

FOR SUBLEASE

8801 BELLANCA AVE | LOS ANGELES, CA 90045



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

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SPENCER CASEMENT

Principal
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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

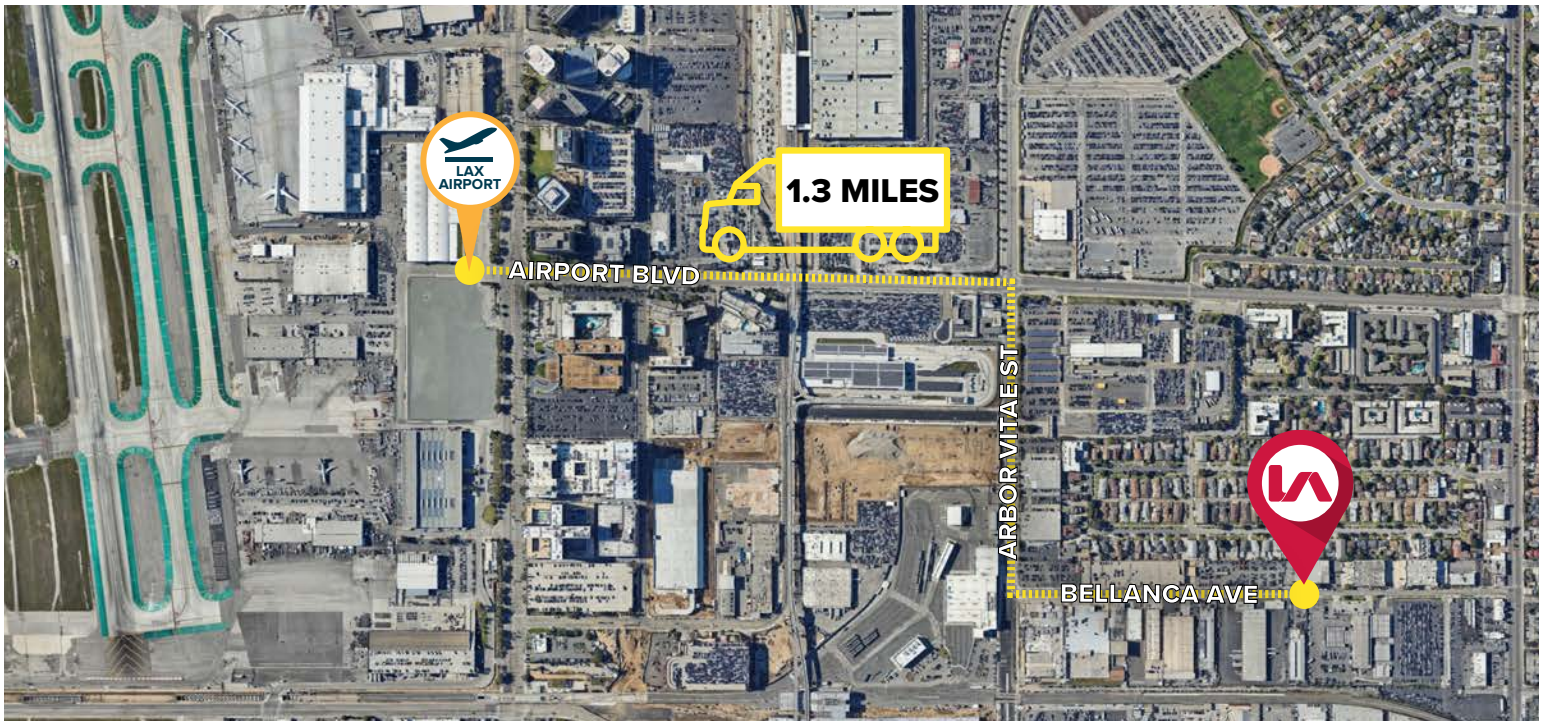
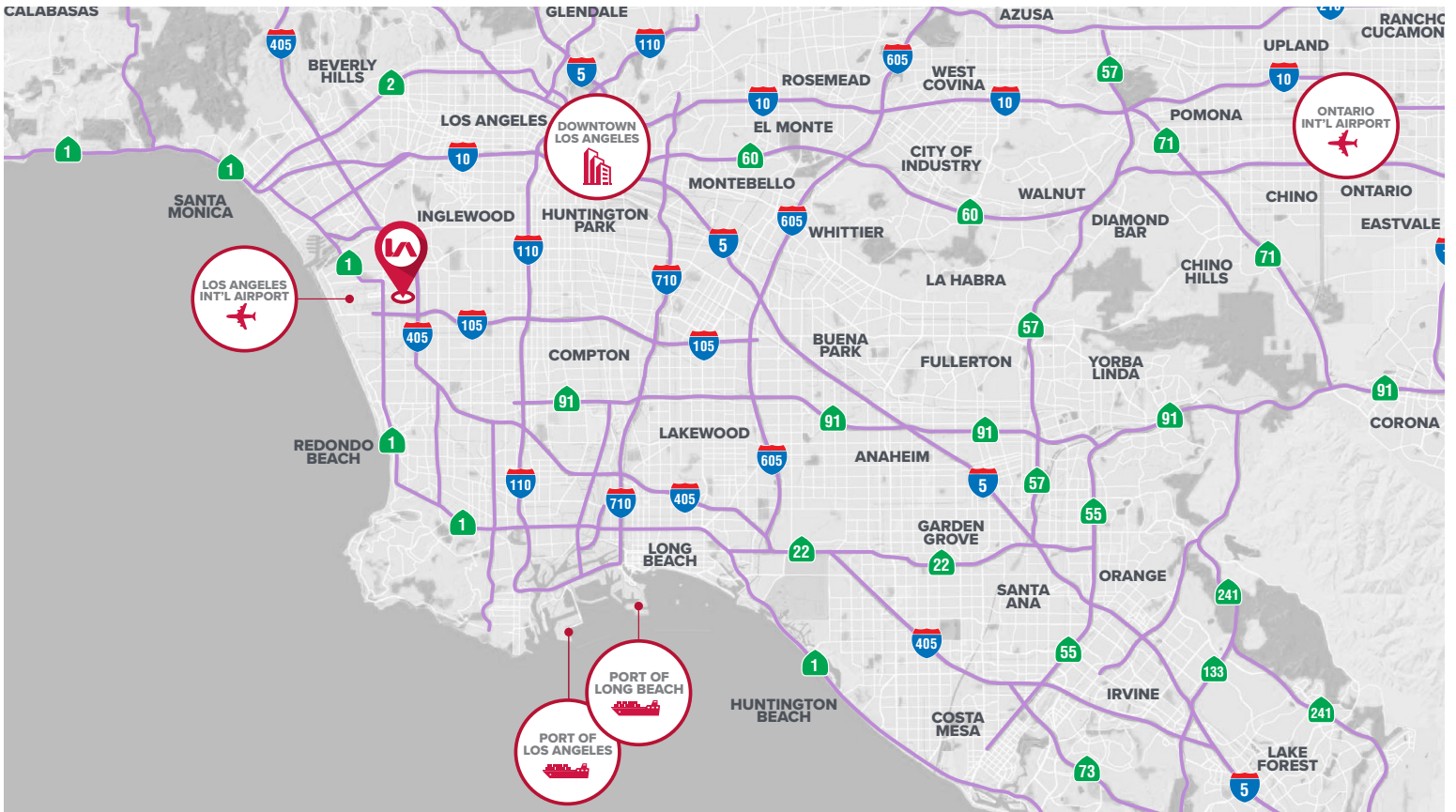


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AERIAL & MAP LOCATION



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