

CLEAN SMALL WAREHOUSE SPACE AVAILABLE • 8124-42 ORION AVENUE, VAN NUYS, CA 91406



PROPERTY FEATURES

- ±1,100 SF available
- Prime Van Nuys location
- M2 zoning
- Ample power
- Ground level loading door
- Fenced and secured parking area
- Extremely easy access from 405 Freeway (Roscoe Blvd off-ramp)
- Adjacent to Galpin Ford
- Small office and bathroom
- Front and rear entrance

DEMOGRAPHICS	1 mile	3 mile	5 mile
Population	39,321	317,571	771,301
Avg. HH Income	\$57,180	\$72,781	\$83,209
Daytime Pop.	15,581	88,803	248,659
Traffic Count	±58,758 cars per day		

GREG OFFSAY, CCIM • (818) 697-9387
greg@illicre.com • DRE #01837719

ARMEN TCHAPANIAN • (818) 697-9362
armen@illicre.com • DRE #02041876

TODD NATHANSON • (818) 514-2204
todd@illicre.com • DRE #01487556



5990 Sepulveda Blvd., Sherman Oaks, CA 91411 • 818.501.2212/Phone • 818.501.2202/Fax • www.illicre.com • DRE #01834124

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage are approximate. References to neighboring retailers are subject to change, and may not be adjacent to the vacancy being marketed either prior to, during, or after leases are signed. Lessee must verify the information and bears all risk for any inaccuracies.

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