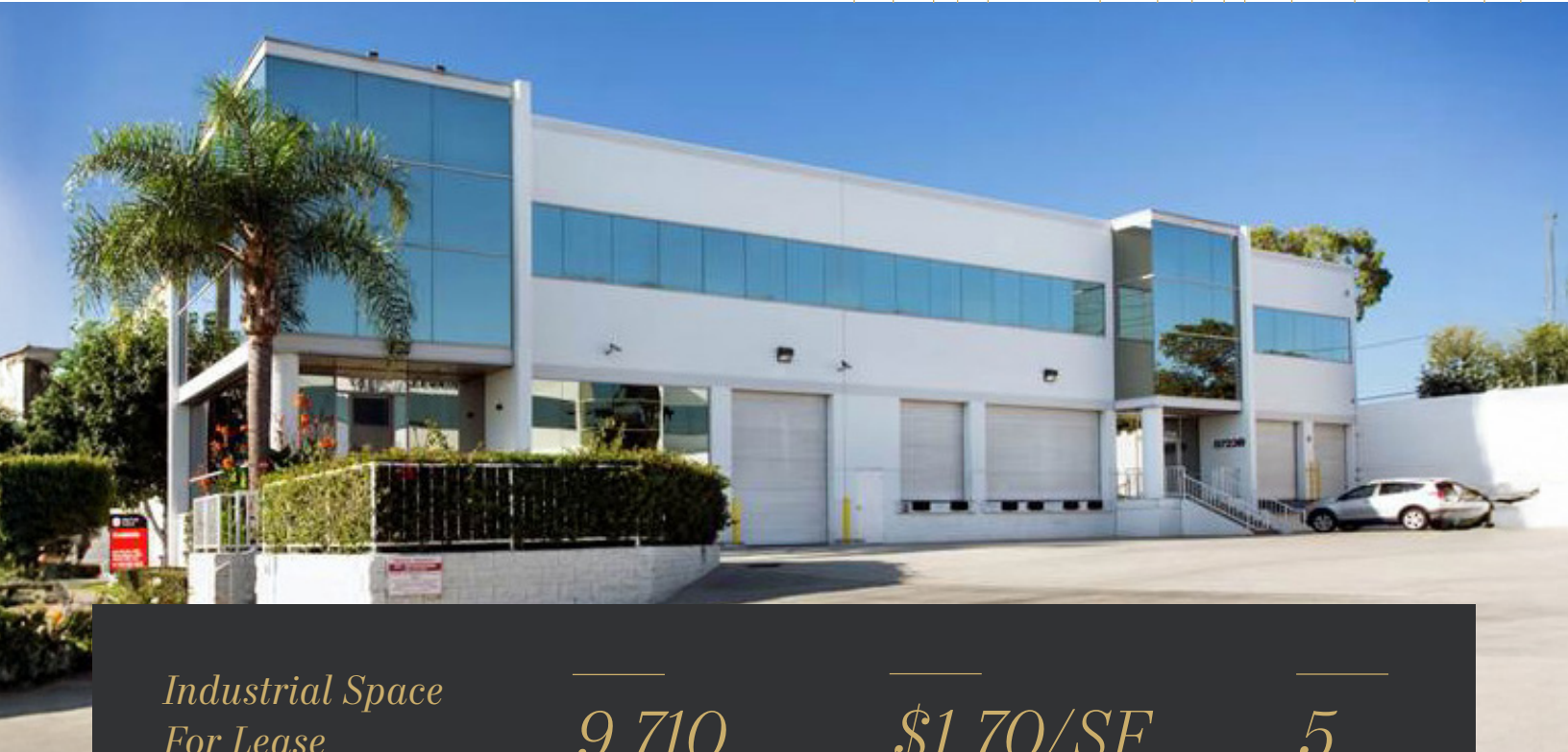


8723 BELLANCA AVE, UNIT B

LOS ANGELES, CA 90045



*Industrial Space
For Lease*

9,710
AVAILABLE SF

\$1.70/SF
NNN LEASE RATE

5
DH DOORS

9,710 SF unit available for lease

Cross dock loading with 5 dock high positions

24' minimum clear height/1 ramp

3,976 SF of office space

Excellent access to the 405 freeway

10 parking spaces (subterranean & surface parking)

Fully refurbished/move-in ready

Owned & professionally managed by MetLife

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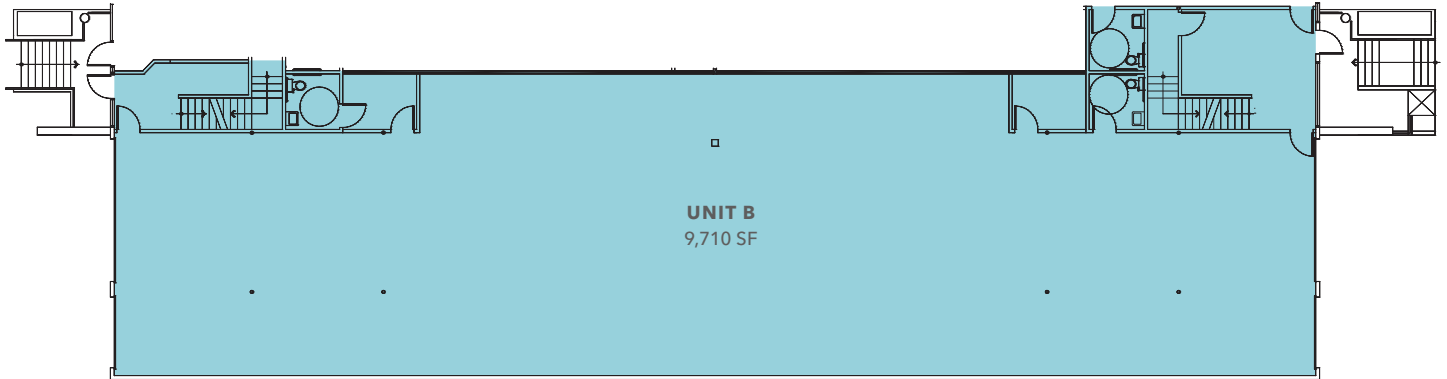
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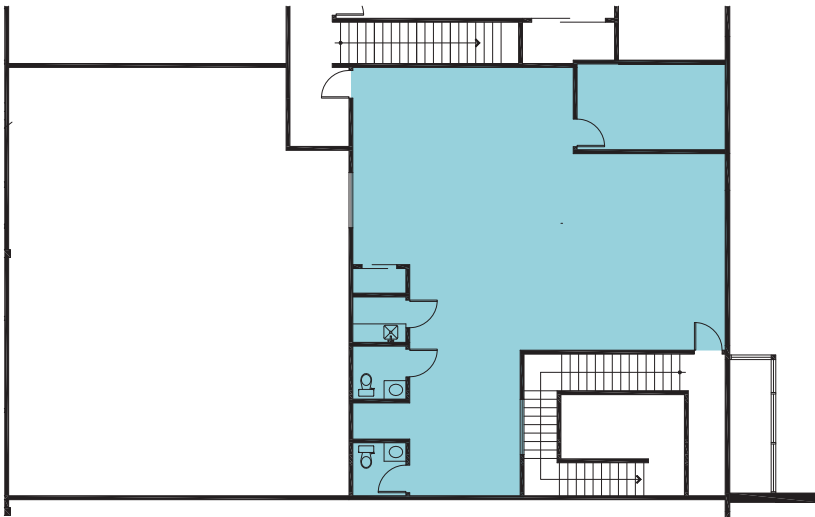


SITE PLAN

FIRST FLOOR



SECOND FLOOR



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