

# INDUSTRIAL FOR SALE

AVAIL SF: 3,920  
 TOTAL BLDG SF: 3,920



ADDRESS 1827 N KEYSTONE ST, BURBANK CA ZIP 91504

**Free Standing Building**  
**100% Fully Air Conditioned**  
**Great Building For Owner/User**  
**Excellent Proximity To Interstate 5**

LEASE RENTAL \$ NFL /mo Gross 0.000 Net 0.000 Term \_\_\_\_\_  
 SALE PRICE \$ 999,600 Price/SF \$ 255.00 Tax \$ 4,903.00 Yr 2009-2010  
 Terms ACCEPTABLE TO OWNER / SEE NOTES Possession Immediate  
 Avail SF 3,920 Dim IRR X IRR Power A 200 V 240-240 Ø 3 W TBD  
 Min. SF 3,920 Dim IRR X IRR Lighting VERIFY Heat HVAC Cooling HVAC PWR Notes VERIFY  
 Land SF 6,250 Dim IRR X IRR Trk Hi Pos 0 Dim \_\_\_\_\_  
 Const BK Roof VERIFY Grd Lev Drs 1 Dim \_\_\_\_\_ Well N  
 Rail NONE Unfin Ofc Mezz SF TBD Incl in Avail SF N Rest Rms: M TBD W TBD  
 Sprkd NO Min Clr Hgt 12 OFFICE DATA Ofc SF 250 # TBD Rest Rms: M TBD W TBD  
 Pkg 8 Yard No Yr Blt 1954 A/C Y Heat Y Fin Ofc Mezz SF 0 Incl in Avail SF N  
 Thomas Bk Pg# 533-E5 Zone M2BU To Show Call Broker - FOR APPOINTMENT Sp. Feat. FREE  
 AGENT Colette Ramirez (818)332-2000, George Stavaris, Darren C Cline Region NW Listing # 1231901  
 FIRM Grubb & Ellis 06/11/10  
 FTCF CB000N000S250/OAA Notes Sale Terms: Acceptable To Owner. Sp. Feat: Free Standing Building, 2nd Pwr. Pnl: 100A, 120V.

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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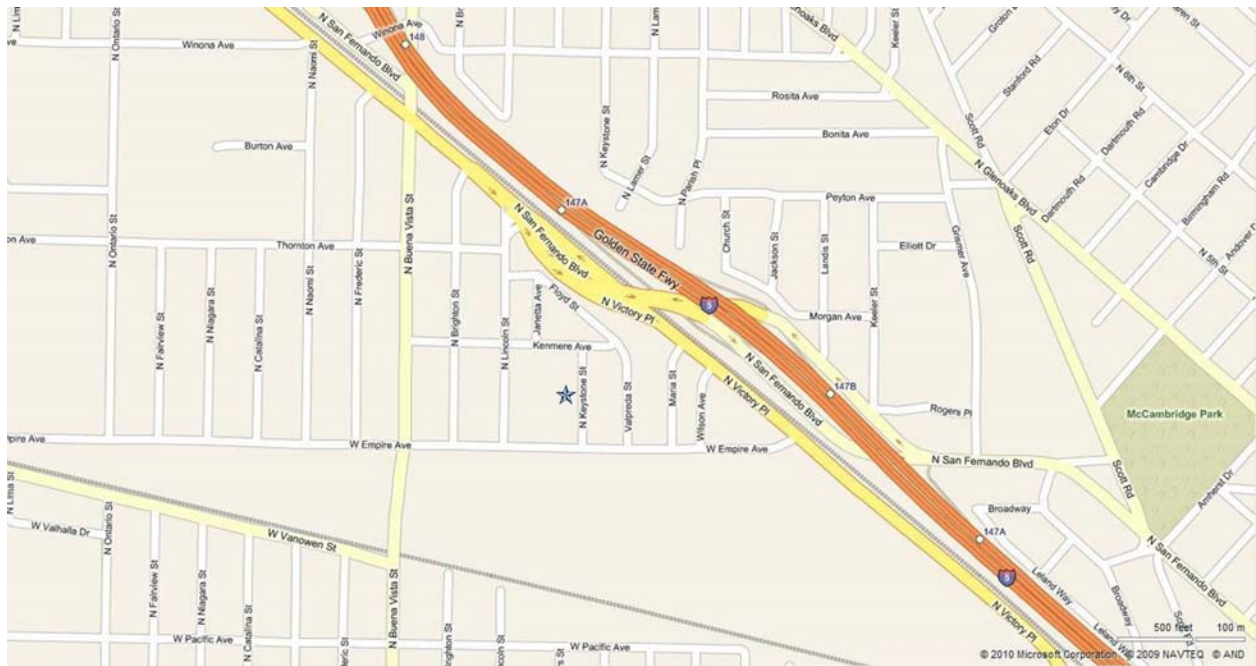
Stavaris, Cline & Ramirez  
 COMMERCIAL REAL ESTATE SPECIALISTS



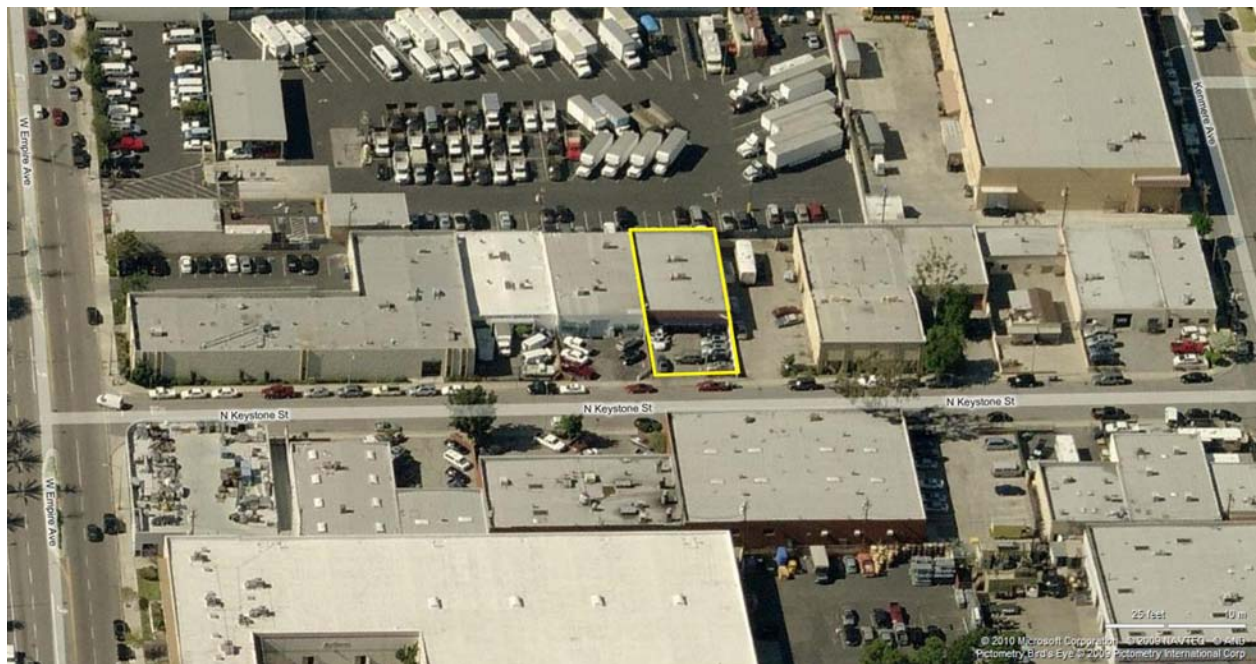
**GRUBB & ELLIS.**  
 From Insight to Results

**Grubb & Ellis Company**  
 15260 Ventura Boulevard, Suite 1800  
 Sherman Oaks, California 91403  
 CA License #00812184

1827 N. Keystone Street, Burbank, California 91504



Location Map



Aerial