

10500 Orbital Way

Pacoima, Ca

±83,755 SF Industrial Building
Available for Lease

CBRE

CONTACTS

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Vice Chairman

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Property Overview

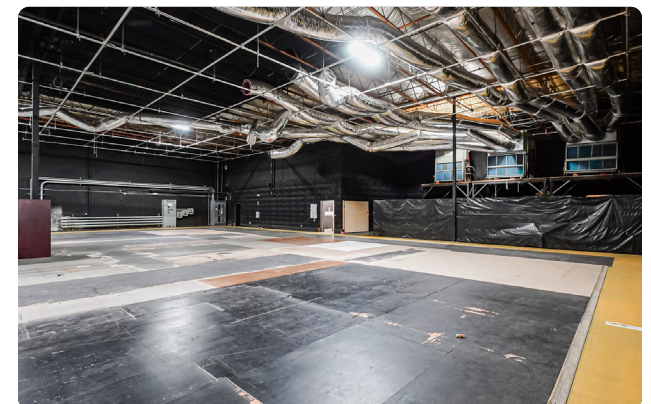


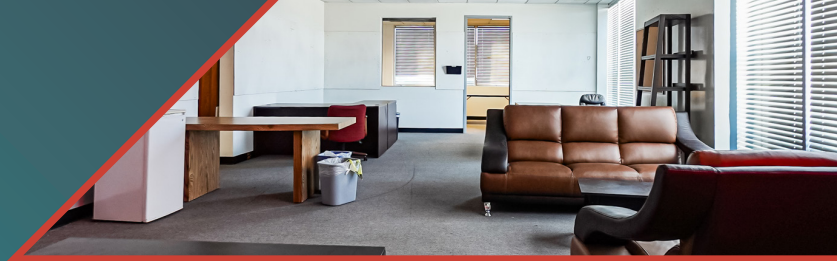
Discover a premier industrial opportunity at 10500 Orbital Way in Pacoima, CA, ideally situated within the thriving San Fernando Valley.

This robust, two-story facility spans $\pm 83,755$ square feet on 4.68 acres, featuring 21-foot clear height, two (2) convenient grade-level doors, AND ONE (1) dock-high door accessible by loading well. Zoned MR2-1VL-O, it is perfectly suited for a wide range of industrial and manufacturing operations. Benefit from exceptional logistical connectivity with immediate access to 5 and 210 freeways, plus close proximity to the Whiteman Airport and Burbank Airport. This prime location offers an outstanding environment for businesses seeking strategic advantages in the Los Angeles region and .

Property Highlights

- Private, Secure Location (guard booth, fenced, secluded)
- Significant Parking
- High Image Office
- Enormous Power





LEASE RATE PSF

\$1.29/PSF NNN



AVAILABLE SF

±83,755 SF



PROP LOT SIZE

4.68 Ac/204,007 SF



OFFICE SF

±45,838 SF
(includes ±24,041 SF
Mezzanine)



PARKING*

230 Parking Stalls with
the ability to expand



GL DOORS

Two (2) -
10' x 12' Doors



DH DOOR**

One (1) - 10' x 12' Door
accessible by loading
well



CLEAR HEIGHT

21'



POWER

3,000 A | 277/480 V |
3Ø | 4W



ZONING

MR2

Building Highlights

**Currently designed as sound stages/
turn key studio for entertainment uses.**

Lessee to verify all information provided.

* 1 Acre unpaved lot adjacent to property that can be rented
on a MTM basis for additional outdoor storage or parking.

**Functional dock-high loading possible.



The site plan shows an irregularly shaped property. In the center is a large rectangular building labeled "EXISTING BUILDING" with "10500 ORBITAL WAY" below it. To the left of the building is a long, narrow parking lot. To the right of the building is another parking lot. At the top of the property is a third parking lot. A large, unpaved lot is located to the right of the building, adjacent to a road labeled "ORBITAL WAY". A callout box points to this unpaved lot with the text: "1 Acre unpaved lot adjacent to property that can be rented on a MTM basis for additional outdoor storage or parking." The property is surrounded by a green dotted area representing the surrounding landscape. A north arrow is located in the bottom right corner.

EXISTING BUILDING
10500 ORBITAL WAY
83,755 S.F.
TOTAL PARKING: 230

1 Acre unpaved lot adjacent to property that can be rented on a MTM basis for additional outdoor storage or parking.

ORBITAL WAY
AIRPARK WAY
NOT A PART
N. SITE PLAN
SITE PLAN
SITE PLAN
SITE PLAN
NORTH

1 Acre unpaved lot adjacent to property that can be rented on a MTM basis for additional outdoor storage or parking.

NOT A PART

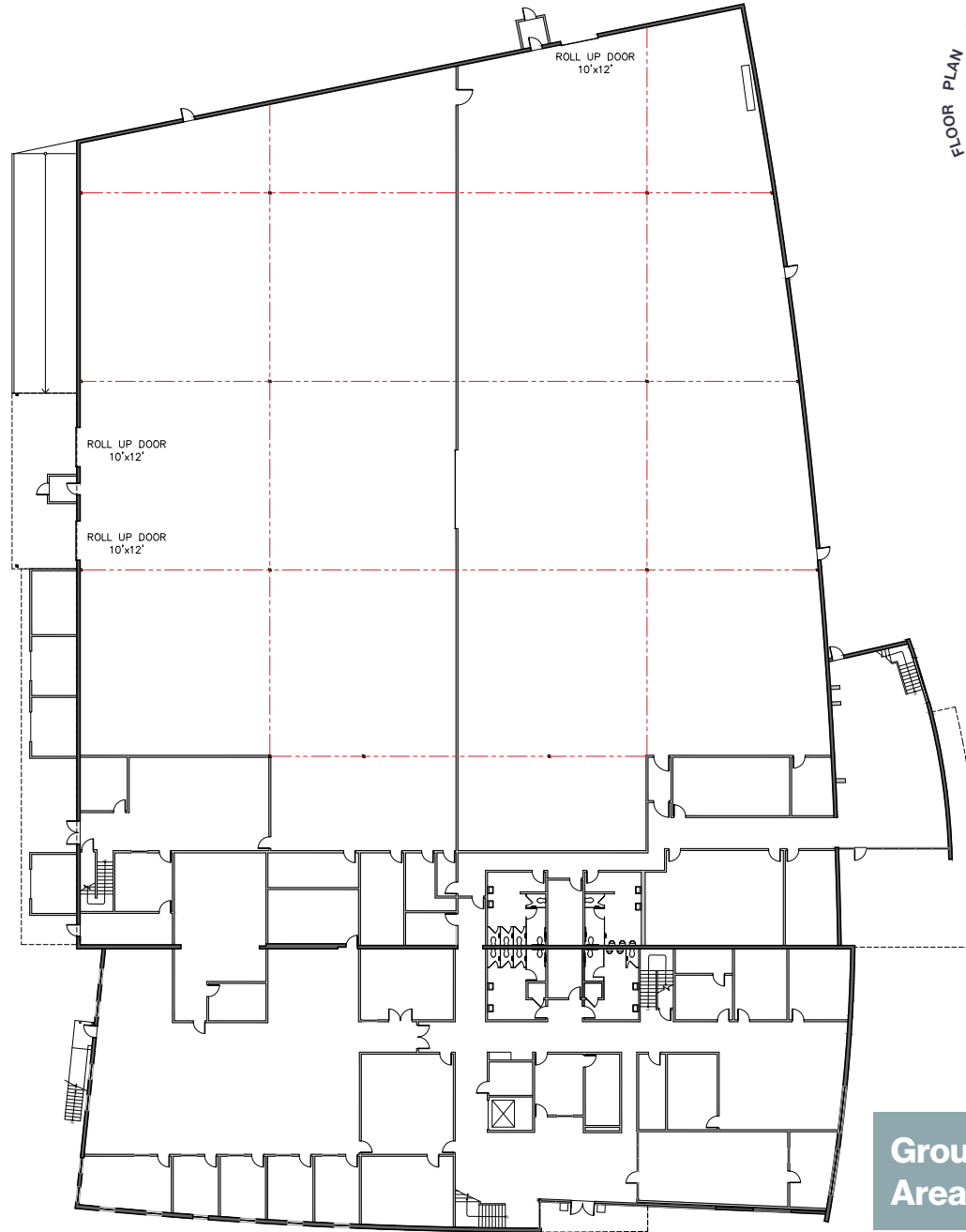
JRPARK WAY

CENTRAL WAY



Floor Plan

Ground Floor



FLOOR PLAN FLOOR PLAN FLOOR PLAN FLOOR PLAN FLOOR PLAN FLOOR PLAN FLOOR PLAN FLOOR PLAN FLOOR PLAN FLOOR PLAN

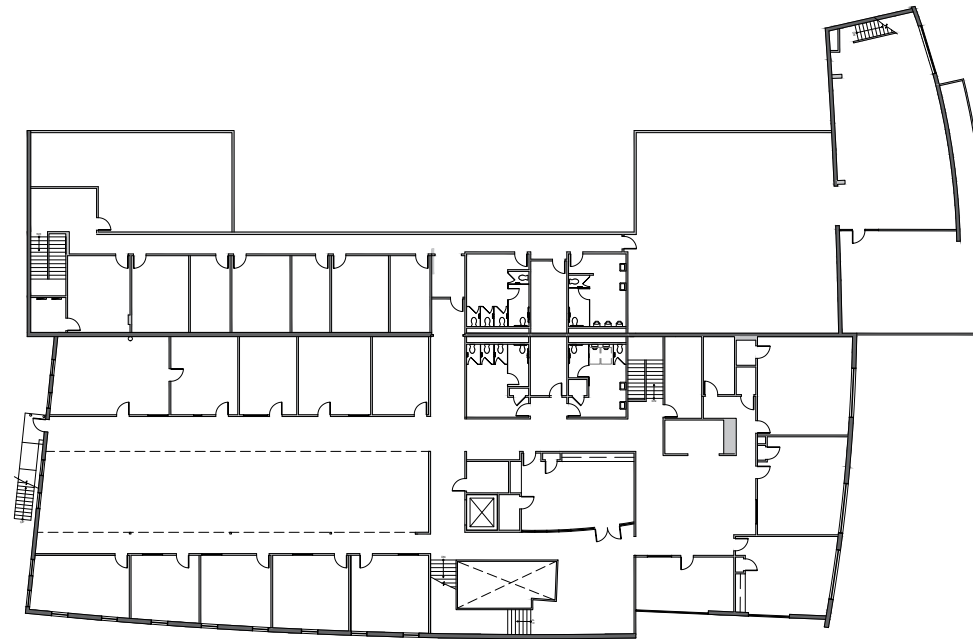
Ground Floor Area Calculations

Warehouse	34,568 SF
Office	21,797 SF

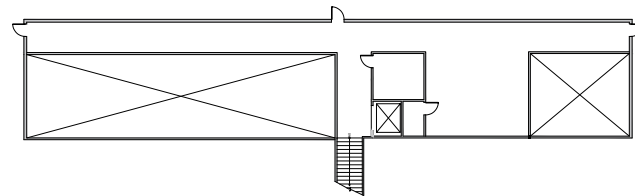


Floor Plan

Second
and
Third Floor



Second Floor



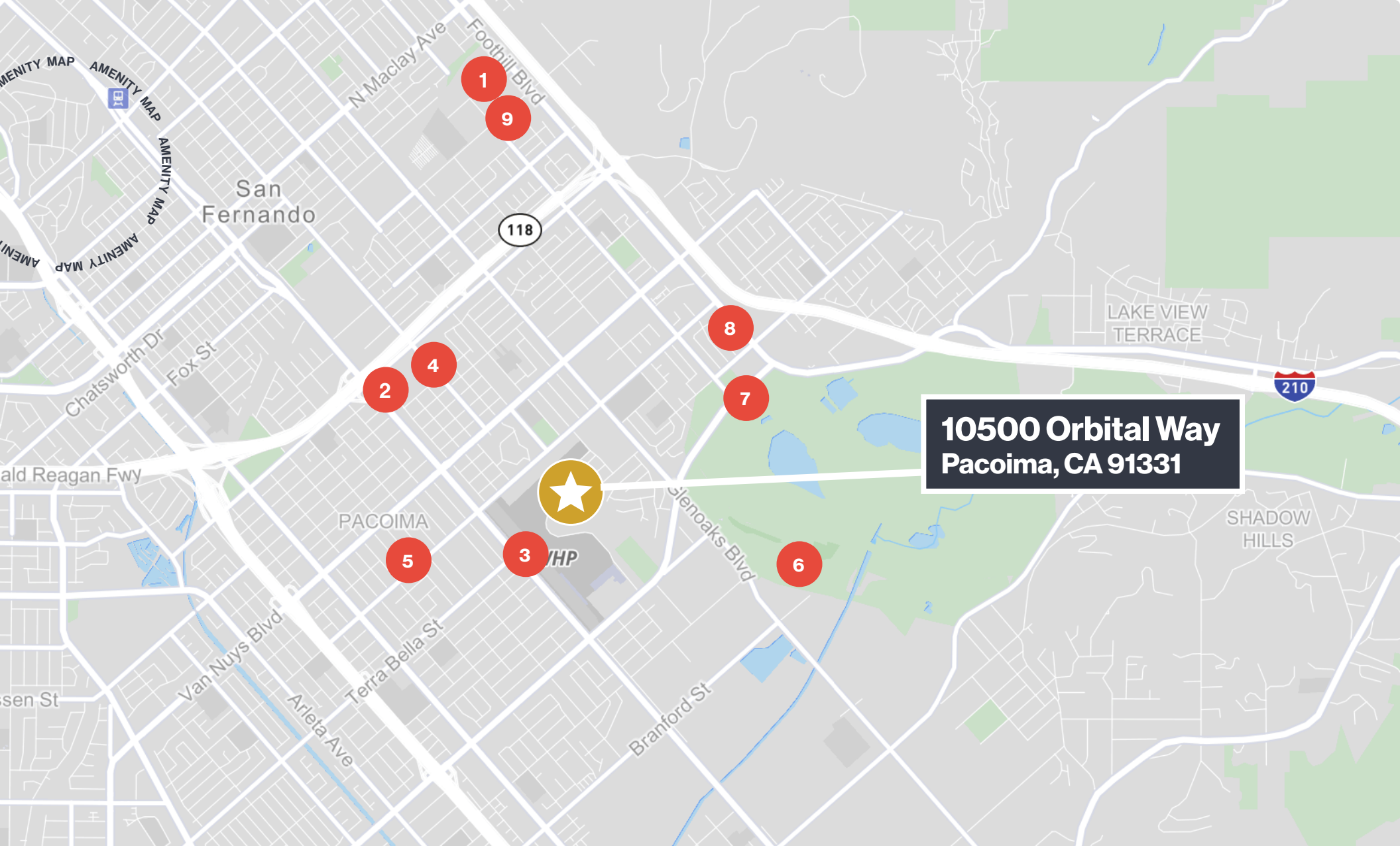
Third Floor

FLOOR PLAN FLOOR PLAN FLOOR PLAN
FLOOR PLAN FLOOR PLAN FLOOR PLAN

Second and Third Floor Area Calculations

Second Floor	21,690 SF
Third Floor	2,351 SF





**10500 Orbital Way
Pacoima, CA 91331**

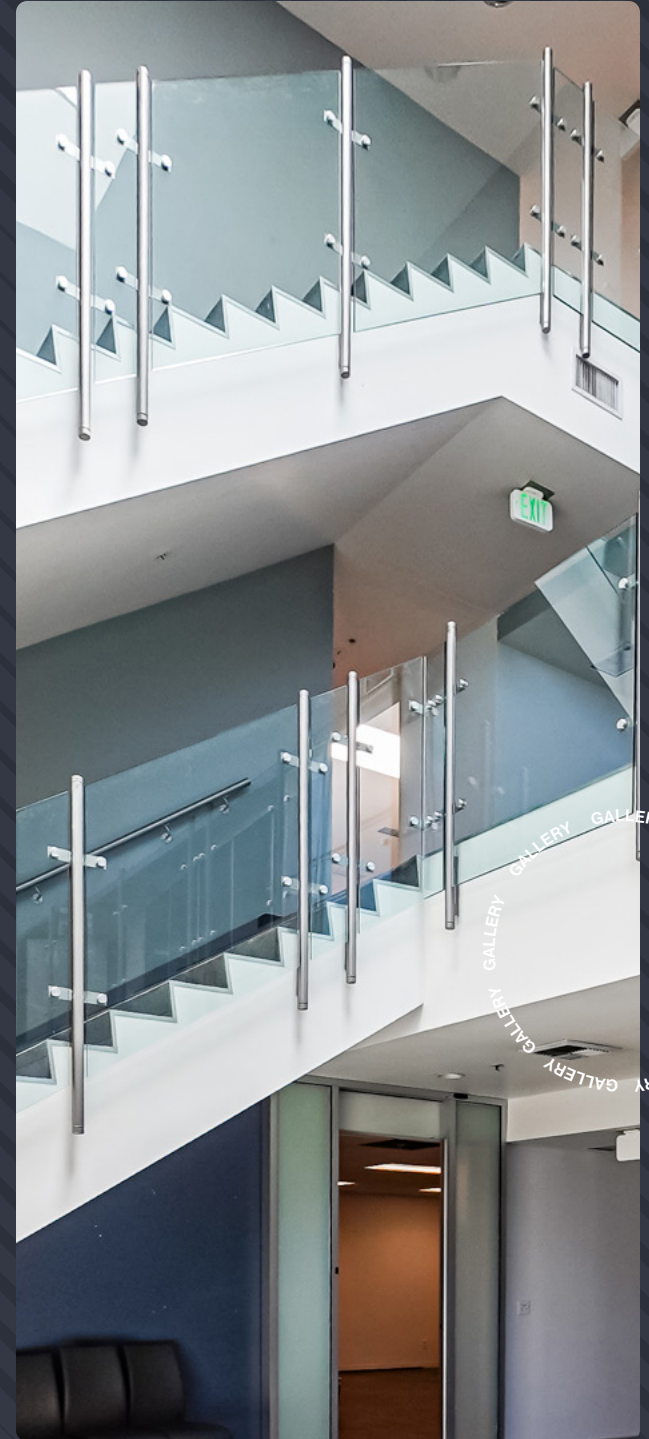
- | | | | |
|--------------------|---------------------|--------------------------|------------------|
| 1 Home Depot | 4 Lowe's | 6 Hansen Dam Golf Course | 8 Planet Fitness |
| 2 Costco | 5 Pacoima City Hall | 7 Discovery Cube | 9 Target |
| 3 Whiteman Airport | | | |

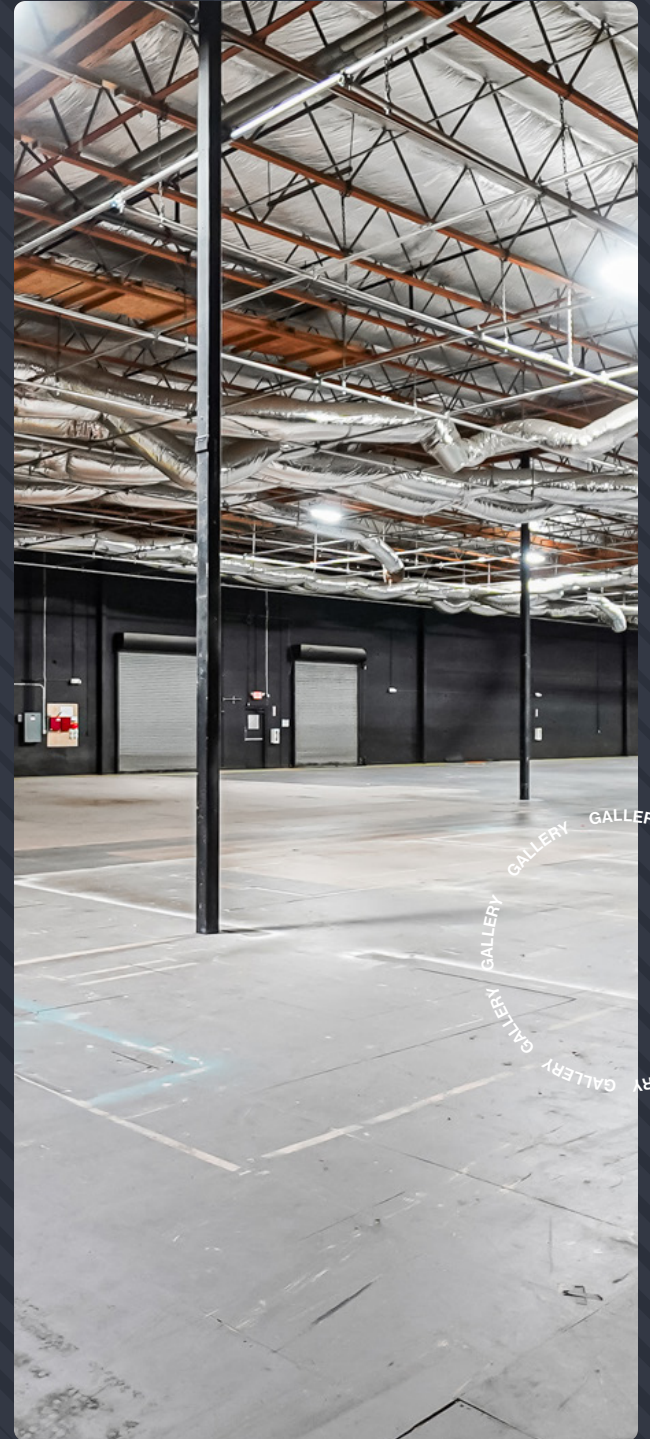
Amenity Map



Functional Dock-High Loading is possible on side of building.







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