

Available SF 139,857 SF

Industrial For Lease

Building Size 139,857 SF



Property Name: Prologis Commerce Business Park
Address: 5500 Slauson Ave, Commerce, CA 90040
Cross Streets: Slauson Ave/S Eastern Ave

Prologis Commerce Business Park
 24' Clearance Height
 20 Dock-High Loading Positions
 10,049 SF Office and 3,982 SF of Mezzanine
 Excellent 710 and 5 Freeway Access

Lease Rate/Mo: \$167,828
Lease Rate/SF: \$1.20
Lease Type: NNN / Op. Ex: \$0.31
Available SF: 139,857 SF
Minimum SF: 139,857 SF
Prop Lot Size: 5.06 Ac / 220,354 SF
Term: Acceptable to Owner
Sale Price: NFS
Sale Price/SF: NFS
Taxes:
Yard: Fenced / Paved
Zoning: M2

Sprinklered: Yes
Clear Height: 24'
GL Doors/Dim: 0
DH Doors/Dim: 20
A: 1000 V: 277/480 O: W:
Construction Type: TILT UP
Const Status/Year Blt: Existing / 1987
Whse HVAC: No
Parking Spaces: 121 / **Ratio:** 0.9:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: 10,049 SF / 14
Restrooms: 5
Office HVAC:
Finished Ofc Mezz: 3,982 SF
Include In Available: Yes
Unfinished Mezz: 0 SF
Include In Available: No
Possession: 12/01/2026
Vacant: No
To Show: Call broker
Market/Submarket: Commerce/Vernon
APN#: 6332-013-026

Listing Company: Colliers - El Segundo

Agents: [Mike Foley 310-977-7330](#), [Connor McRae 323-278-3112](#), [Christopher Sheehan, SIOR 310-321-1831](#)

Listing #: 45196345

Listing Date: 07/06/2026

FTCF: CB250N000S000/OAA

Notes: Estimated opex are: \$0.31 psf. Sprinkler calculation: .60 GPM / 2,500 SF. Please verify all information.



Mike Foley
 mike.foley@colliers.com
 310-977-7330