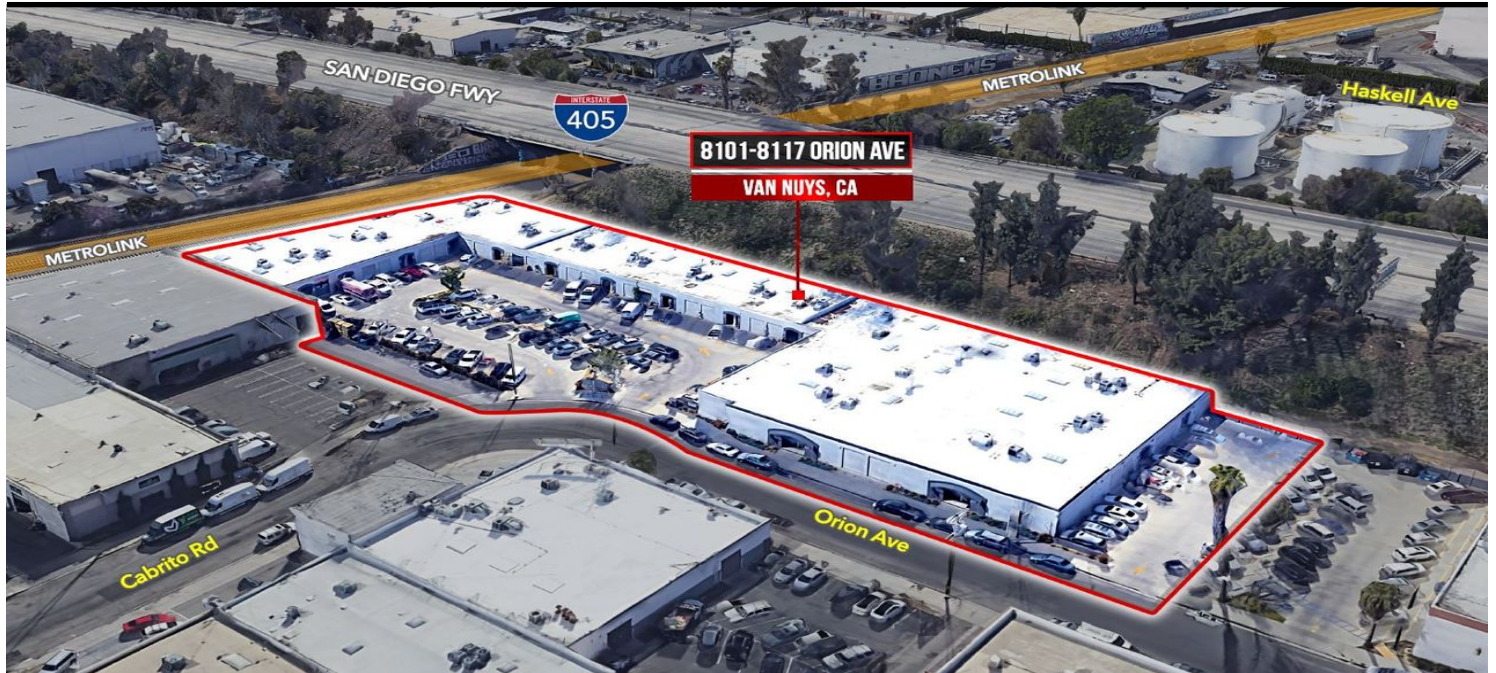


Available SF 1,280 SF

Industrial For Lease

Building Size 48,394 SF



**Property Name:** Orion Business Park  
**Address:** 8101 Orion Ave, Unit 5, Van Nuys, CA 91406  
**Cross Streets:** Orion Ave/Roscoe Blvd

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

**Lease Rate/Mo:** \$2,739  
**Lease Rate/SF:** \$2.14  
**Lease Type:** Modified Gross / Op. Ex: \$0.11  
**Available SF:** 1,280 SF  
**Minimum SF:** 1,280 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:** 12'  
**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 / 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#:** 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 #:** 44990141

**Listing Date:** 06/01/2026

**FTCF:** CB250N000S000/A0AA

**Notes:** Tenant/Lessee to independently verify all information contained herein.
