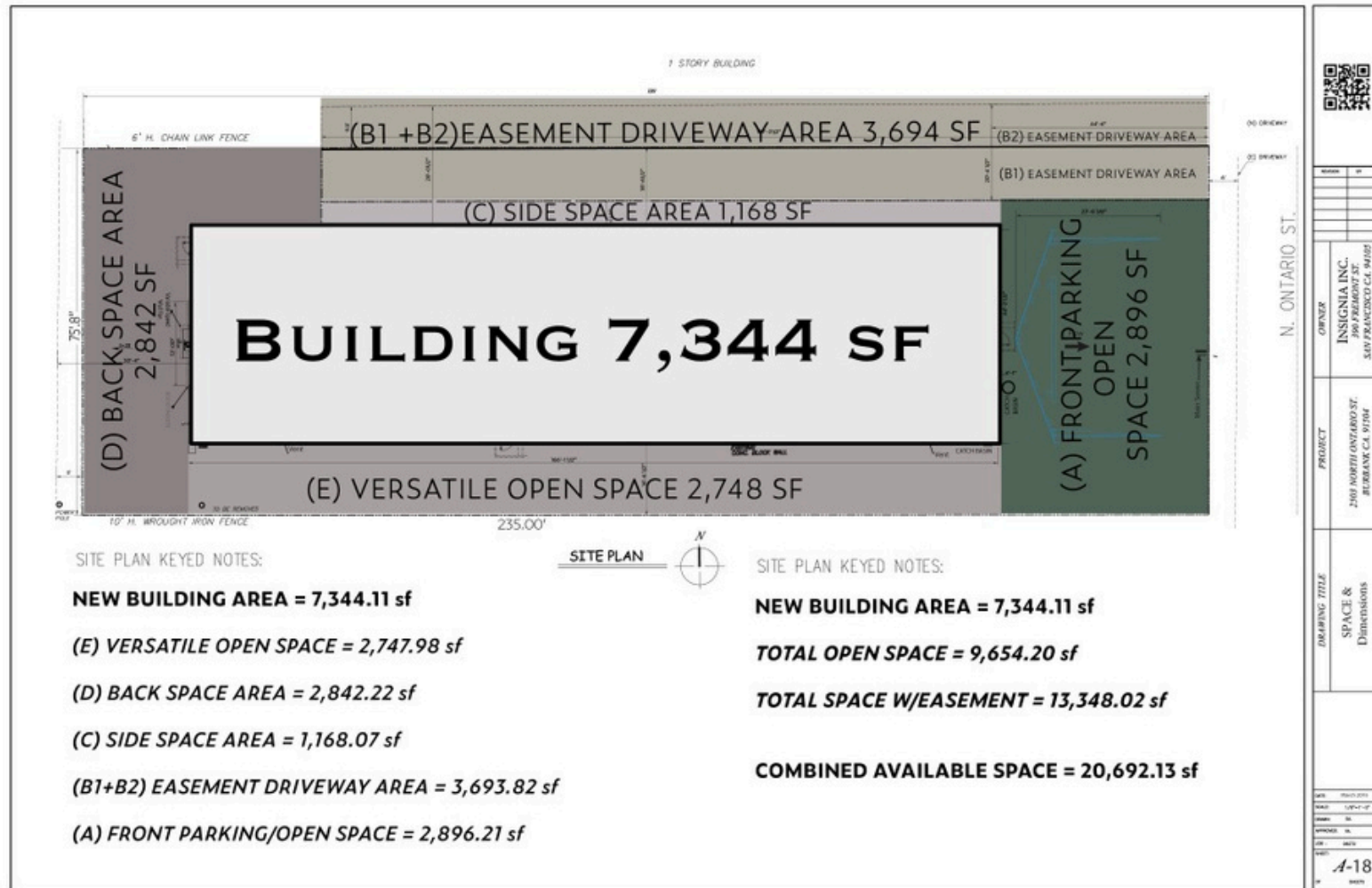


MIG COMMERCIAL
REAL ESTATE
SERVICES, INC.

CalDRE #02211621 migcres.com

MIG Commercial Real Estate Services, Inc is a licensed real estate brokerage in the state of California, DRE 02211621. Info contained herein deemed reliable but not guaranteed.

Site Plan



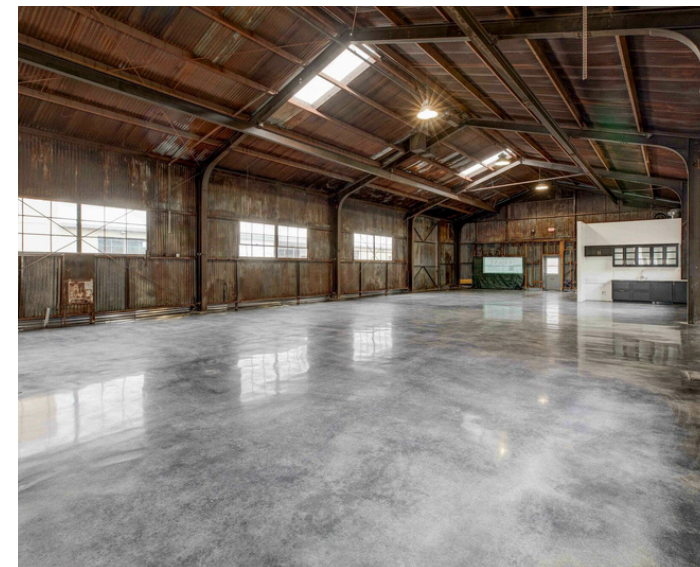
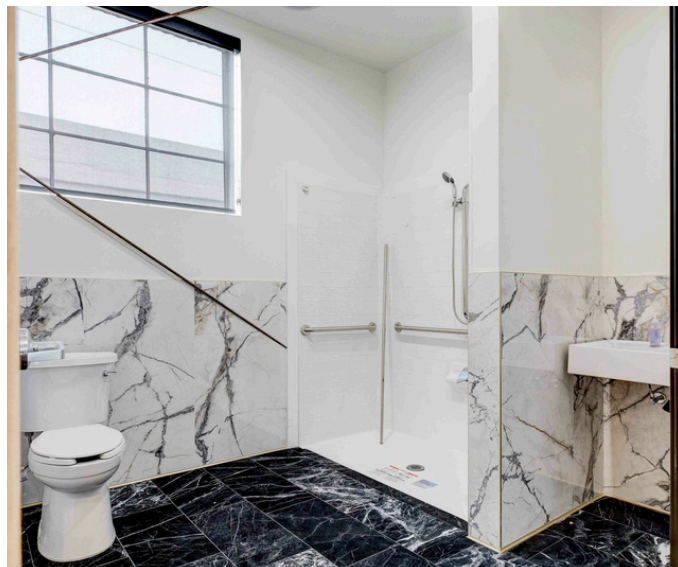
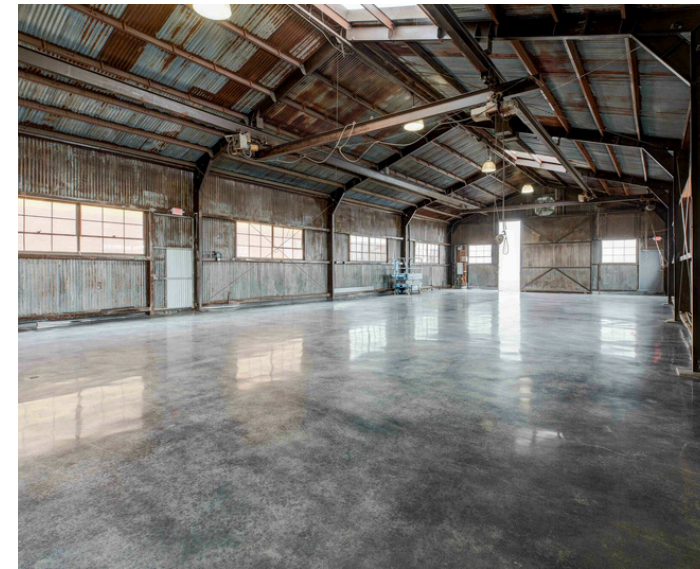
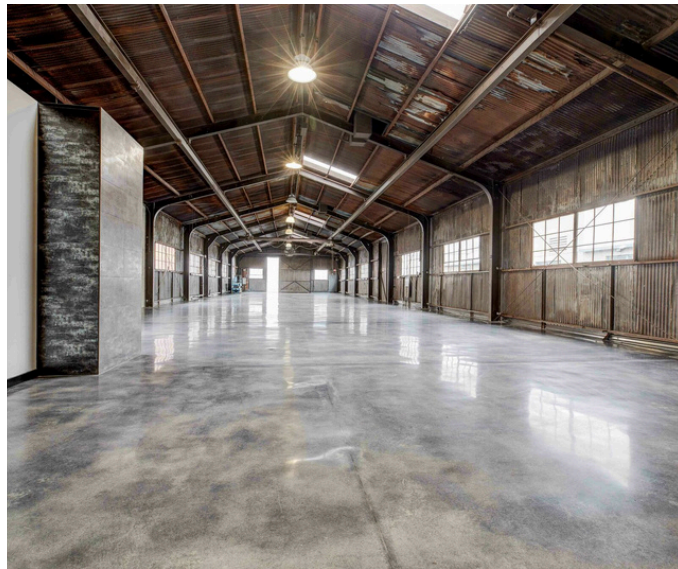
Alex Matevosian
Broker
alex@migcres.com
818.482.3830
CalDRE #DRE 02047572

MIG | **COMMERCIAL
REAL ESTATE
SERVICES, INC**

CalDRE #02211621 migcres.com

MIG Commercial Real Estate Services, Inc is a licensed real estate brokerage in the state of California, DRE 02211621. Info contained herein deemed reliable but not guaranteed.

Photos

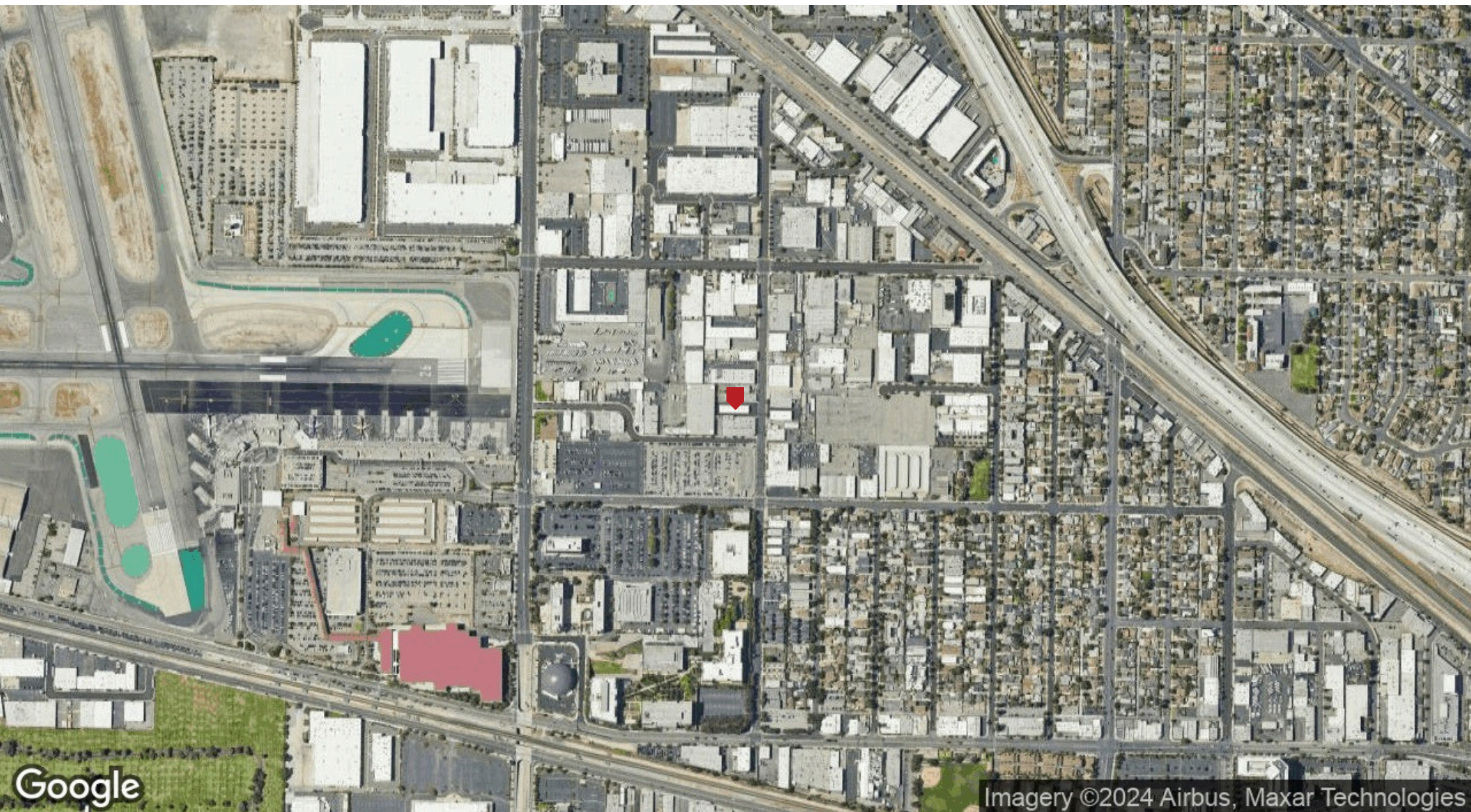


Alex Matevosian
Broker
alex@migcres.com
818.482.3830
CalDRE #DRE 02047572

MIG | **COMMERCIAL**
REAL ESTATE
SERVICES, INC
CalDRE #02211621 migcres.com

MIG Commercial Real Estate Services, Inc is a licensed real estate brokerage in the state of California, DRE 02211621. Info contained herein deemed reliable but not guaranteed.

Regional Map



Alex Matevosian
Broker
alex@migcres.com
818.482.3830
CalDRE #DRE 02047572

MIG | **COMMERCIAL**
REAL ESTATE
SERVICES, INC
CalDRE #02211621 migcres.com

MIG Commercial Real Estate Services, Inc is a licensed real estate brokerage in the state of California, DRE 02211621. Info contained herein deemed reliable but not guaranteed.