

Available SF 3,837 SF

Industrial For Lease

Building Size 48,394 SF


Property Name: Orion Business Park

Address: 8105 Orion Ave, Van Nuys, CA 91406

Cross Streets: Orion Ave/Roscoe Blvd

 Excellent Unit w/Skylight
 Interior Remodel Underway
 Perfect Van Nuys Location
 Direct 405 Fwy Access Via Roscoe Blvd

Lease Rate/Mo:	\$8,211	Sprinklered:	No	Office SF / #:	500 SF / 1
Lease Rate/SF:	\$2.14	Clear Height:	14'	Restrooms:	1
Lease Type:	Modified Gross / Op. Ex: \$0.11	GL Doors/Dim:	1 / 10'x10'	Office HVAC:	Heat & AC
Available SF:	3,837 SF	DH Doors/Dim:	0	Finished Ofc Mezz:	0 SF
Minimum SF:	3,837 SF	A: 200 V: 120 O: 3 W:		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1978R26	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces: 6	/ Ratio: 1.6:1	Vacant:	Yes
Taxes:	/ 2025	Rail Service:	No	To Show:	Call broker
Yard:	No	Specific Use:	Warehouse/Distribution	Market/Submarket:	Central SFV
Zoning:	M2-1			APN#:	2654-040-023
Listing Company:	Lee & Associates				
Agents:	Erica Balin 818-444-4912 , Scott Caswell 818-444-4911				
Listing #:	44224610	Listing Date:	01/27/2026	FTCF:	CB250N000S000/AOAA
Notes:	Tenant to independently verify all information contained herein, owner/broker/agent cannot verify the accuracy.				