

Available SF 1,913 SF

Industrial For Lease
Building Size 48,394 SF

Address: 8101 Orion Ave, Unit 7, Van Nuys, CA 91406

Cross Streets: Orion Ave/Roscoe Blvd

Excellent Unit w/Skylight
 Interior Just Remodeled
 Perfect Van Nuys Location
 Direct 405 Freeway Access via Roscoe Blvd

Lease Rate/Mo: \$4,189
Lease Rate/SF: \$2.19
Lease Type: Modified Gross / Op. Ex: \$0.11
Available SF: 1,913 SF
Minimum SF: 1,913 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: No
Zoning: M2

Sprinklered: No
Clear Height: 14'
GL Doors/Dim: 1 / 10x10
DH Doors/Dim: 0
A: 200 V: 120 O: 3 W:
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1978R23
Whse HVAC: No
Parking Spaces: 4 / Ratio: 2.1:1/
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 255 SF / 1
Restrooms: 1
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: Central SFV
APN#: 2654040023

Listing Company: Lee & Associates
Agents: [Erica Balin 818-444-4912](#), [Drew Kaser 818-444-4922](#), [Scott Caswell 818-444-4911](#)

Listing #: 34225647

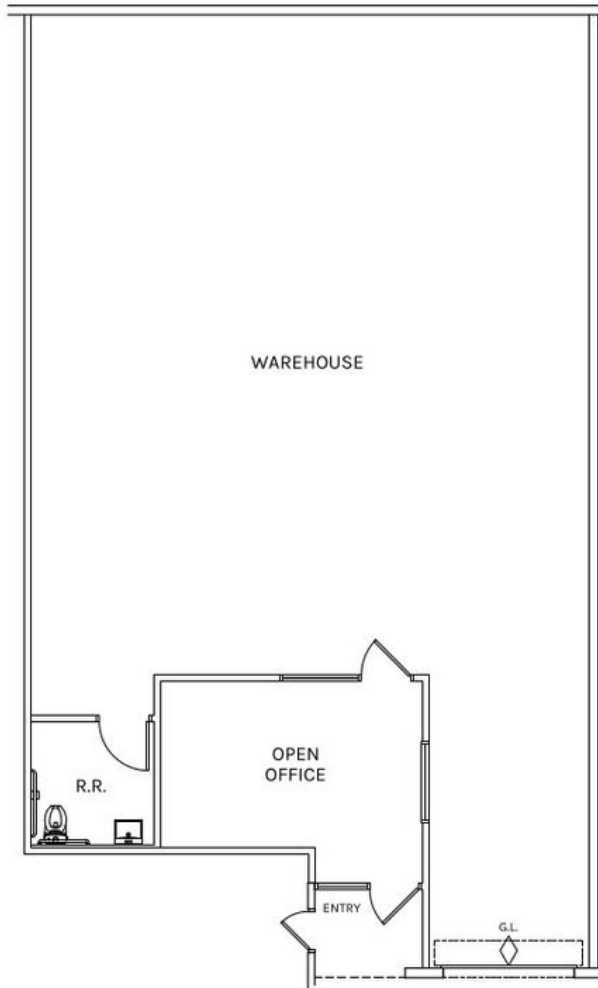
Listing Date: 04/11/2023

FTCF: CB250N000S000/A0AA

Notes: Tenant to independently verify all information contained herein, owner/broker/agent cannot verify the accuracy.

**8101 Orion Avenue, Unit 107
Van Nuys**

OVERALL FLOOR PLAN
1,886 SF



Available SF 3,153 SF

Industrial For Lease
Building Size 48,394 SF

Address: 8101 Orion Ave, Unit 7/8, Van Nuys, CA 91406

Cross Streets: Orion Ave/Roscoe Blvd

Excellent Unit w/Skylight
 Interior Just Remodeled
 Perfect Van Nuys Location
 Direct 405 Freeway Access via Roscoe Blvd.
 Under New Ownership

Lease Rate/Mo: \$6,653
Lease Rate/SF: \$2.11
Lease Type: Modified Gross / Op. Ex: \$0.11
Available SF: 3,153 SF
Minimum SF: 1,579 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: No
Zoning: M2

Sprinklered: No
Clear Height: 14'
GL Doors/Dim: 2 / 10x10
DH Doors/Dim: 0
A: 200 V: 120 O: 3 W:
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1978R23
Whse HVAC: No
Parking Spaces: 6 / Ratio: 1.9:1/
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 451 SF / 2
Restrooms: 2
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 30 Days
Vacant: No
To Show: Call broker
Market/Submarket: Central SFV
APN#: 2654040023

Listing Company: Lee & Associates
Agents: [Erica Balin 818-444-4912](#), [Drew Kaser 818-444-4922](#), [Scott Caswell 818-444-4911](#)

Listing #: 38492044

Listing Date: 07/17/2023

FTCF: CB250N000S000/A0AA

Notes: Call Agents for appointment. Tenant to independently verify all information contained herein, owner/broker/agent cannot verify the accuracy.