

# INDUSTRIAL FOR LEASE

9000 BELLANCA AVE, LOS ANGELES, CA



## *53,000 SF Industrial Building For Lease*

53,000 SF building on 87,100 SF of land

14' - 20' clear height/sprinklered

Proximity to LAX & lower Westside

Attractive red brick exterior/fully refurbished

5 truck high dock doors/2 grade level doors

51 parking spaces/single row of columns

Modern office, breakroom and restrooms

Owned and professionally managed by Hackman Capital

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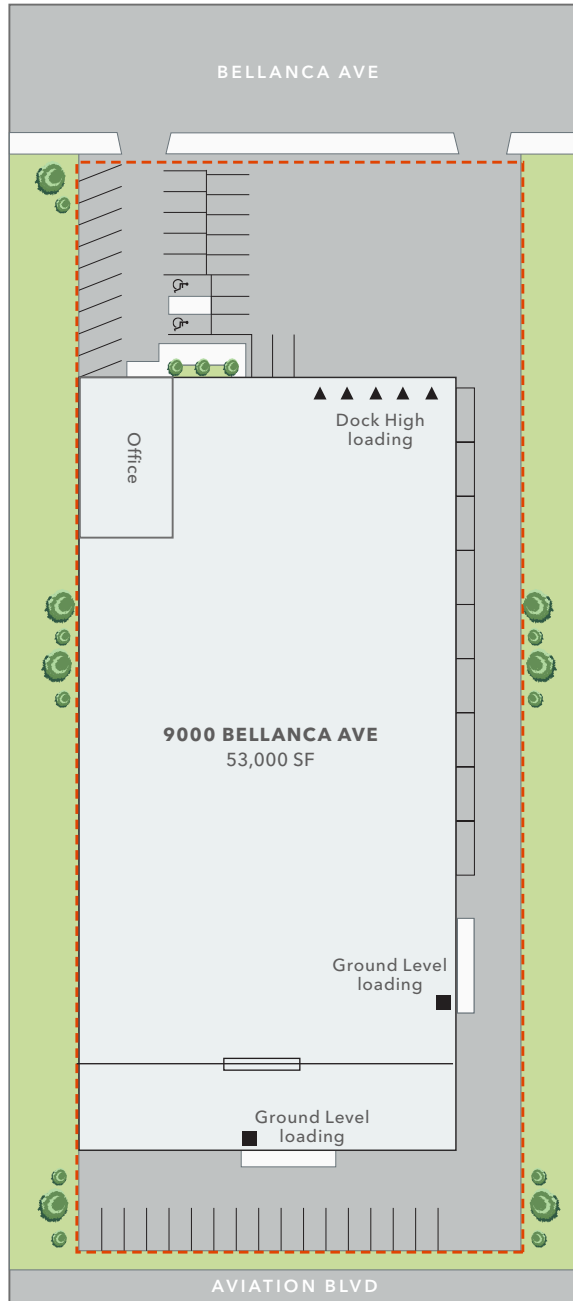
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## SITE PLAN



**53,000 SF**

BUILDING SF

**2,400 SF**

OFFICE SF

**5 DH**

DOORS

\* Existing Vehicle Ramps into the building-  
can remain or be demo'd.

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**km** Kidder  
Mathews