

**50% BROKER FEE!**

**FOR LEASE**

**8101-8117 ORION AVE., VAN NUYS, CA**



**TWO UNITS  
AVAILABLE**

**GROUND LEVEL  
LOADING**

**NEWLY REMODELED  
SPACE**

**EASY ACCESS TO  
405, 101 & 170 FWYS**

**AVAILABLE  
IMMEDIATELY**

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**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES








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# PROPERTY SPECIFICATIONS & HIGHLIGHTS

# 8101-8117 ORION AVE., VAN NUYS, CA



## 8101 ORION AVE., UNIT 5








	<b>TOTAL SIZE:</b>	1,280 SF
	<b>OFFICE SF:</b>	120 SF
	<b>WAREHOUSE SF:</b>	1,160 SF
	<b>CLEAR HEIGHT:</b>	12'
	<b>LOADING:</b>	1 GL Door (10'x10')
	<b>POWER:</b>	200 AMPS, 120 V, 3 P
	<b>PARKING:</b>	2 Spaces

### HIGHLIGHTS

- Functional warehouse layout
- Private office
- Restroom
- 1 Ground level loading door (10x'10')
- Excellent natural light
- 12' clear height



## 8105 ORION AVE.

	<b>TOTAL SIZE:</b>	3,837 SF
	<b>OFFICE SF:</b>	500 SF
	<b>WAREHOUSE SF:</b>	3,337 SF
	<b>CLEAR HEIGHT:</b>	12'
	<b>LOADING:</b>	1 GL Door (10'x10')
	<b>POWER:</b>	TBD
	<b>PARKING:</b>	7 Spaces

### HIGHLIGHTS

- Functional warehouse layout
- Private office
- Restroom
- 1 Ground level loading door (10x'10')
- Excellent natural light
- 12' clear height





# PROPERTY PHOTOS

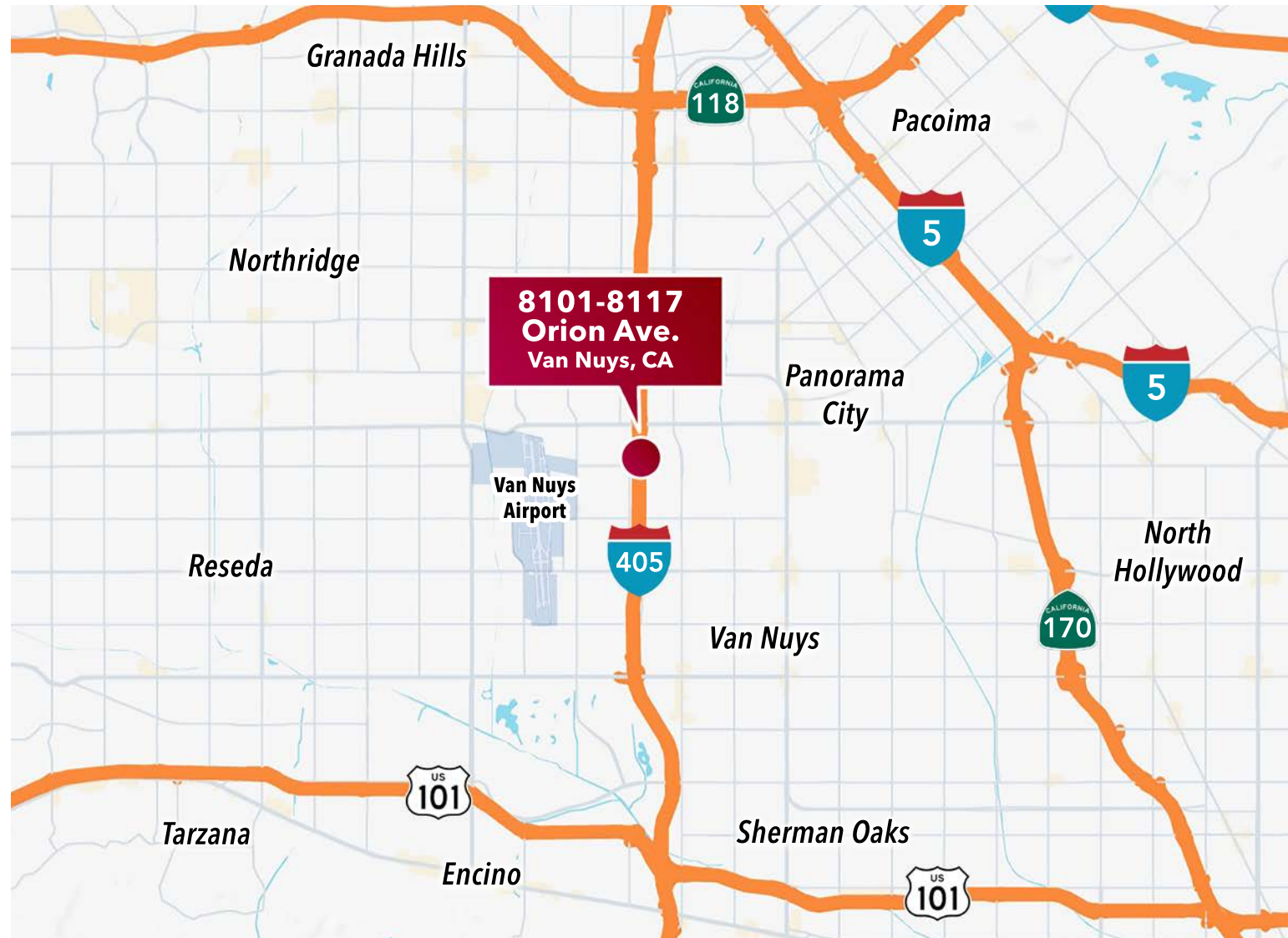
# 8101-8117 ORION AVE., VAN NUYS, CA



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## PRIME VAN NUYS INDUSTRIAL LOCATION

-  Near Van Nuys Airport
-  Convenient Access to I-405, US-101 & SR-170
-  Central San Fernando Valley Location
-  Close to Restaurants, Retail & Business Services



**Call Broker for details regarding 5% commission fee.**