

Available SF 7,300 SF

Industrial For Lease

Building Size 22,960 SF



Property Name: Enterprise Business Center
Address: 10316 Norris Ave, Unit A, Pacoima, CA 91331
Cross Streets: Osborne St/Norris Ave

Gated Complex, Three Phase Power
 High Image Industrial Park, 22' Clearance
 Excellent Freeway Access, Truck Well Access

Lease Rate/Mo: \$11,315
Lease Rate/SF: \$1.55
Lease Type: Gross / Op. Ex: \$0.14
Available SF: 7,300 SF
Minimum SF: 7,300 SF
Prop Lot Size: POL
Term: 3-5 Years w/ Annual Increase
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$107,892 / 2026
Yard: No
Zoning: MR1.1

Sprinklered: Yes
Clear Height: 22'
GL Doors/Dim: 1 / 10'x14'
DH Doors/Dim: 0
A: 400 V: 277/480 O: 3 W: 4
Construction Type: Concrete
Const Status/Year Blt: Existing / 1989
Whse HVAC: No
Parking Spaces: 14 / Ratio: 1.9:1
Rail Service: No
Specific Use: Warehouse/Office

Office SF / #: 2,300 SF / 7
Restrooms: 3
Office HVAC: None
Finished Ofc Mezz: 1,200 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#: 2537-003-007

Listing Company: Delphi Business Properties, Inc.
Agents: [Ross Thomas, SIOR 818-207-7878](mailto:ross.thomas@go2delphi.com)
Listing #: 44480086
Notes: Taxes for entire park. CAMs approximately \$0.14 PSF. All information contained herein is estimated & must be verified.

Listing Date: 03/09/2026 **FTCF:** CB250N000S000/A0AA