

Available SF 2,352 SF

Industrial For Lease

Building Size 28,896 SF



**Property Name:** Enterprise Business Center  
**Address:** 10314 Norris Ave, Unit L, Pacoima, CA 91331  
**Cross Streets:** Norris Ave/Osborne St

High Image Industrial Park  
 Fire Sprinklers - Gated  
 Three Phase Power - Truck Well Available

<b>Lease Rate/Mo:</b>	\$3,881	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	200 SF / 1
<b>Lease Rate/SF:</b>	\$1.65	<b>Clear Height:</b>	16'	<b>Restrooms:</b>	1
<b>Lease Type:</b>	Gross / Op. Ex: \$0.12	<b>GL Doors/Dim:</b>	1	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	2,352 SF	<b>DH Doors/Dim:</b>	1	<b>Finished Ofc Mezz:</b>	0 SF
<b>Minimum SF:</b>	2,352 SF	<b>A: 200 V: 120/208 O: 3 W: 4</b>		<b>Include In Available:</b>	No
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	TILT UP	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	2-5 Years w/ Annual Increase	<b>Const Status/Year Blt:</b>	Existing / 1989	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	No	<b>Possession:</b>	Now
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 3 / Ratio:</b>	1.3:1	<b>Vacant:</b>	No
<b>Taxes:</b>	\$107,892 / 2026	<b>Rail Service:</b>	No	<b>To Show:</b>	Call broker
<b>Yard:</b>	No	<b>Specific Use:</b>	Warehouse/Office	<b>Market/Submarket:</b>	East SFV
<b>Zoning:</b>	MR1			<b>APN#:</b>	2537-003-007

**Listing Company:** Delphi Business Properties, Inc.  
**Agents:** [Ross Thomas, SIOR 818-207-7878](mailto:ross.thomas@go2delphi.com)  
**Listing #:** 44584816  
**Notes:** All information contained here in is estimated & must be interdependently verified. Taxes are for entire complex.

**Listing Date:** 03/25/2026 **FTCF:** CB250N000S000