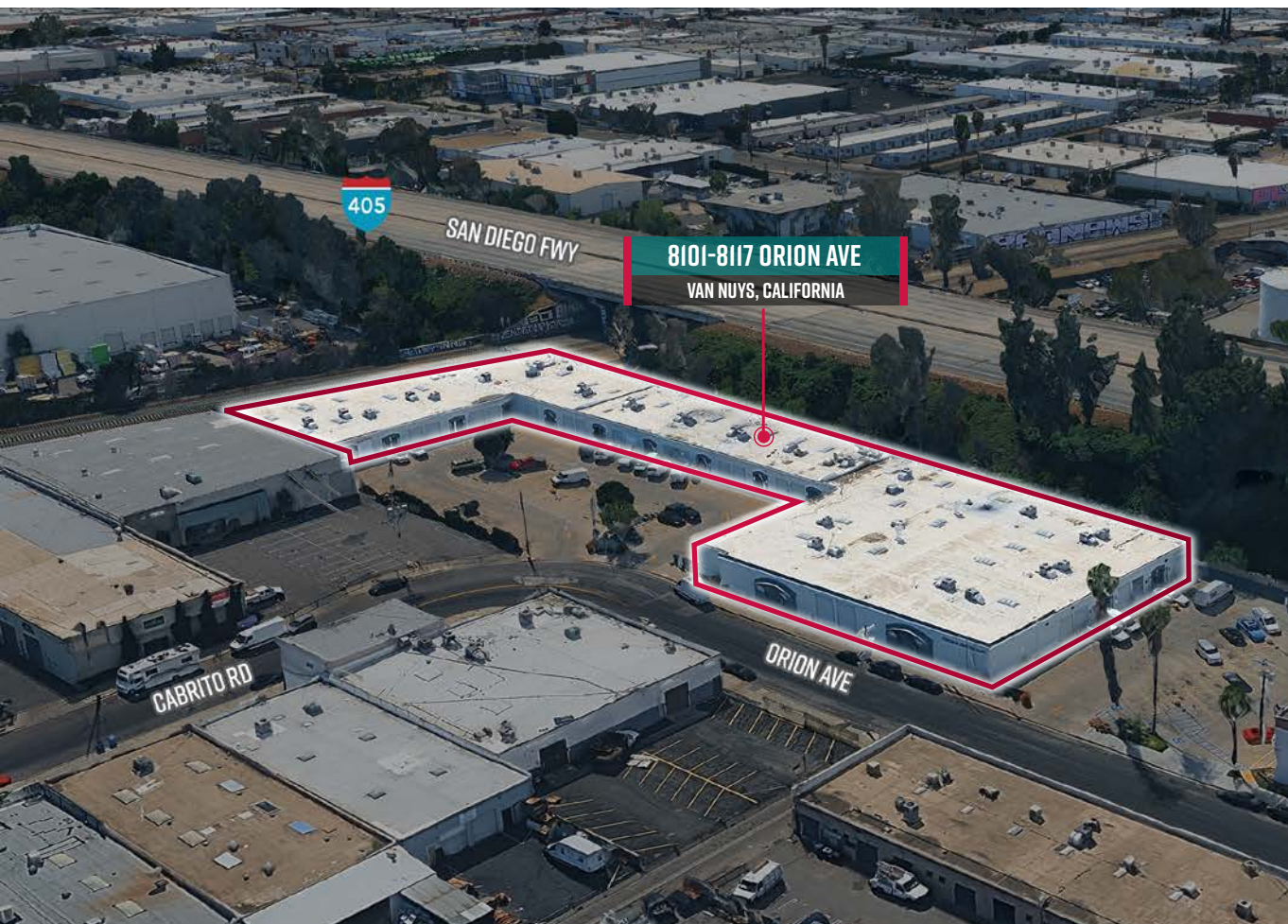


5%

BROKER FEE!

FOR LEASE

8101-8117 ORION AVE., VAN NUYS, CA



**TWO UNITS
AVAILABLE**

**GROUND LEVEL
LOADING**

**NEWLY REMODELED
SPACE**

**EASY ACCESS TO
405, 101 & 170 FWYS**

**AVAILABLE
IMMEDIATELY**

SCOTT CASWELL, SIOR

Principal
818.266.7772
scaswell@lee-re.com
www.scottcaswellcre.com
DRE# 00853607

ERICA BALIN

Managing Director
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DRE# 01481476

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding the property is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof. This information is submitted subject to errors, omissions, change of price or terms, prior sale or lease, or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROPERTY SPECIFICATIONS & HIGHLIGHTS

8101-8117 ORION AVE., VAN NUYS, CA



8101 ORION AVE., UNIT 11

	TOTAL SIZE:	1,133 SF
	OFFICE SF:	162 SF
	WAREHOUSE SF:	971 SF
	CLEAR HEIGHT:	12'
	LOADING:	1 GL Door (10'x10')
	POWER:	200 AMPS, 120 V, 3 P
	PARKING:	2 Spaces

HIGHLIGHTS

- Functional warehouse layout
- Private office
- Restroom
- 1 Ground level loading door (10x'10')
- Excellent natural light
- 12' clear height



8105 ORION AVE.

	TOTAL SIZE:	3,837 SF
	OFFICE SF:	500 SF
	WAREHOUSE SF:	3,337 SF
	CLEAR HEIGHT:	12'
	LOADING:	1 GL Door (10'x10')
	POWER:	TBD
	PARKING:	7 Spaces

HIGHLIGHTS

- Functional warehouse layout
- Private office
- Restroom
- 1 Ground level loading door (10x'10')
- Excellent natural light
- 12' clear height

PROPERTY PHOTOS

8101-8117 ORION AVE., VAN NUYS, CA

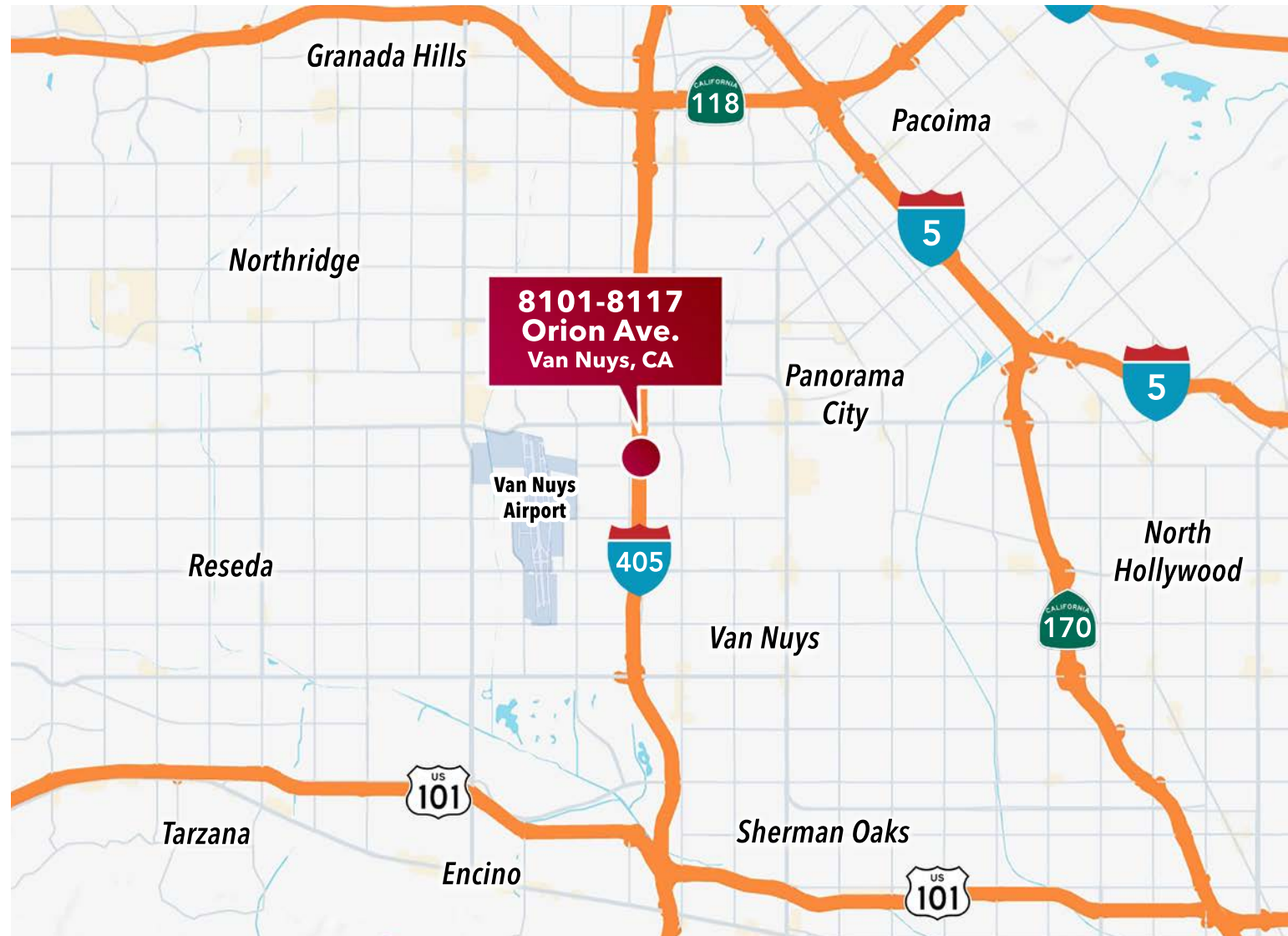


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8101-8117 ORION AVE., VAN NUYS, CA

PRIME VAN NUYS INDUSTRIAL LOCATION

-  Near Van Nuys Airport
-  Convenient Access to I-405, US-101 & SR-170
-  Central San Fernando Valley Location
-  Close to Restaurants, Retail & Business Services



Call Broker for details regarding 5% commission fee.

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