

Available SF 4,171 SF

Industrial For Lease

Building Size 48,394 SF

**Address:** 8101 Orion Ave, Unit 19/20, Van Nuys, CA 91406**Cross Streets:** Orion Ave/Roscoe Blvd

Multi-Tenant Building
 2 Ground Level Doors
 13' Min Clear Height
 Office HVAC
 Low CAM Fees
 Close to Ventura 405 Fwy

Lease Rate/Mo: \$6,340
Lease Rate/SF: \$1.52
Lease Type: Modified Gross / Op. Ex: \$0.12
Available SF: 4,171 SF
Minimum SF: 4,171 SF
Prop Lot Size: POL
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: No
Zoning: M2

Sprinklered: No
Clear Height: 13'
GL Doors/Dim: 2
DH Doors/Dim: 0
A: V: O: W:
Construction Type: Tiltwall
Const Status/Year Blt: Existing / 1978
Whse HVAC:
Parking Spaces: 4 / **Ratio:** 1.0:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 523 SF / 2
Restrooms: 2
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: KW Commercial**Agents:** [Ron Feder 818-222-0404](mailto:rfeder@rjfeder.com), [Eric Kates 818-657-6592](mailto:eric.kates@aircre.com)**Listing #:** 25034695**Listing Date:** 08/14/2020**FTCF:** CB000N000S000**Notes:** Call broker for commission information. Co-listed with AIR CRE non-member Eric Kates. Rent Special: Half Rent for 3 Months on a 3 Year Lease.

Ron Feder
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For Lease

A Multi-Tenant Industrial Property

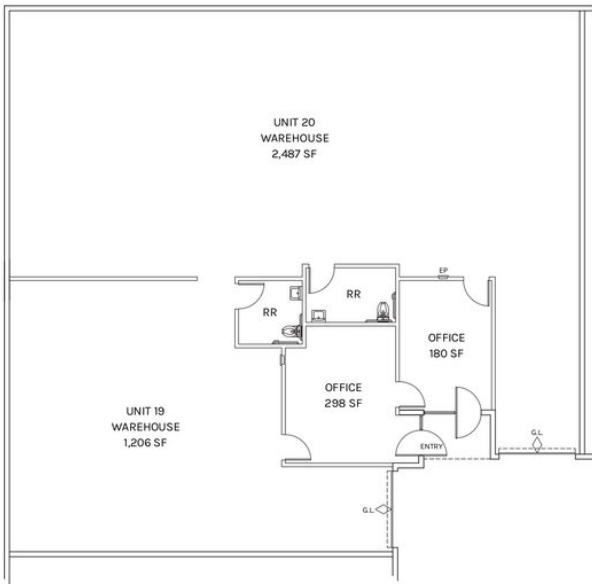


8101 Orion Ave, Units 19 & 20

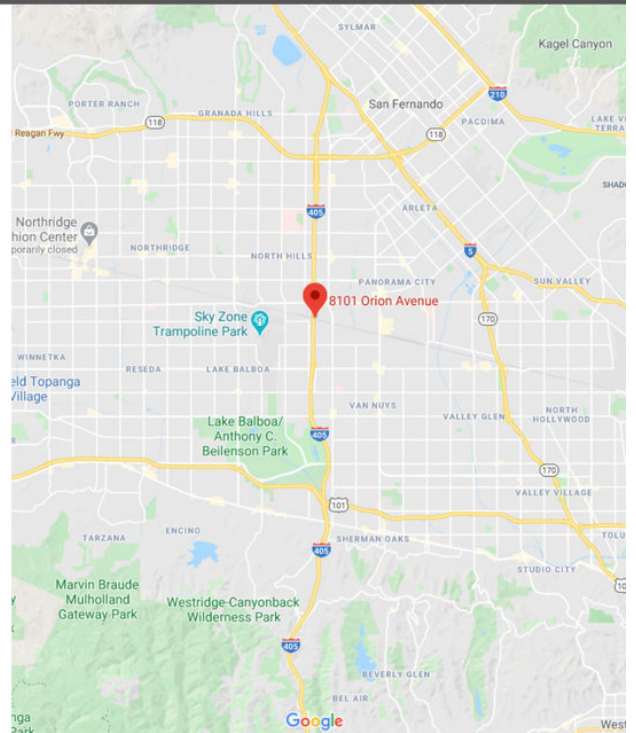
- Approx. 4,171 SF
- Est CAM fee \$0.12 SF
- \$1.52 Modified Gross
- 4 Parking Spaces

8101 ORION AVENUE, VAN NUYS

Los Angeles County



PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



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