

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:** \$10,585  
**Lease Rate/SF:** \$1.45  
**Lease Type:** Gross / Op. Ex: \$0.12  
**Available SF:** 7,300 SF  
**Minimum SF:** 7,300 SF  
**Prop Lot Size:** POL  
**Term:** 3-5 years w/annual increases  
**Sale Price:** NFS  
**Sale Price/SF:** NFS  
**Taxes:** \$99,300 / 2023  
**Yard:** No  
**Zoning:** MR1  
  
**Listing #:** 38132357

**Sprinklered:** Yes  
**Clear Height:** 22'  
**GL Doors/Dim:** 1 / 10x14  
**DH Doors/Dim:** 0  
**A: 400 V: 277/480 O: 3 W: 4**  
**Construction Type:** TILT UP  
**Const Status/Year Blt:** Existing / 1989  
  
**Whse HVAC:** Yes  
**Parking Spaces:** 14 / **Ratio:** 1.9:1/  
**Rail Service:** No  
**Specific Use:** Warehouse/Office  
  
**Listing Date:** 05/25/2023

**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#:** 2537003007