

5540 W 104th St

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5540 W 104th St

\$18.00 /SF/YR

Coolers, Pre-Cooler and Inspection Room in Place

Cooler 1:

39 x 42 x 10.8

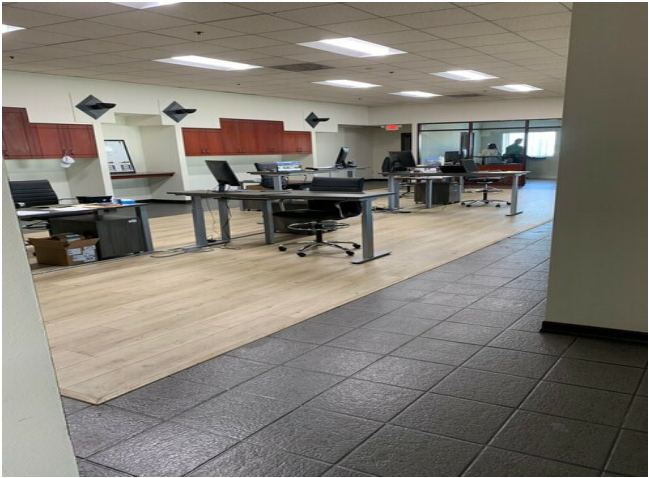
Cooler 2:

29.5 x 42 x 10.8

Pre-Cooler:

19.8 x 16.8 x 20...

- Cold Storage/Office/Warehouse
- Located Near LAX and 105/405 Freeways
- Secure Gated Lot



Rental Rate: \$18.00 /SF/YR

Property Type: Industrial

Property Subtype: Warehouse

Rentable Building Area: 20,176 SF

Year Built: 1945

Rental Rate Mo: \$1.50 /SF/MO

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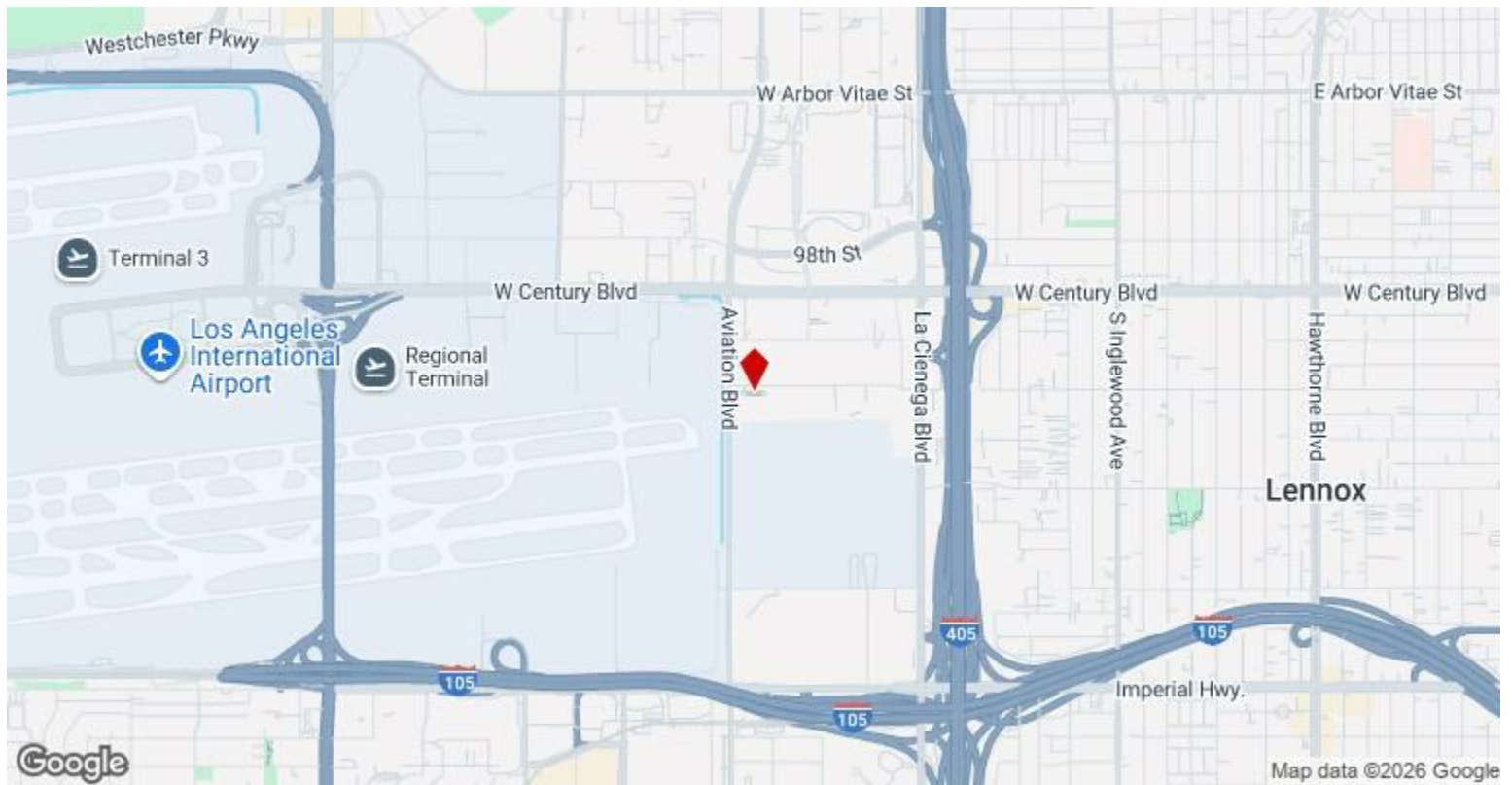
1st Floor

Space Available	20,176 SF
Rental Rate	\$18.00 /SF/YR
Date Available	January 30, 2026
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Industrial
Lease Term	1 - 6 Years

Large Coolers and Pre-Cooler in PlaceAvailable February 2026Short Term Lease Available Take advantage of the low base rental rate 400 amp 3-phase+/- 15% cold storage, 25% office, 60% WarehouseAbility to add coolers

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Seafrigo LAX	-	



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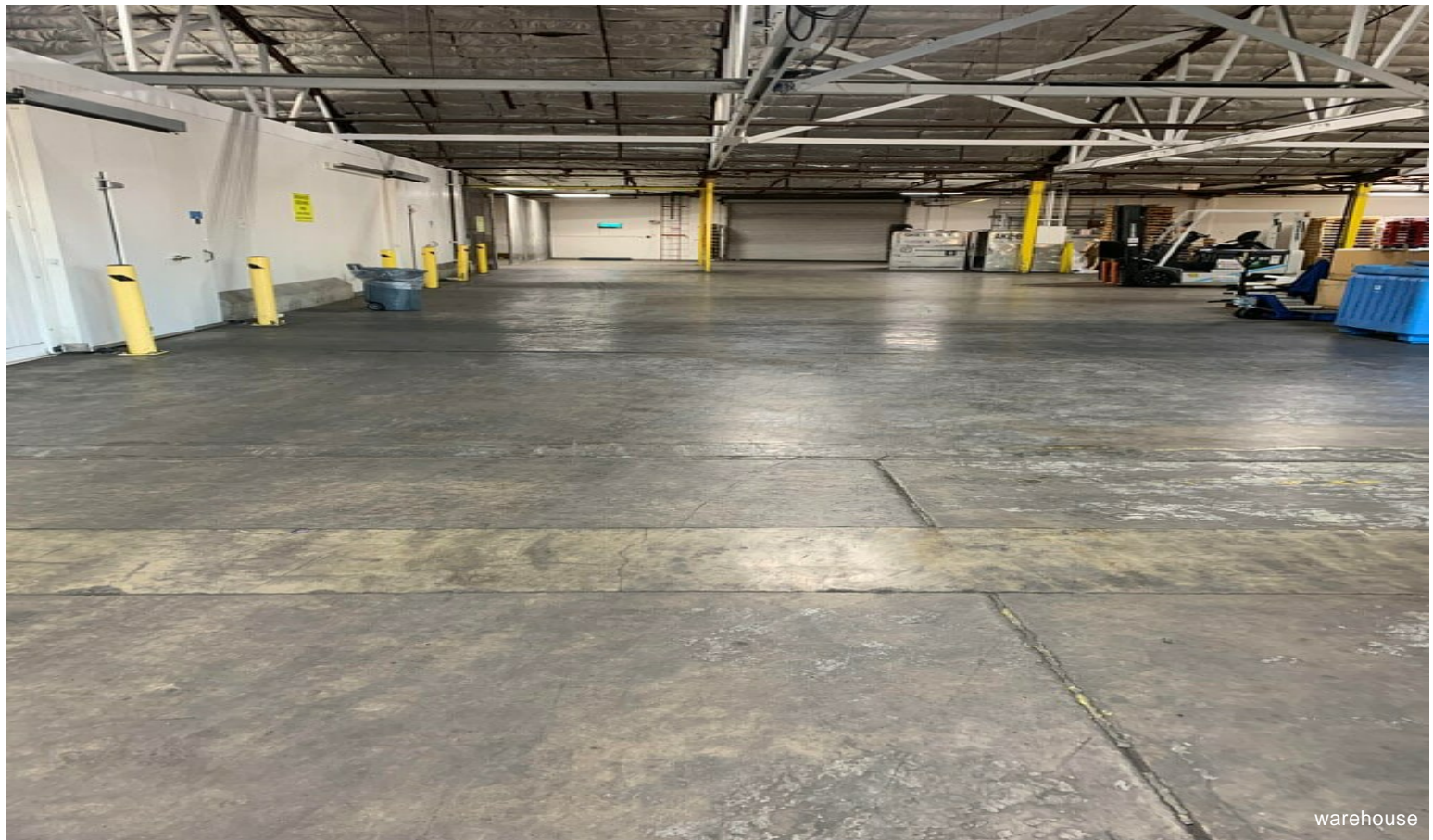
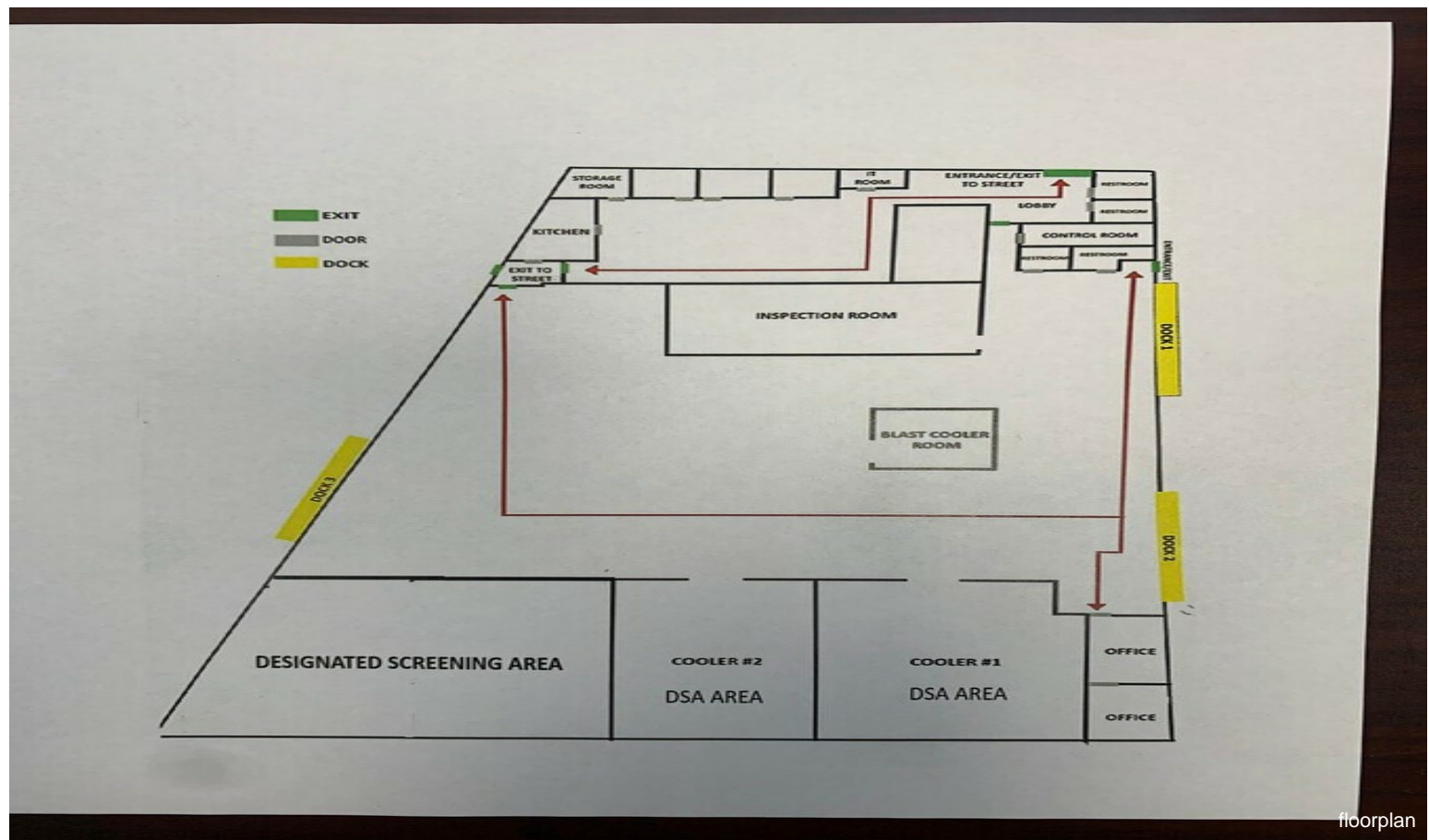
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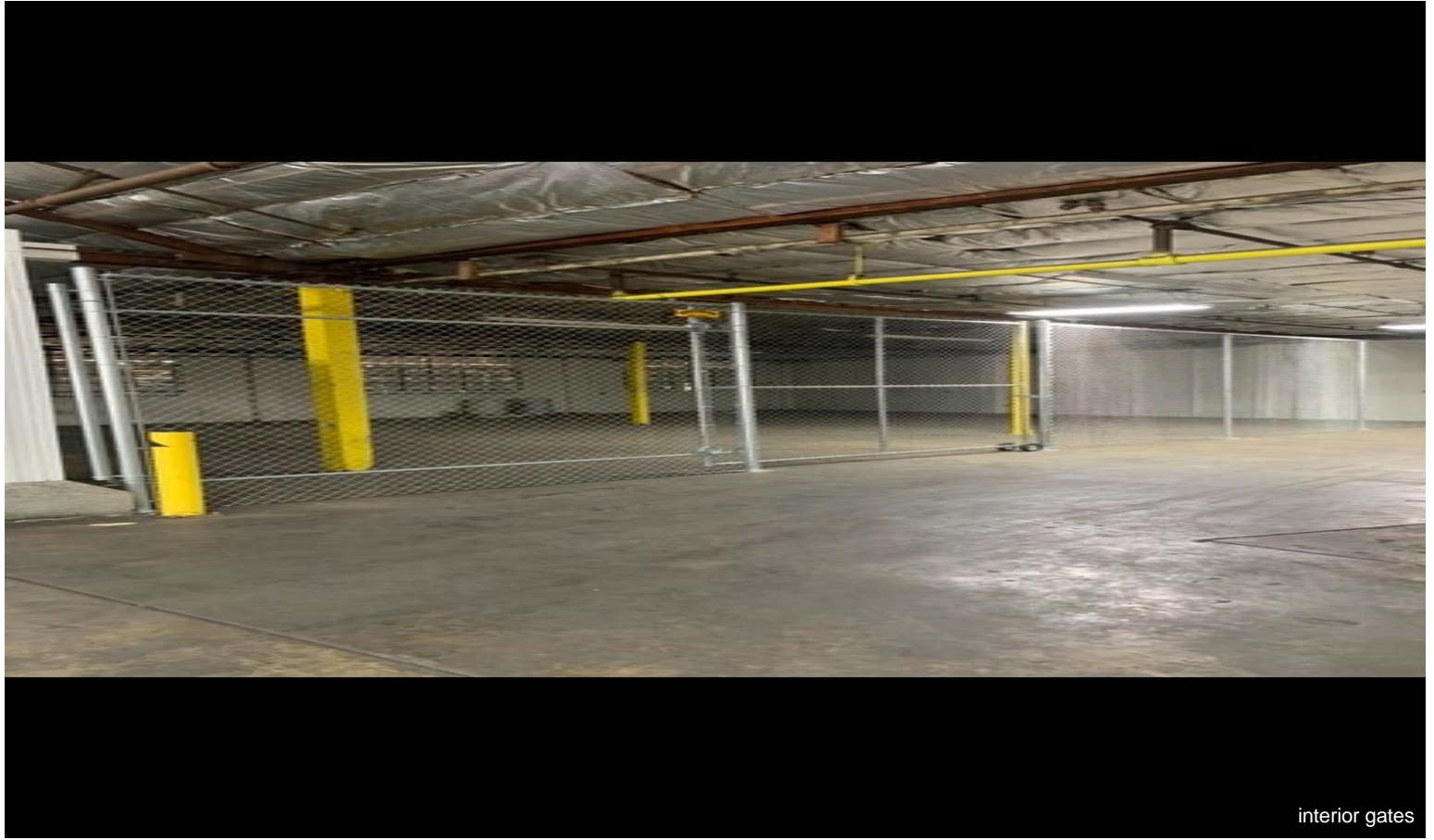
Pre-Cooler:

19.8 x 16.8 x 20

Property Photos



Property Photos



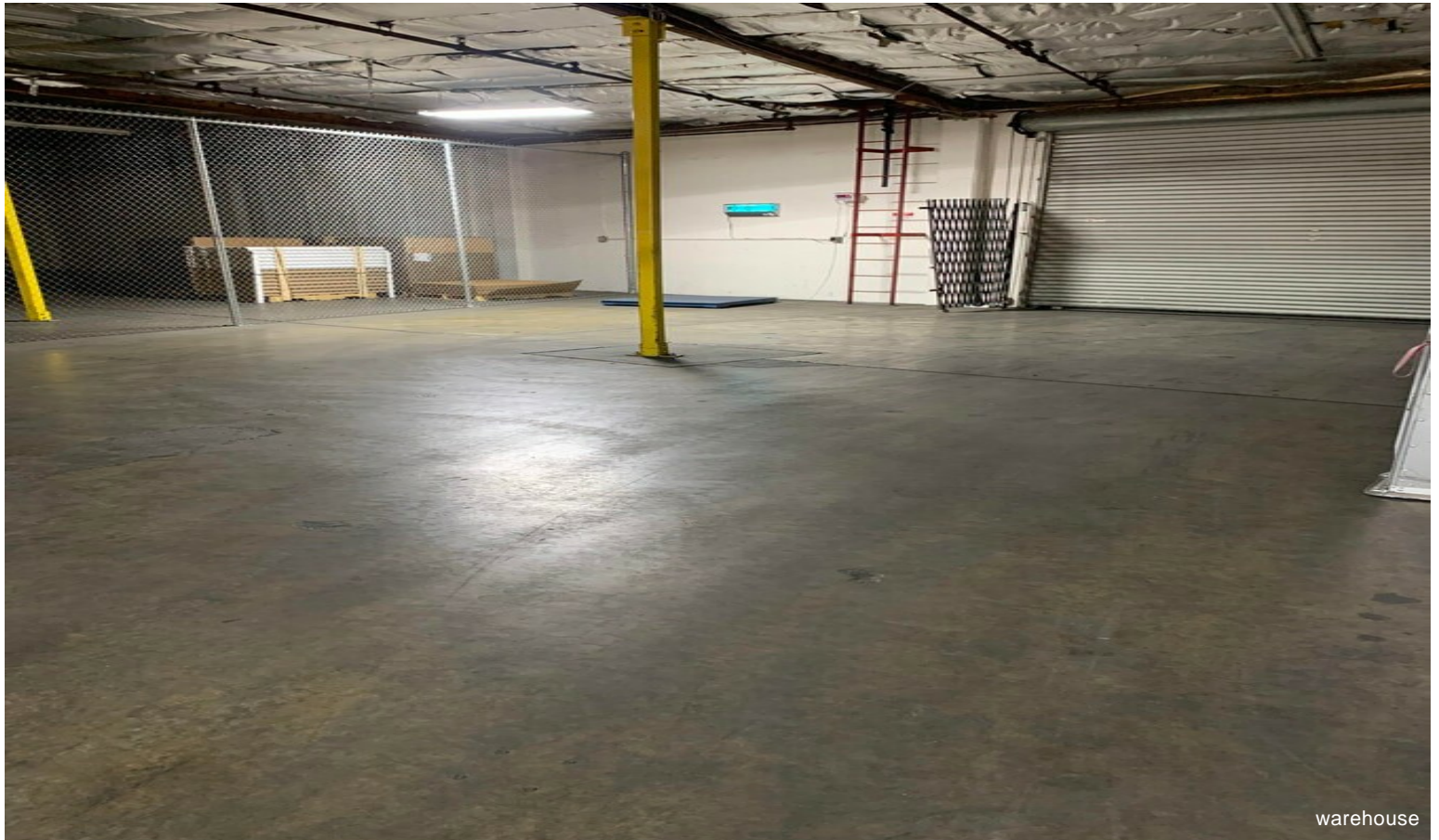
Property Photos



Property Photos



cooler



warehouse

Property Photos



Property Photos



Building Photo

