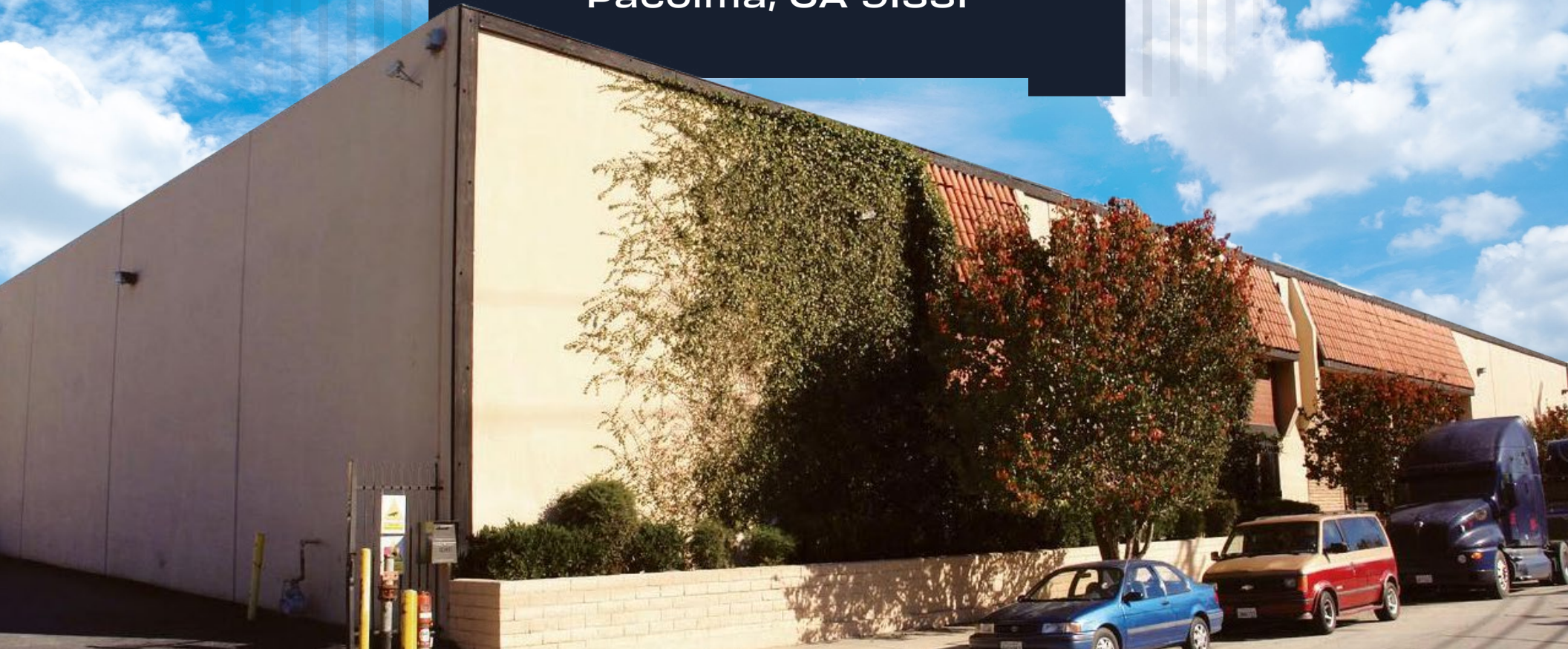


FOR SALE

10220 NORRIS AVE

Pacoima, CA 91331



60,000 SQ FT BUILDING
2.46 ACRES OF LAND

CBRE

THE HIGHLIGHTS



Purchase Price: \$ 15,000,000 (\$250 psf)



Fully-Fenced industrial warehouse/manufacturing facility



Large Yard



High Ceilings-24 feet



Office Space



Owner/User or Investor Opportunity



Heavy Power-800 amps 480 volt 3phs



PROPERTY DETAILS

LOT SIZE:
±2.46 ACRES

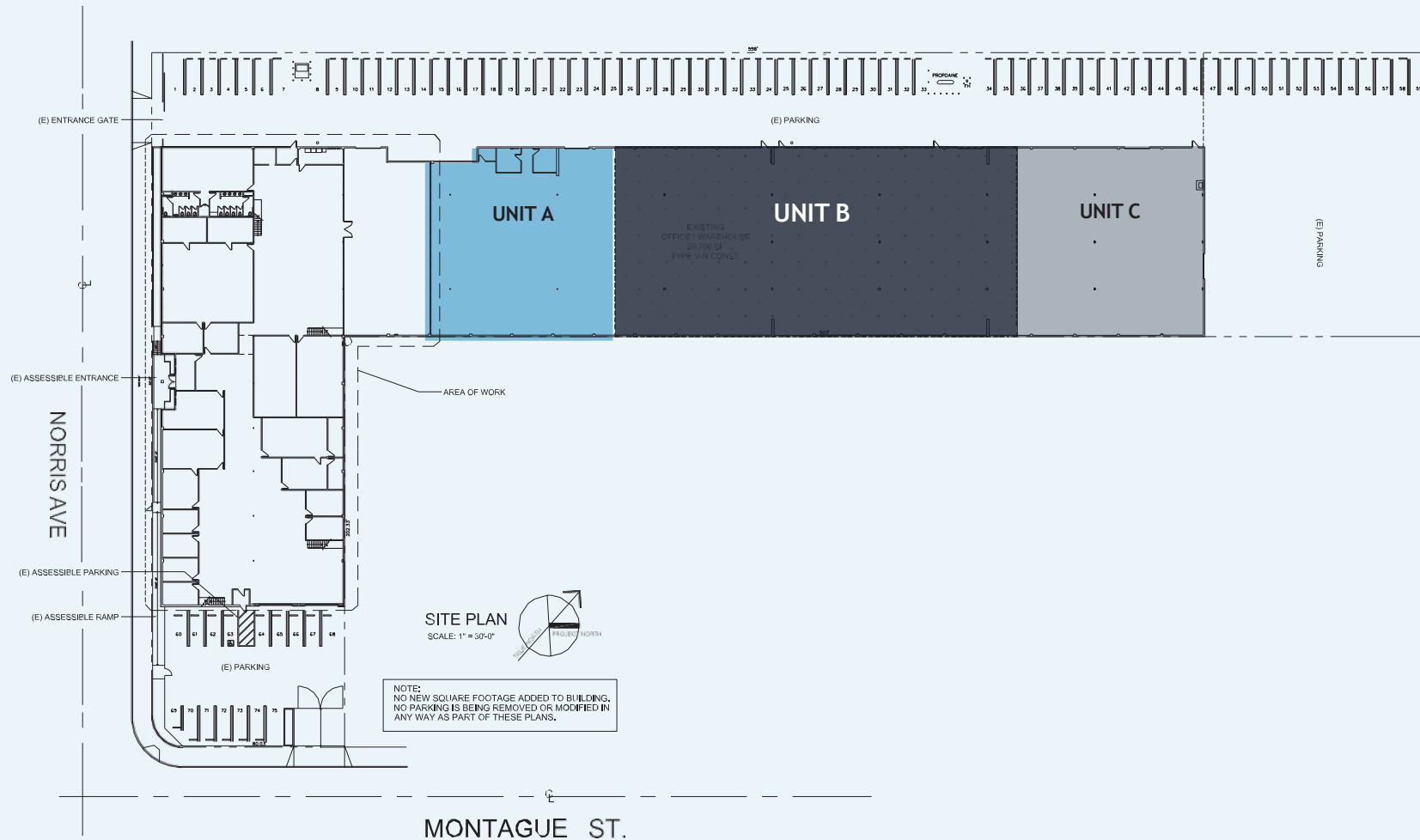
YEAR BUILT:
1980

CEILING HEIGHT:
24-Foot

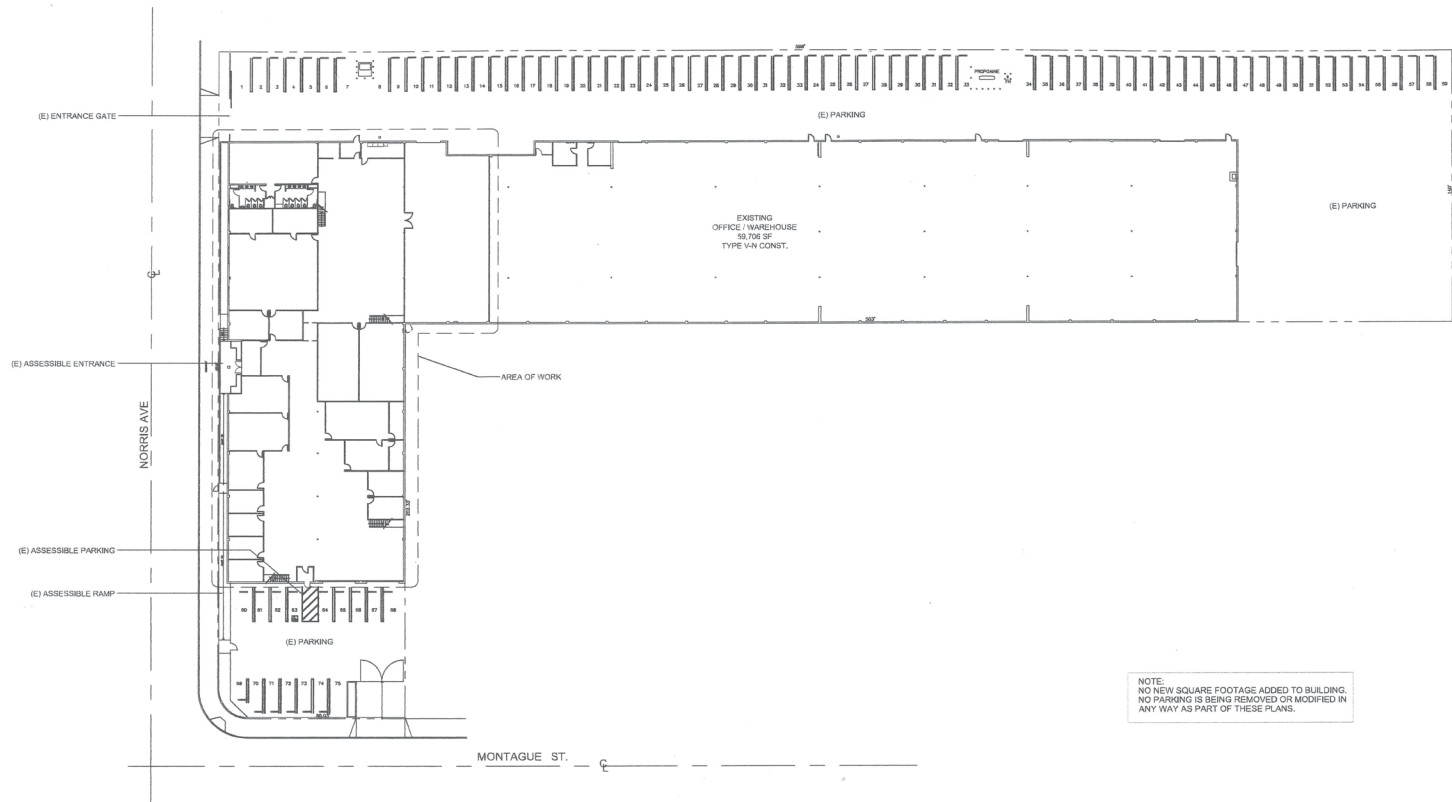
LOADING:
GROUND LEVEL

POWER:
800A/480 V/3PH

FLOOR PLANS



FLOOR PLANS



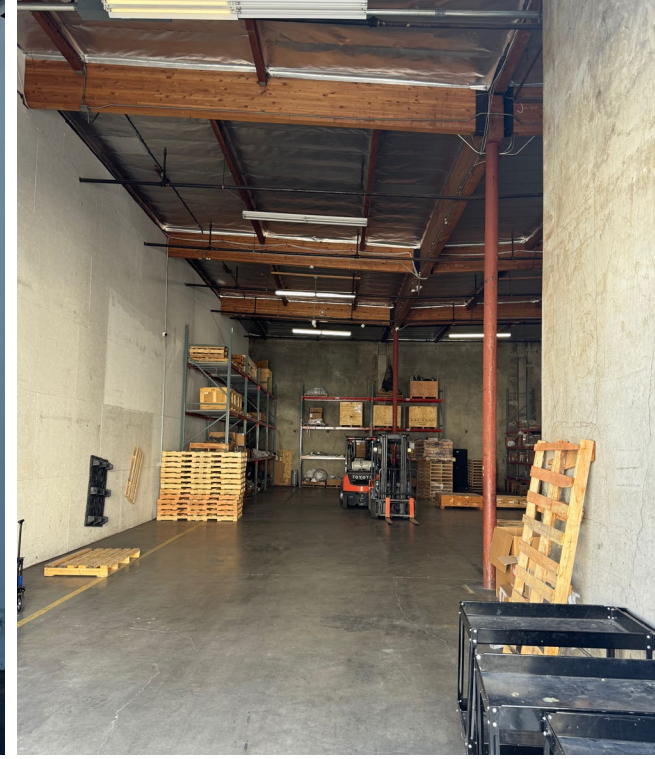
SITE PLAN
SCALE: 1" = 30'-0"



AERIAL



10220
NORRIS
AVE Pacelma,
CA 91331



RENT ROLL

TENANT NAME	ADDRESS	SQUARE FOOTAGE	LEASE START	LEASE END	CURRENT BASE RENT	MONTHLY RENT/ SQ FT	BASE RENT INCREASES			SECURITY DEPOSIT
							DATE	AMOUNT	OPTION TO RENEW	
Vacant	10232 Norris	20,000			N/A				None	
Tenant 1	10220 Norris Avenue, Suite A	10,000	8/1/23	7/31/26	\$16,000	\$1.60	8/1/24	\$480	One option for 3 years w/3% annual bumps	\$32,000
Tenant 2	10220 Norris Avenue, Suite B	20,000		10/31/24	\$23,185	\$1.16			none	\$15,000
Tenant 1	10220 Norris Avenue, Suite C	10,000		1/31/26	\$14,000	\$1.40	2/1/25		none	\$14,000
Grand Total / Month		60,000			\$53,185					\$61,000

You are solely responsible for independently verifying the information in this confidential memorandum. ANY RELIANCE ON IT IS SOLELY AT YOUR OWN RISK.

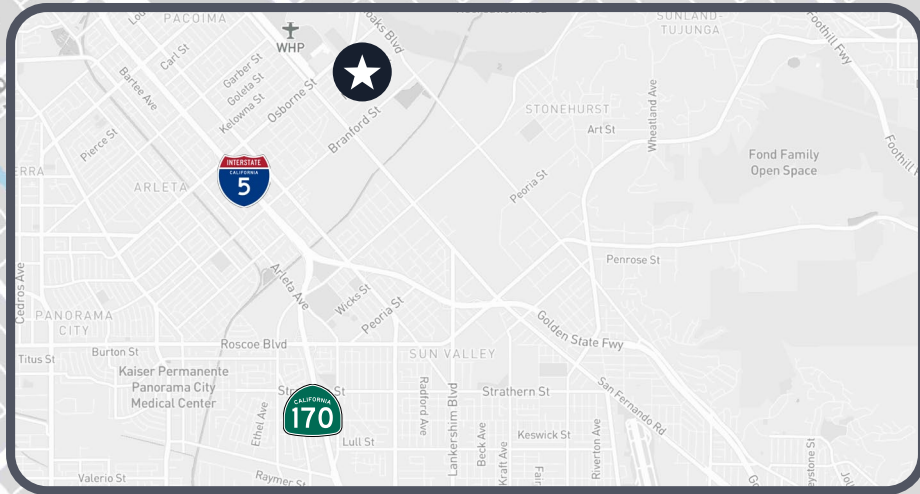
THE LOCATION

1-Minute Drive to WHP Airport

15-Minute Drive to Burbank Airport



**10220
NORRIS
AVE** Pacoima,
CA 91331



10220

NORRIS

AVE Pacoima, CA 91331



FOR MORE INFORMATION, PLEASE CONTACT:

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gregory.barsamian@cbre.com

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