

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

Orion Business Park
 Excellent End Unit w/Skylight
 Interior Fully Remodeled
 Perfect Van Nuys Location
 Direct 405 Freeway Access via Roscoe Blvd

Lease Rate/Mo: \$7,252
Lease Rate/SF: \$1.89
Lease Type: Modified Gross
Available SF: 3,837 SF
Minimum SF: 3,837 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes: / 2026
Yard: No
Zoning: M2-1

Sprinklered: No
Clear Height: 14'
GL Doors/Dim: 1 / 10'x10'
DH Doors/Dim: 0
A: 200 V: 120 O: 3 W:
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1978R26
Whse HVAC: No
Parking Spaces: 6 / **Ratio:** 1.6:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 500 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#: 2654-040-023

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 #: 45785989

Listing Date: 10/14/2026

FTCF: CB250N000S000/A0AA

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

