



FOR SUBLEASE

7927 ORION AVENUE
VAN NUYS, CA



FREE STANDING +/- 25,000 SF INDUSTRIAL BUILDING IN EXCELLENT CENTRAL SFV LOCATION

28' MINIMUM CLEAR HEIGHT
2 DH/1 GL LOADING POSITION
HIGH IMAGE EARLY 2000'S CONSTRUCTION
CLOSE PROXIMITY TO (405) FREEWAY
REMAINING SUBLEASE TERM – 09/30/2029

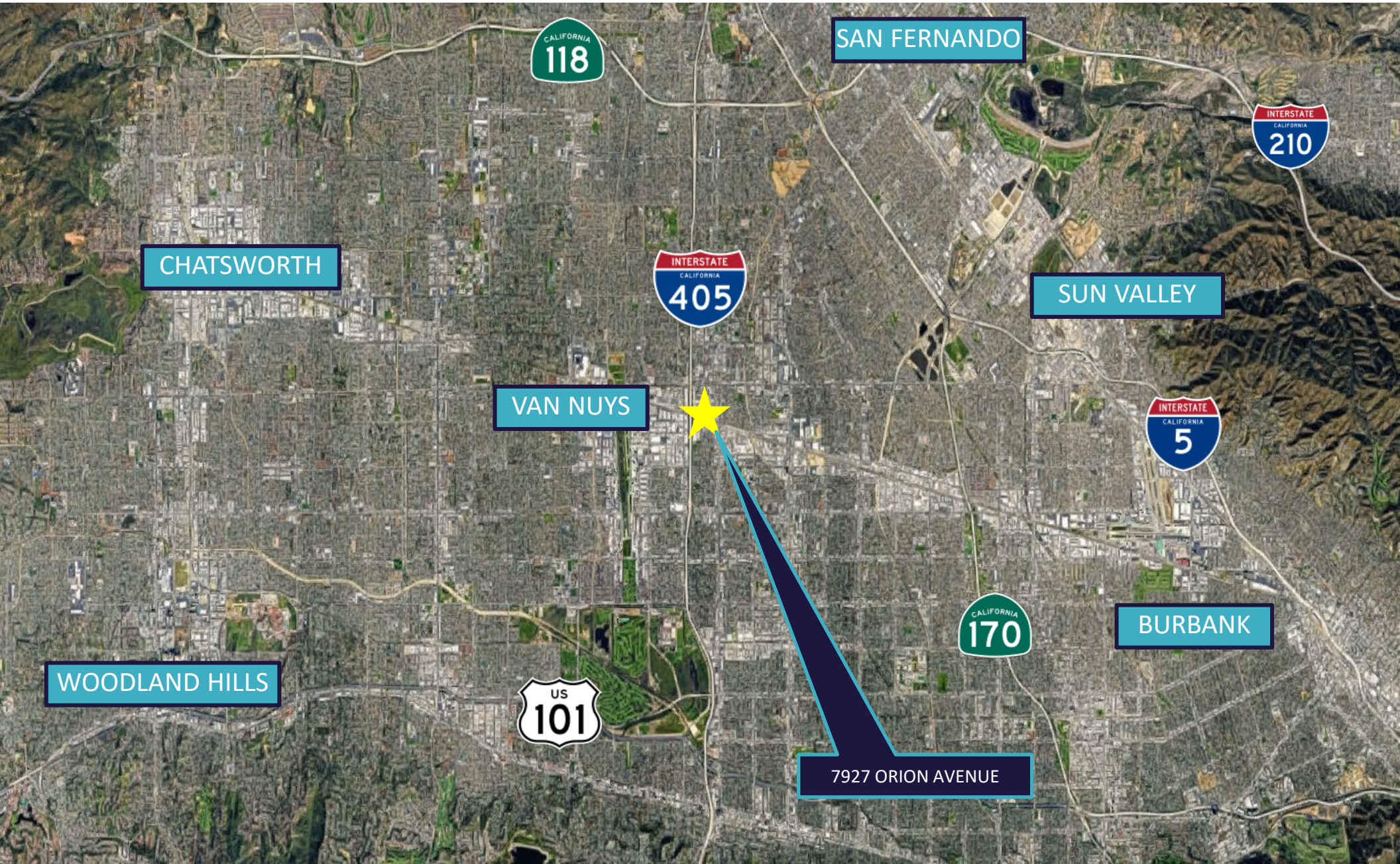


HIGHLIGHTS & FEATURES

- SIZE: +/- 25,000 SF
- OFFICE: +/- 4,860 SF
- CLEAR HEIGHT: MIN 28' CLEAR
- LOADING: 2 DH/1 GL LOADING POSITION
- POWER: APPROX. 800 AMPS, 480/277V, 3 PHASE
- PARKING: +/- 20 STALLS
- ZONING: M2
- REMAINING SUBLEASE TERM: 09/30/2029







CHATSWORTH

SAN FERNANDO

VAN NUYS

SUN VALLEY

WOODLAND HILLS

7927 ORION AVENUE

BURBANK



FedEx

Anheuser-Busch

FBM
Foundation Building Materials

PRG

WALKER
ZANGER

STRATUS
SUBSTRATES

BOEING

POOLCORP
Where Outdoor Living Comes to Life

ups

Takeda

RESTAURANT
DEPOT

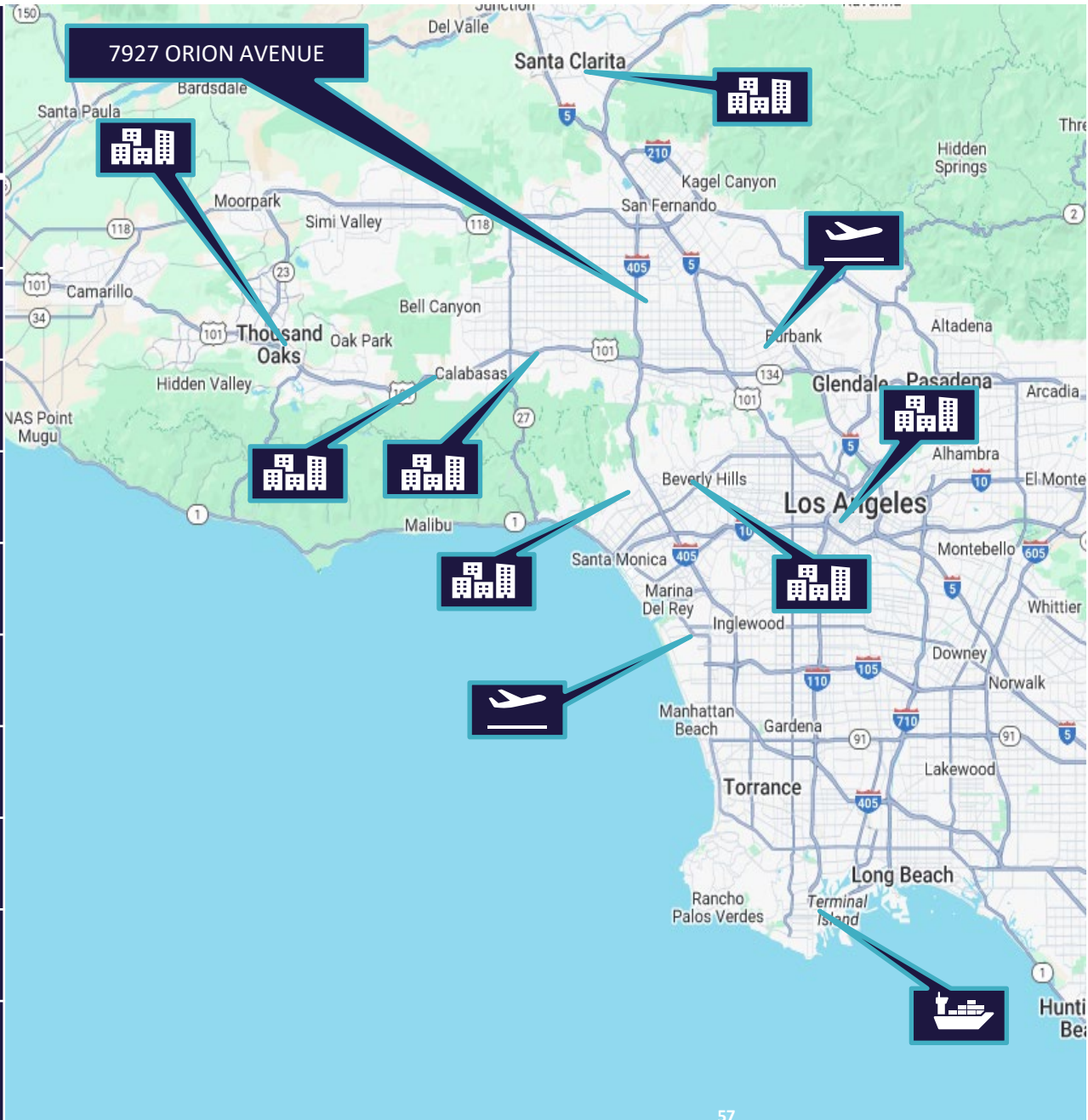
daltile

DHL

INTERSTATE
CALIFORNIA
405

7927 ORION AVENUE

LOCATION	DRIVE TIME
 WOODLAND HILLS	20 MINUTES
 BURBANK AIRPORT	20 MINUTES
 CALABASAS	25 MINUTES
 SANTA CLARITA	30 MINUTES
 THOUSAND OAKS	35 MINUTES
 BRENTWOOD	35 MINUTES
 BEVERLY HILLS	40 MINUTES
 DOWNTOWN LA	40 MINUTES
 LAX	60 MINUTES
 PORTS OF LOS ANGELES & LONG BEACH	90 MINUTES



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