

Available SF 29,499 SF

Industrial For Lease

Building Size 29,499 SF



**Address:** 8701 Bellanca Ave, Los Angeles, CA 90045

**Cross Streets:** Bellanca Ave/W Manchester Ave

\$1.40 PSF NNN Year 1 Rate  
 Free Standing Building  
 Vacant and Available Now  
 Full Building Refurbishment Soon to Commence  
 6 DH & 3 GL (Via Ramp) Loading Positions - 24' Clear Height  
 Underground Car Parking

<b>Lease Rate/Mo:</b>	\$41,299	<b>Sprinklered:</b>	Yes	<b>Office SF / #:</b>	14,116 SF
<b>Lease Rate/SF:</b>	\$1.40	<b>Clear Height:</b>	24'	<b>Restrooms:</b>	6
<b>Lease Type:</b>	NNN / Op. Ex: \$0.53	<b>GL Doors/Dim:</b>	3	<b>Office HVAC:</b>	Heat & AC
<b>Available SF:</b>	29,499 SF	<b>DH Doors/Dim:</b>	6	<b>Finished Ofc Mezz:</b>	8,516 SF
<b>Minimum SF:</b>	29,499 SF	<b>A: 600 V: 208/208 O: 3 W: 4</b>		<b>Include In Available:</b>	Yes
<b>Prop Lot Size:</b>	POL	<b>Construction Type:</b>	TILT UP	<b>Unfinished Mezz:</b>	0 SF
<b>Term:</b>	Acceptable to Owner	<b>Const Status/Year Blt:</b>	Existing / 1990	<b>Include In Available:</b>	No
<b>Sale Price:</b>	NFS	<b>Whse HVAC:</b>	Yes	<b>Possession:</b>	Now
<b>Sale Price/SF:</b>	NFS	<b>Parking Spaces: 63 / Ratio: 2.1:1</b>		<b>Vacant:</b>	Yes
<b>Taxes:</b>		<b>Rail Service:</b>		<b>To Show:</b>	Call broker
<b>Yard:</b>	Yes	<b>Specific Use:</b>	Flex/R&D	<b>Market/Submarket:</b>	LAX Area
<b>Zoning:</b>	MR1-1			<b>APN#:</b>	4125-016-031
<b>Listing Company:</b>	CBRE - El Segundo				
<b>Agents:</b>	<a href="mailto:greg.dyer@cbre.com">Greg Dyer 310-363-4953</a> , <a href="mailto:ryan.wengert@cbre.com">Ryan Wengert 310-363-4848</a>				
<b>Listing #:</b>	32159306	<b>Listing Date:</b>	08/31/2022	<b>FTCF:</b>	CB300N150S000
<b>Notes:</b>	Co-listed with AIR CRE NonMember (Bill Durslag). Tenant to verify all information.				

**8701 Bellanca Avenue**  
Los Angeles, CA 90045

For Lease



## Contact Us

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