

# INDUSTRIAL SUBLEASE

AVAIL SF: 3,800

TOTAL BLDG SF: 3,800



ADDRESS 3238 N SAN FERNANDO BL, BURBANK CA ZIP 91504

**EXCELLENT CORNER LOCATION WITH GREAT VISIBILITY.  
OUT OF STATE TENANT NEVER MOVED IN.  
MAIN BUILDING TOTALLY REMODELED . GREAT FOR STUDIO USE.  
NEWLY INSTALLED SECURITY BARS ON WINDOWS & FRONT DOOR.  
TOTAL OF 3 BLDGS. MAIN BLDG. APPROX. 2,800 SQ. FT.  
2ND. BLDG. APPROX. 750 SQ. FT. & 3RD. BLDG. 250 SQ.**

LEASE RENTAL \$ 5,966 /mo Gross 1,570 Net \_\_\_\_\_ Term MARCH 31, 2009  
 SALE PRICE \$ NFS Price/SF \$ \_\_\_\_\_ Tax \$ 1,500.00 Yr 2005-2006  
 Terms \_\_\_\_\_ Possession Immediate  
 Avail SF 3,800 Dim IRR X IRR Power A TBD, TBD V TBD-TBD Ø TBD W TBD  
 Min. SF 3,800 Dim IRR X IRR Lighting FLUOR Heat NONE Cooling EVAP PWR Notes VERIFY  
 Land SF 8,300 Dim IRR X IRR Trk Hi Pos 0 Dim \_\_\_\_\_  
 Const BLK Roof STB Grd Lev Drs 3 Dim 8'x10'; 7'x9.6'; 6'x8' Dock N Well N  
 Foil N Sklts N Rail NONE Storage Mezz SF 0 Incl in Avail SF N Rest Rms: M 1 W 0  
 Sprkd NO Min Clr Hgt 12 OFFICE DATA Ofc SF 800 # 3 Rest Rms: M 0 W 1  
 Pkg 8 Fenced Y Yr Blt 1948 A/C Y Heat Y Finished Ofc Mezz SF 0 Incl in Avail SF N  
 Thomas Bk Pg# 533-C4 Zone M2BU To Show Key - FRONT SECURITY GATE Sp. Feat. FREE  
 AGENT Charlotte L Thomas (818)986-0275 Region NW Listing # 1148357  
 FIRM Valley Investment 08/18/06  
 FTFC CB250N000S000/AOAA Notes TRANSFORMER EXCLUDED. TENANT TO VERIFY ALL INFORMATION.  
 \*VACANT

THIS IS A LISTING OF THE "MULTIPLE" AND IS SUBJECT TO ALL ITS APPLICABLE RULES AND REGULATIONS

This information has been furnished from sources which we deem reliable, but for which we assume no liability. The information contained herein is given in confidence, with the understanding that all negotiations pertaining to this property be handled through the submitting office. All measurements are approximate.  
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