

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: \$2,388
Lease Rate/SF: \$1.99
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), [Ryan Pelino 818-444-4991](mailto:ryan@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

