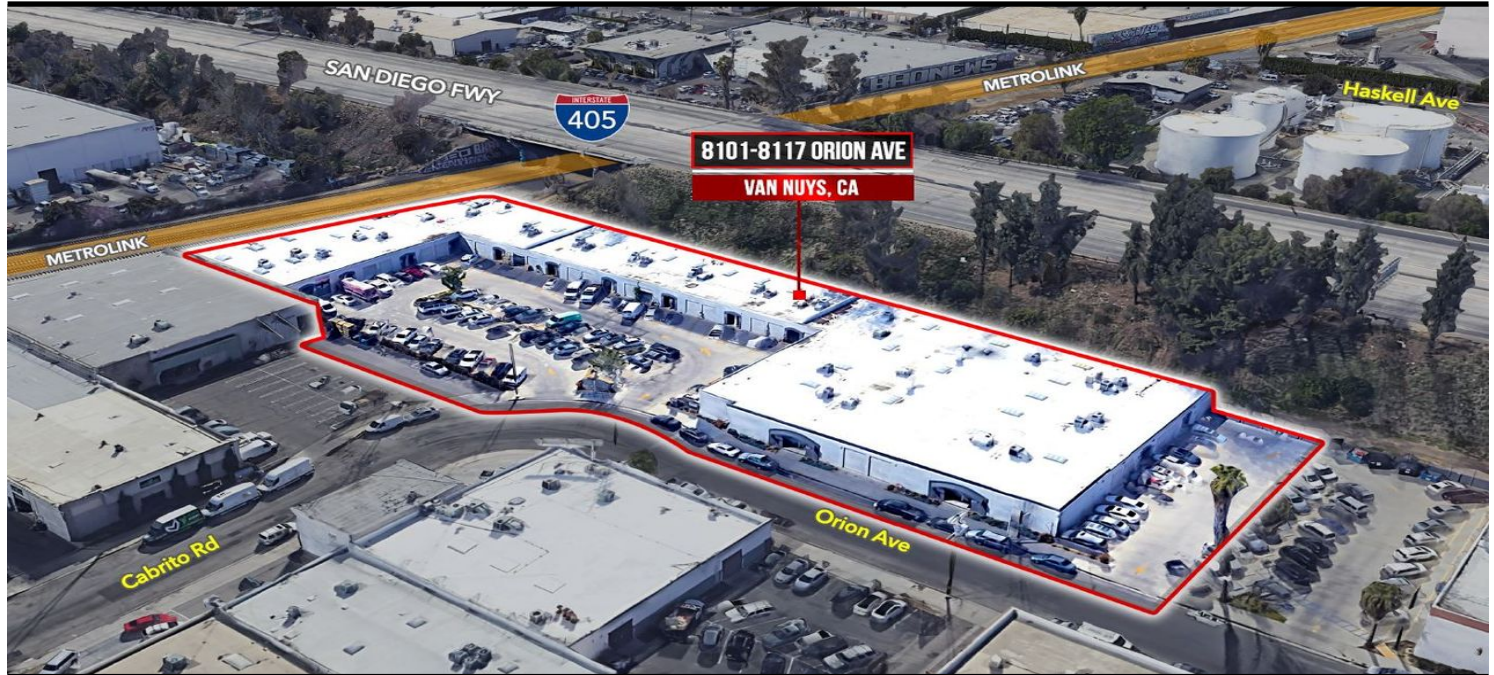


Available SF 1,240 SF

Industrial For Lease

Building Size 48,394 SF


Property Name:

Orion Business Park

Address:

8101 Orion Ave, Unit 8, Van Nuys, CA 91406

Cross Streets:

Orion Ave/Roscoe Blvd

Excellent Unit w/ Natural Light
 Perfect Van Nuys Location
 Direct 405 Freeway Access via Roscoe Blvd
 Professionally Maintained Business Park

Lease Rate/Mo: \$2,654
Lease Rate/SF: \$2.14
Lease Type: Modified Gross / Op. Ex: \$0.11
Available SF: 1,240 SF
Minimum SF: 1,240 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: 1 / 10x10
DH Doors/Dim: 0
A: 200 V: 120 O: 3 W:
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1978R24
Whse HVAC: No
Parking Spaces: 2 / **Ratio:** 1.6:1/
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 150 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 #: 42381742
Notes: Call broker for commission information.

Listing Date: 04/15/2025

FTCF: CB000N000S000