

Available SF 69,283 SF

Industrial For Lease

Building Size 69,283 SF



Address: 10500 Orbital Way, Pacoima, CA 91331

Cross Streets: Orbital Way/Airpark Way

Free Standing Building
Great Parking with The Ability to Expand
Heavy Power - 3,000 Amps
3 GL Loading Doors
13,200 SF Mezzanine
21' Clear Height

Lease Rate/Mo: \$89,375
Lease Rate/SF: \$1.29
Lease Type: NNN / Op. Ex: \$0.12
Available SF: 69,283 SF
Minimum SF: 69,283 SF
Prop Lot Size: 4.68 Ac / 204,007 SF
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes: No
Yard: No
Zoning: MR2

Sprinklered: No
Clear Height: 21'
GL Doors/Dim: 3
DH Doors/Dim: 0
A: 3000 V: 277/480 O: 3 W: 4
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1998
Whse HVAC: No
Parking Spaces: 291 / Ratio: 4.2:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 26,400 SF
Restrooms:
Office HVAC: Heat & AC
Finished Ofc Mezz: 13,200 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: East SFV
APN#: 2536-017-906

Listing Company:

CBRE

Agents:

[Bennett Robinson 818-907-4608](mailto:bennett.robinson@cbre.com)

Listing #:

45009146

Listing Date:

06/03/2026

FTCF: CB000N000S000

Notes:

Contact broker for showing. Lessee to verify all information. Call broker for commission information.