

# FOR SUBLEASE

8801 BELLANCA AVE | LOS ANGELES, CA 90045



**Very Low OpEx: \$0.09**



## HIGHLIGHTS

- Ideal Air Freight Facility
- Less than 1.5 Miles from LAX
- 2,000 AMPS
- Ample Parking with 2-Story Office
- Fully Secured Yard
- Available for Sublease Through November 30, 2028



AVAILABLE SPACE

**±21,445 SF**



YARD

**4 DH Doors**



PROXIMITY

**1.5 MILES TO LAX**

### ZAC SAKOWSKI

Executive Managing Director  
Zac.Sakowski@jll.com  
424-294-3429

### BRIANNA DEMUS

Executive Vice President  
Brianna.Demus@jll.com  
424-294-3436

### JEFF HUBERMAN

SIOR, Principal  
jhuberman@lee-associates.com  
562-568-2024

### SPENCER CASEMENT

Principal  
scasement@lee-associates.com  
562-568-2045



# PROPERTY SPECIFICATIONS

## BUILDING

## SPECIFICATIONS

Property Address	8801 Bellanca Ave, Los Angeles, CA 90045
Size	±21,445 SF
Dock High	4
Oversized Ground Level Doors	2
Standard Ground Level Doors	1
Office SF	5,786
Clear Height	15'
Parking Ratio	1.52/1,000
Sprinkler	.15/1500
Power	2,000 Amps
Office Restrooms	Men-3, Women-2
Warehouse Restrooms	Total-3
Truck Maneuvering	119'
Access	Two Point of Ingress/Egress



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# AERIAL & MAP LOCATION



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