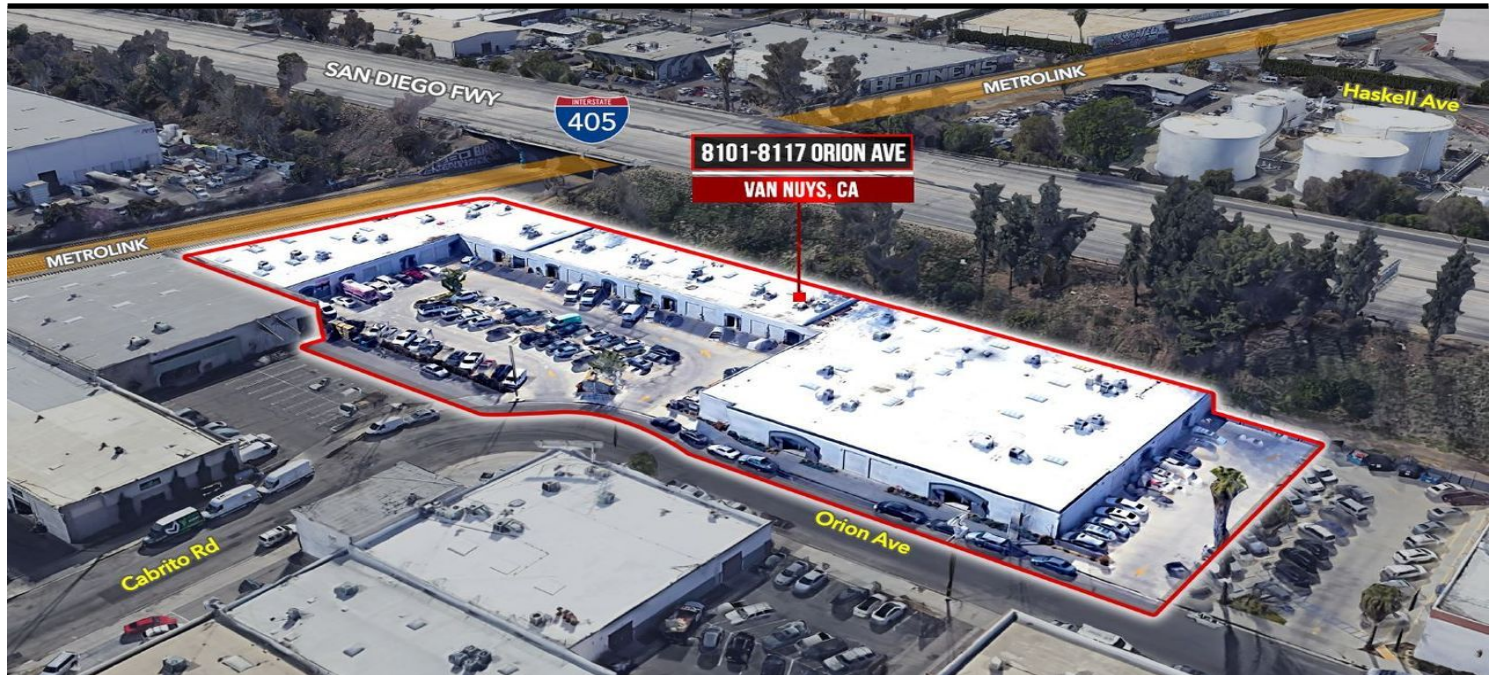


**Available SF** 1,200 SF

**Industrial For Lease**
**Building Size** 48,394 SF

**Property Name:**

Orion Business Park

**Address:**

8101 Orion Ave, Unit 9, Van Nuys, CA 91406

**Cross Streets:**

Orion Ave/Roscoe Blvd

Excellent Unit w/ Natural Light  
Recent Interior Remodel  
Perfect Van Nuys Location  
Direct 405 Freeway Access via Roscoe Blvd  
Under New Ownership

**Lease Rate/Mo:** \$2,568  
**Lease Rate/SF:** \$2.14  
**Lease Type:** Modified Gross / Op. Ex: \$0.11  
**Available SF:** 1,200 SF  
**Minimum SF:** 1,200 SF  
**Prop Lot Size:** POL  
**Term:** Acceptable to Owner  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:**  
**Yard:** No  
**Zoning:** M2-1

**Sprinklered:** No  
**Clear Height:** 12'  
**GL Doors/Dim:** 2 / 10' X 10'  
**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:** 3 / **Ratio:** 2.5:1/  
**Rail Service:** No  
**Specific Use:** Warehouse/Distribution

**Office SF / #:** 165 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](mailto:ebalin@lee-re.com), [Scott Caswell 818-444-4911](mailto:scott@lee-re.com)
**Listing #:** 39580392

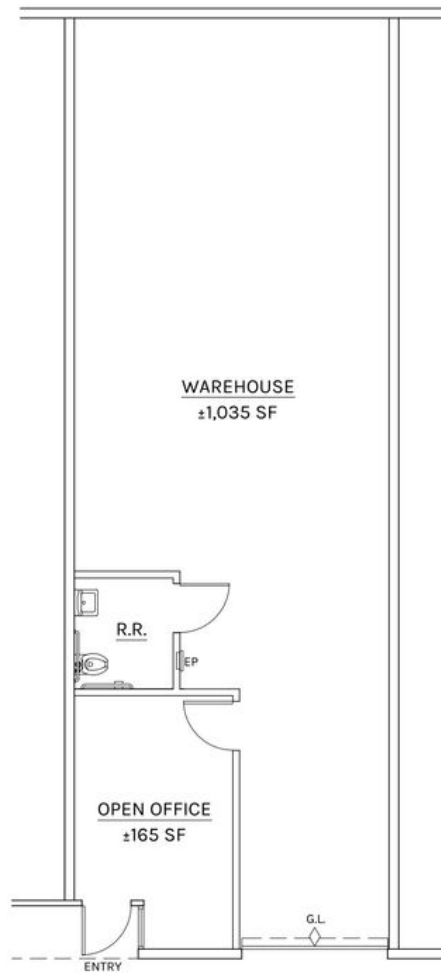
**Listing Date:** 01/12/2024

**FTCF:** CB250N000S000/A0AA

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

## 8101 Orion Ave., Unit 9, Van Nuys

1,200 SF



**1 8101-8117 Orion Ave**8101-8117 Orion Ave  
Van Nuys, CA 91406**Property Type** Industrial  
**Building Size** 48,394 SF  
**Year Built** 1978**Owner** ORION BUSINESS PARK LLC**Law Offices of Fred F. Mashian****310.274.7501****12100 Wilshire Blvd Suite 245, Los Angeles CA 90025**

Contact Name	Title	State	Email	Work Phone	Mobile Phone	Other Phone
FRED F. MASHIAN	Owner	CA		310.274.7501		

