

**INDUSTRIAL  
FOR SALE & LEASE**

# THE HUB EXCHANGE

10220 NORRIS AVE, PACOIMA, CA

**CBRE**

# THE HUB EXCHANGE

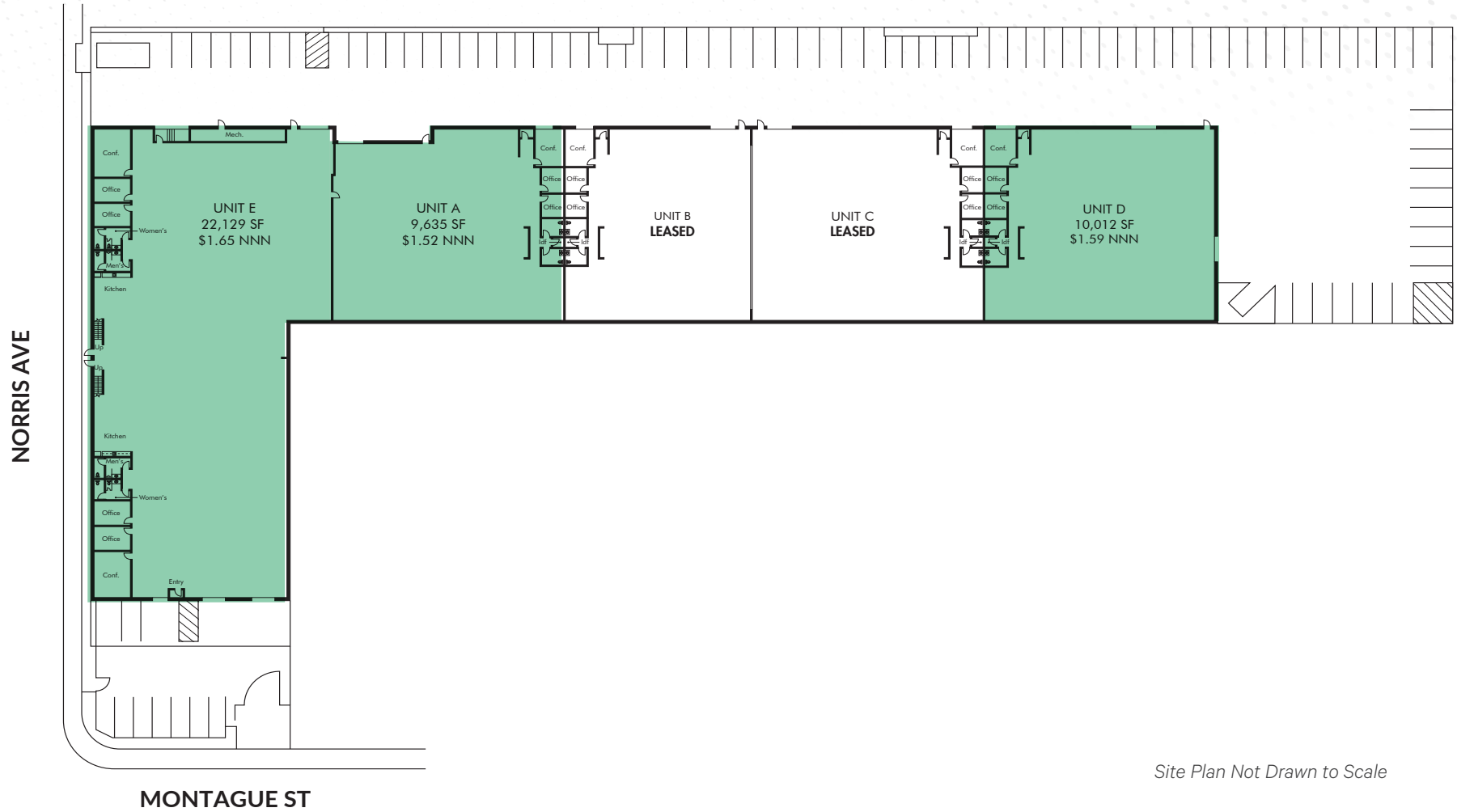
## property overview

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

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



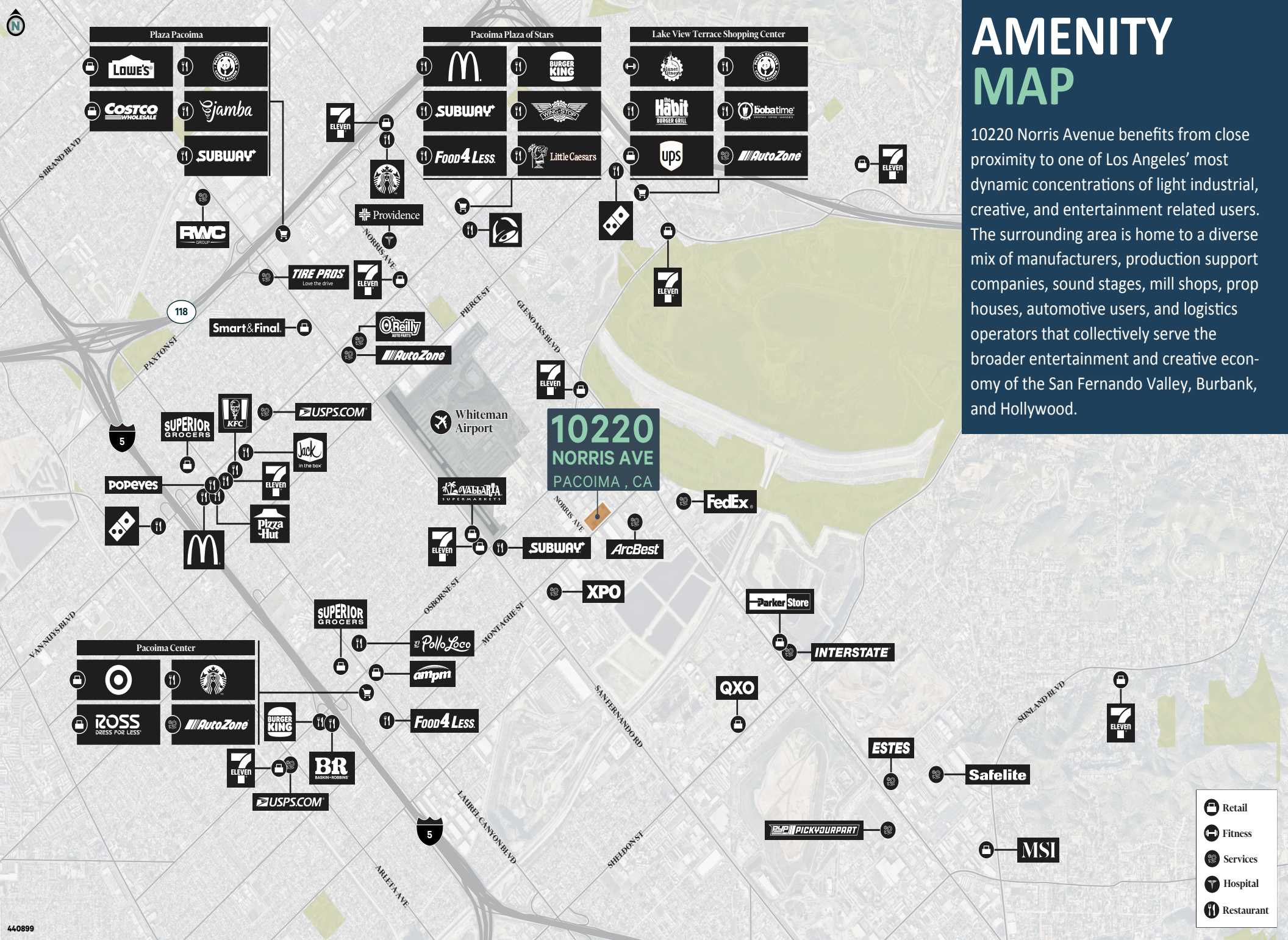
## site plan



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 EXCHANGE

regional map

**10220**  
Norris Ave  
Pacoima, CA

1 mile

5 miles

10 miles

15 miles

20 miles

## DISTANCES TO KEY ROADWAYS AND INFRASTRUCTURE

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

10220 NORRIS AVE

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PACOIMA, CA

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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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# THE HUB EXCHANGE

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