

Fully Refurbished Free-Standing Flex Industrial Building with Office Space

±29,499 SF

FOR LEASE



8701 BELLANCA AVENUE, LOS ANGELES, CA, 90045

BUILDING HIGHLIGHTS

Building Size

±29,499 SF

Warehouse Space

±15,383 SF

Office Space

±5,600 SF 1st Floor

±8,516 SF Mezzanine

Clear Height

24'

Dock Doors

6

Ground Level Doors

3 (Via Ramp)

Power

600 Amps (208/208v)

Auto Parking

63 Employee Stalls via
Surface and Exclusive,
Secure Subterranean Garage

Truck Court

Shared & Exclusive Yard

Sprinklers

Yes

Recent Notable Upgrades

Energy Efficient LED Lighting
New HVAC with Warranty

SITE PLAN



±29,499 SF

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TOP OF ENTRY STAIRWELL TO MEZZ



GROUND FLOOR



DOCK DOORS



MEZZANINE



ENTRY STAIRWELL



GROUND LEVEL

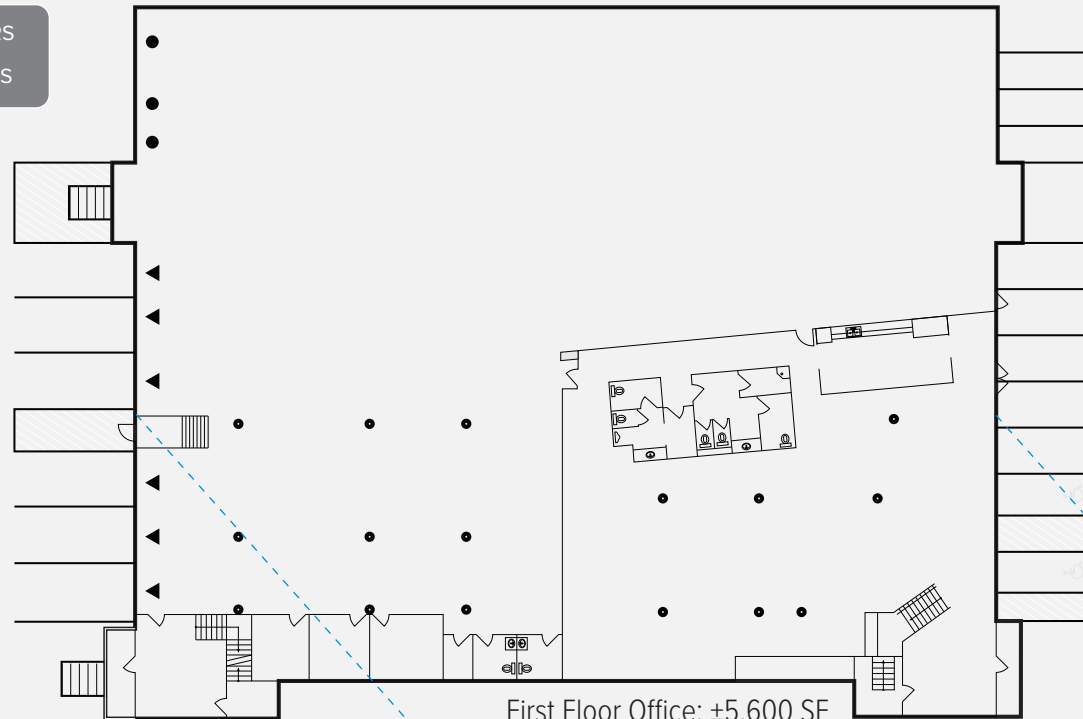
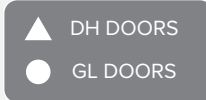


KITCHEN



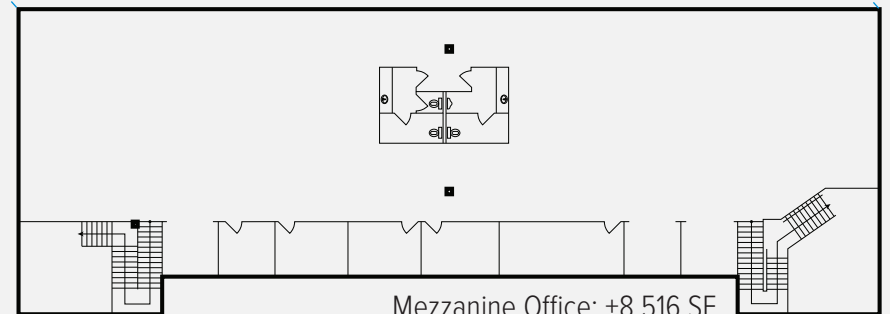
SUBTERRANEAN PARKING

FLOOR
PLAN



First Floor Office: $\pm 5,600$ SF

First Floor Warehouse: $\pm 15,383$ SF



Mezzanine Office: $\pm 8,516$ SF

$\pm 29,499$ SF

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AREA
MAP

8701
BELLANCA
AVENUE



Free-Standing Flex Industrial Building with Office Space **FOR LEASE**



2.5 Miles
to LAX



13.4 Miles
to DTLA



8.3 Miles
to West LA



22.2 Miles
Port of LA



22.5 Miles
Port of LB

FOR MORE
INFORMATION,
PLEASE CONTACT

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PLAY VIDEO
Video Tour

CBRE

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