

**INDUSTRIAL
FOR SALE & LEASE**

THE HUB

at Pacoima

10220 NORRIS AVE, PACOIMA, CA

CBRE

THE HUB

at Pacoima

property overview

10220 NORRIS AVE, PACOIMA – INDUSTRIAL AVAILABLE FOR SALE & LEASE

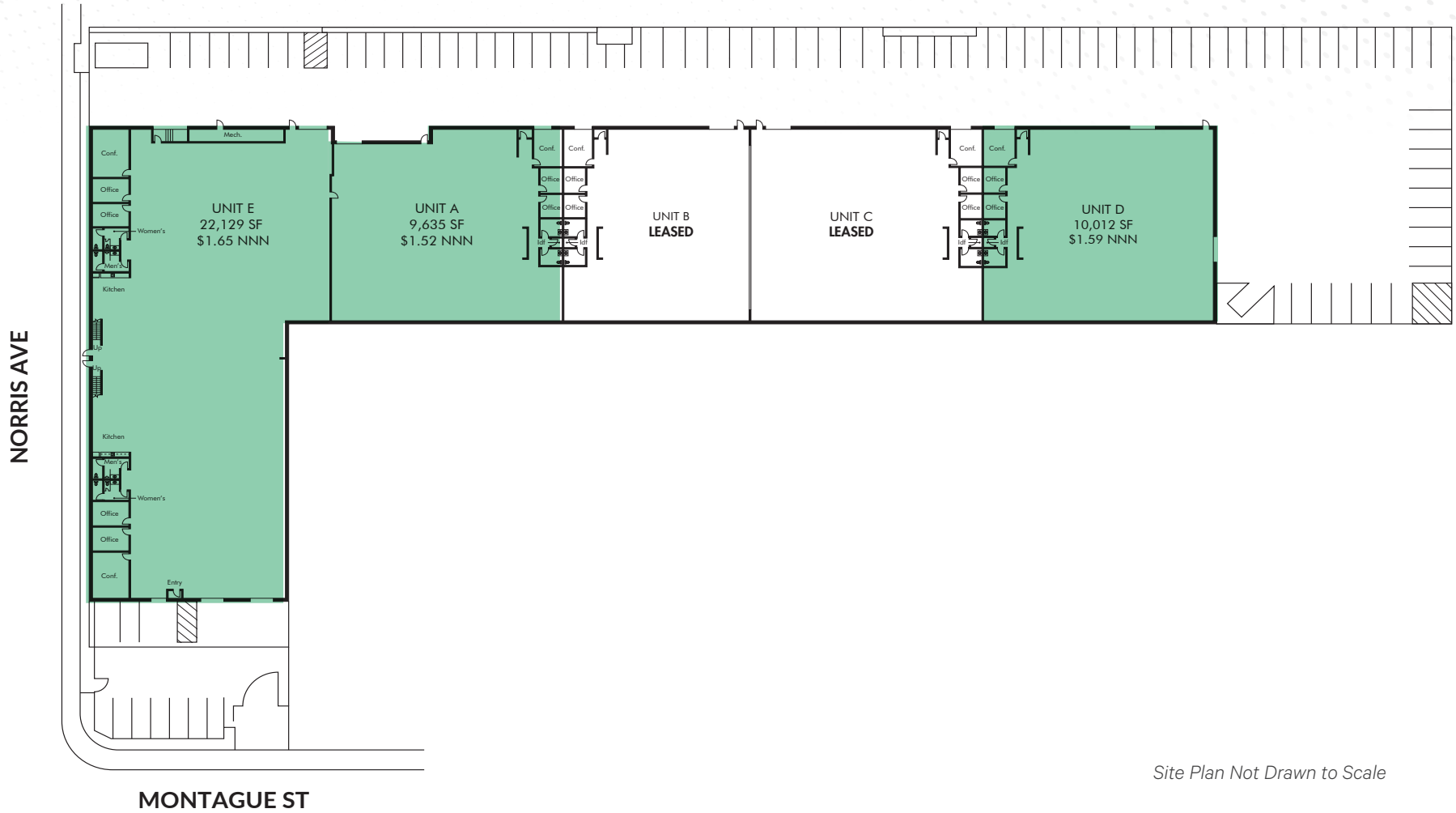
Purchase Price	\$20,000,000
Total SF	±60,000 SF
Available For Lease	Unit E - 22,129 SF - \$1.65 NNN Unit A - 9,635 SF - \$1.52 NNN Unit D - 10,012 SF - \$1.59 NNN
Power	Unit E - 400 Amps / 240 Volt / 3φ Unit A - 200 Amps / 240 Volt / 3φ Unit D - 200 Amps / 240 Volt / 3φ
Loading	Unit E - 3 GL Doors Unit A - 1 GL Door Unit D - 2 GL Doors
Unit E	100% HVAC
Ceiling Height	22 Foot Minimum
Parking	2: 1,000
Available	June 1, 2026



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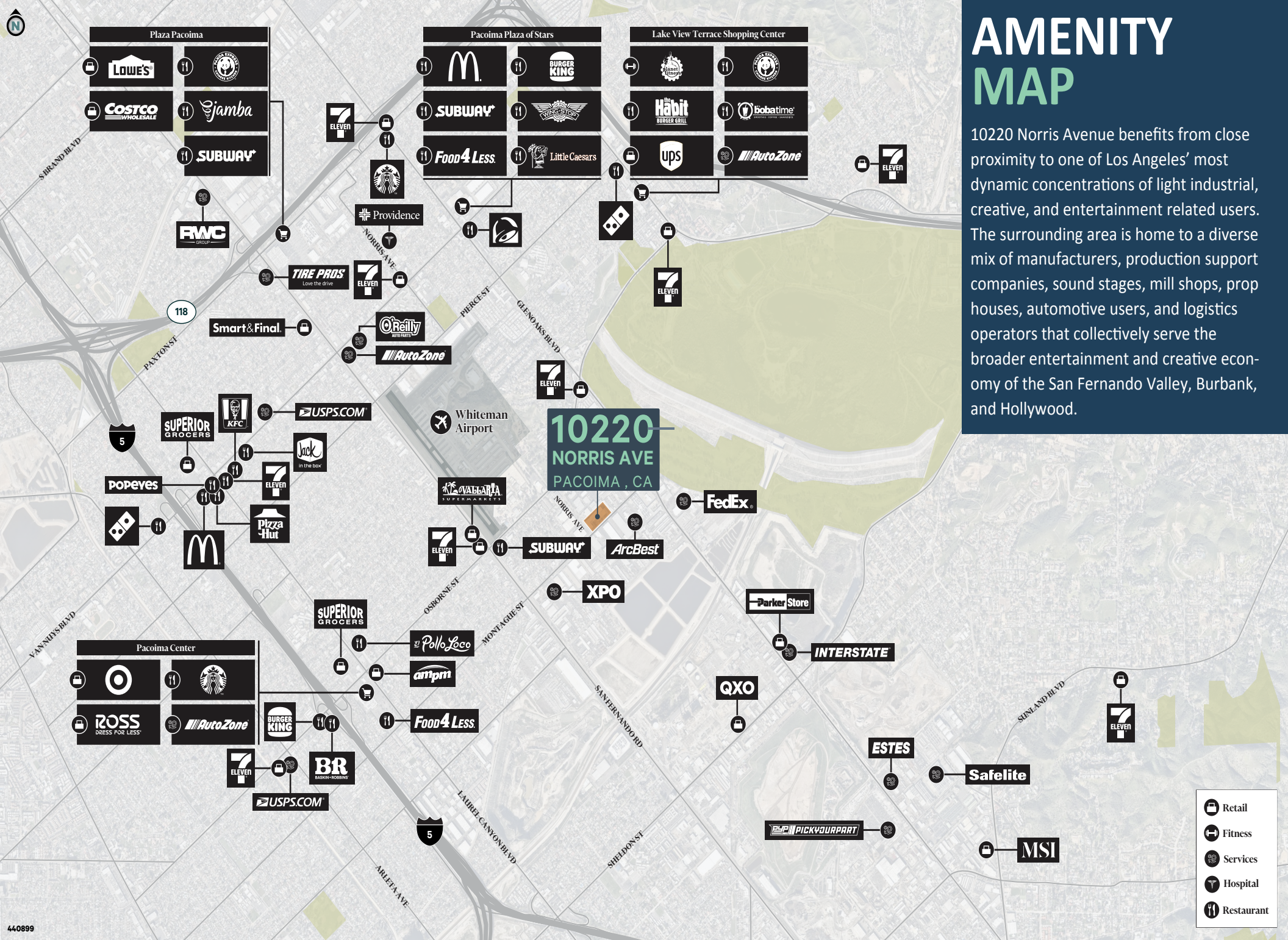
site plan



Site Plan Not Drawn to Scale

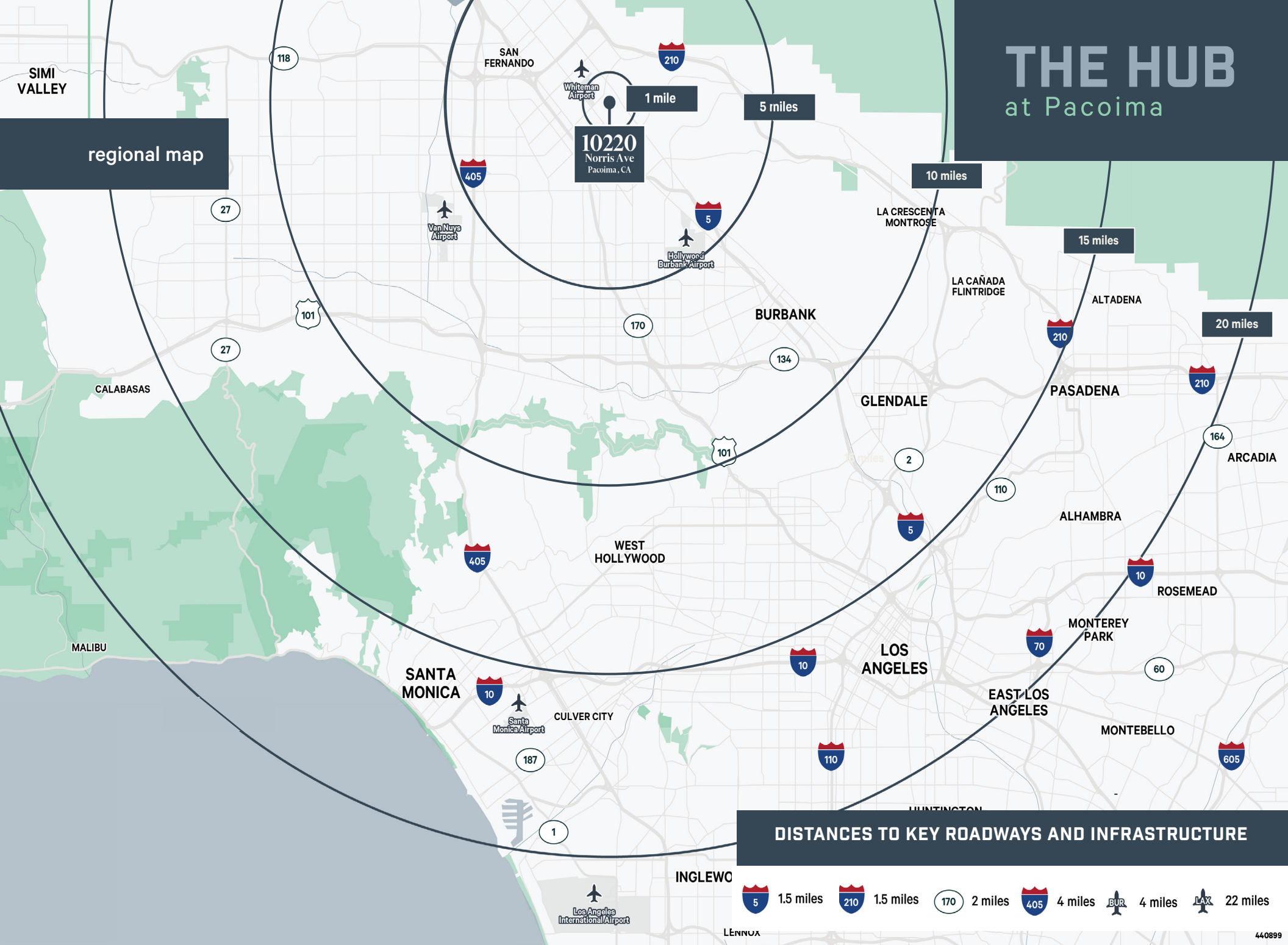
AMENITY MAP

10220 Norris Avenue benefits from close proximity to one of Los Angeles' most dynamic concentrations of light industrial, creative, and entertainment related users. The surrounding area is home to a diverse mix of manufacturers, production support companies, sound stages, mill shops, prop houses, automotive users, and logistics operators that collectively serve the broader entertainment and creative economy of the San Fernando Valley, Burbank, and Hollywood.



THE HUB at Pacoima

regional map



DISTANCES TO KEY ROADWAYS AND INFRASTRUCTURE

-  1.5 miles
-  1.5 miles
-  2 miles
-  4 miles
-  4 miles
-  22 miles

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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