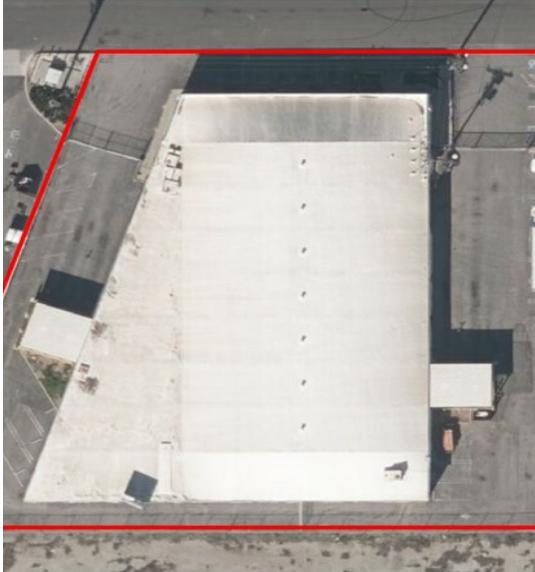


## 5540 W 104th St

5540 W 104th St, Los Angeles, CA 90045



**Stacy Metcalfe**

Local Agent, Inc.

211 Arena St, Suite Board Room 1, El Segundo, CA 90245

[stacy@localagentinc.com](mailto:stacy@localagentinc.com)

(310) 720-5450

# 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

## 1st Floor

1

Space Available	20,176 SF	Large Coolers and Pre-Cooler in Place
Rental Rate	\$18.00 /SF/YR	Available February 2026
Date Available	January 30, 2026	Short Term Lease Available
Service Type	Triple Net (NNN)	Take advantage of the low base rental rate 400 amp 3-phase +/- 15% cold storage, 25% office, 60% Warehouse
Space Type	Relet	Ability to add coolers
Space Use	Industrial	
Lease Term	1 - 6 Years	

## Major Tenant Information

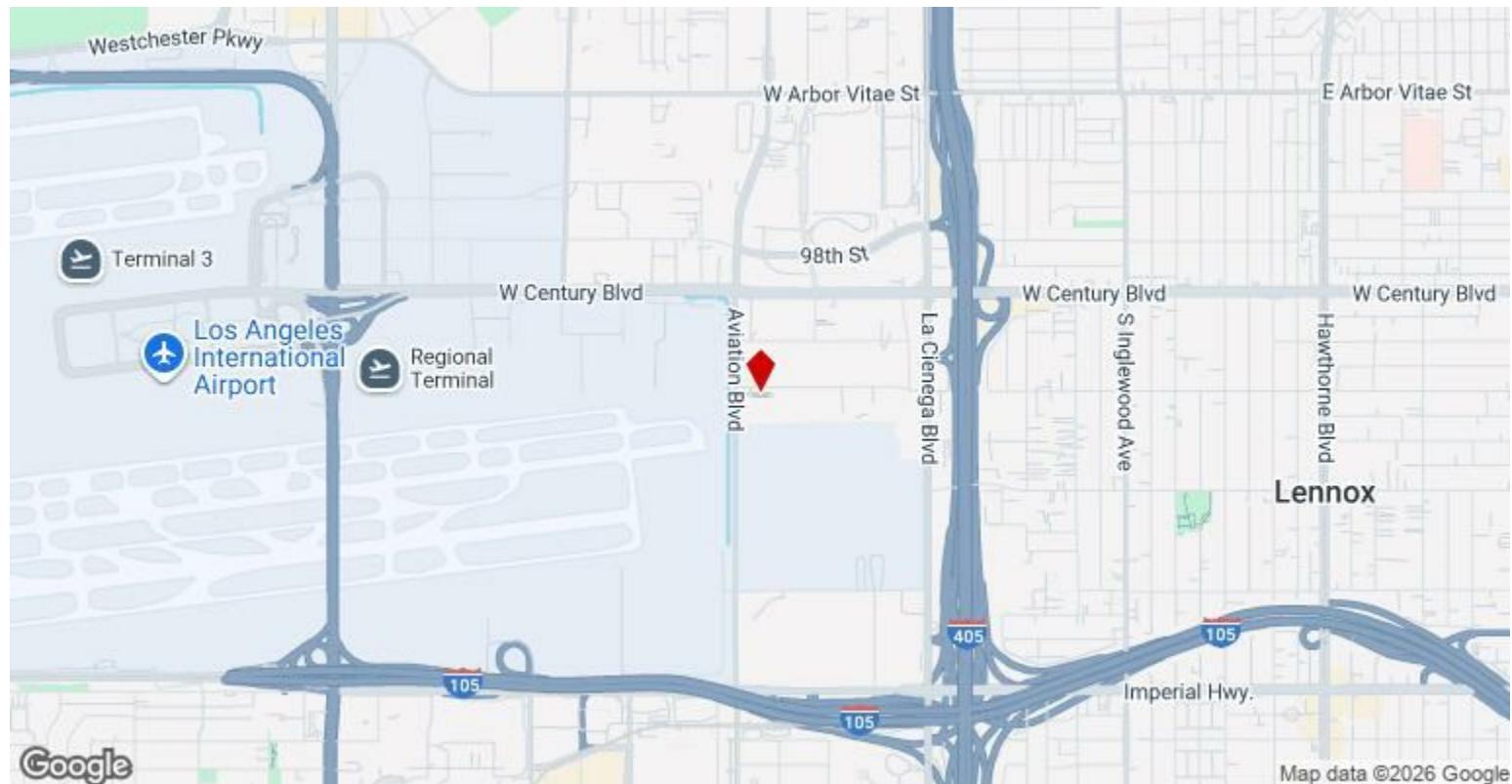
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**Tenant**  
Seafrio LAX

**SF Occupied**

-

**Lease Expired**



## 5540 W 104th St, Los Angeles, CA 90045

Coolers, Pre-Cooler and Inspection Room in Place

Cooler 1:

39 x 42 x 10.8

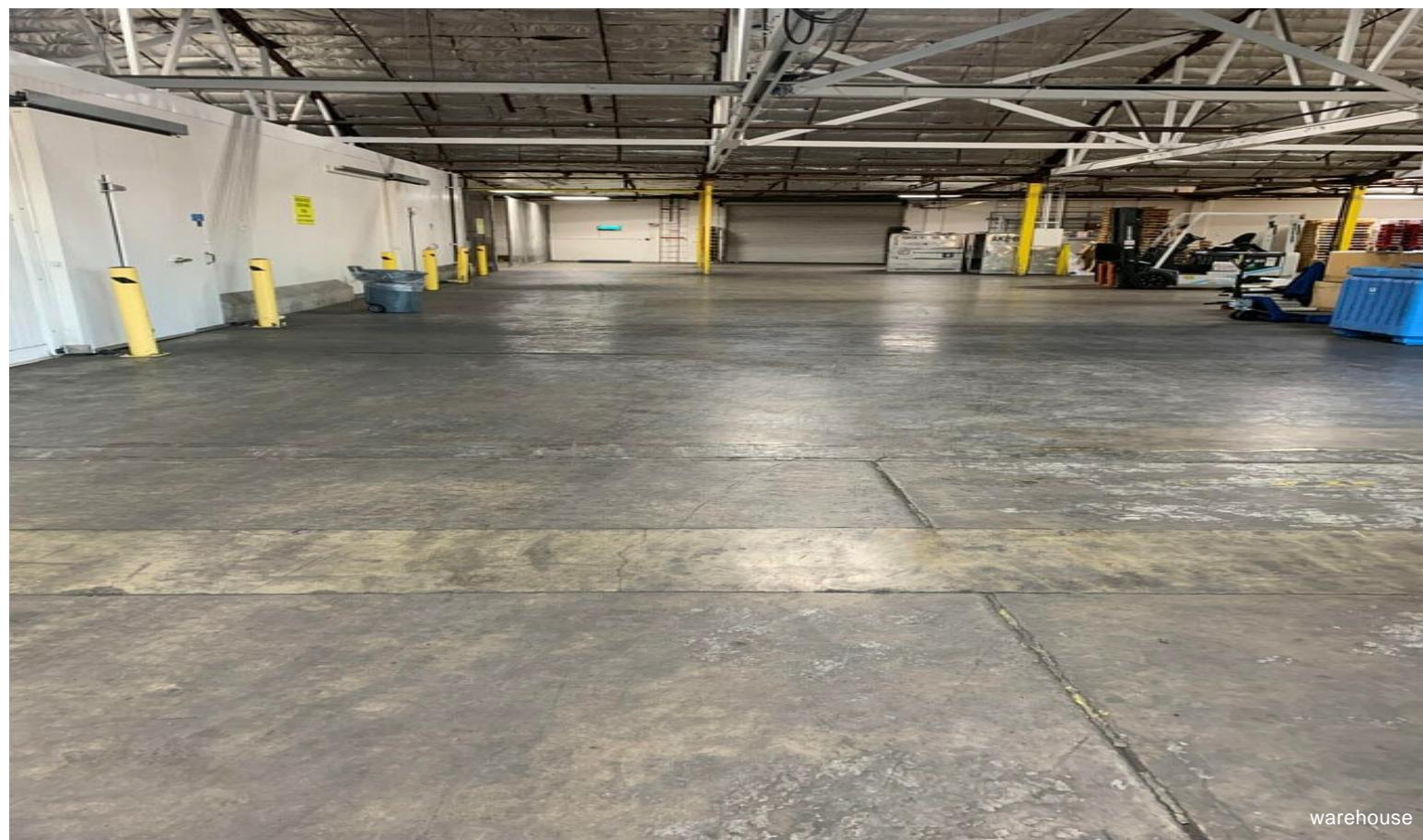
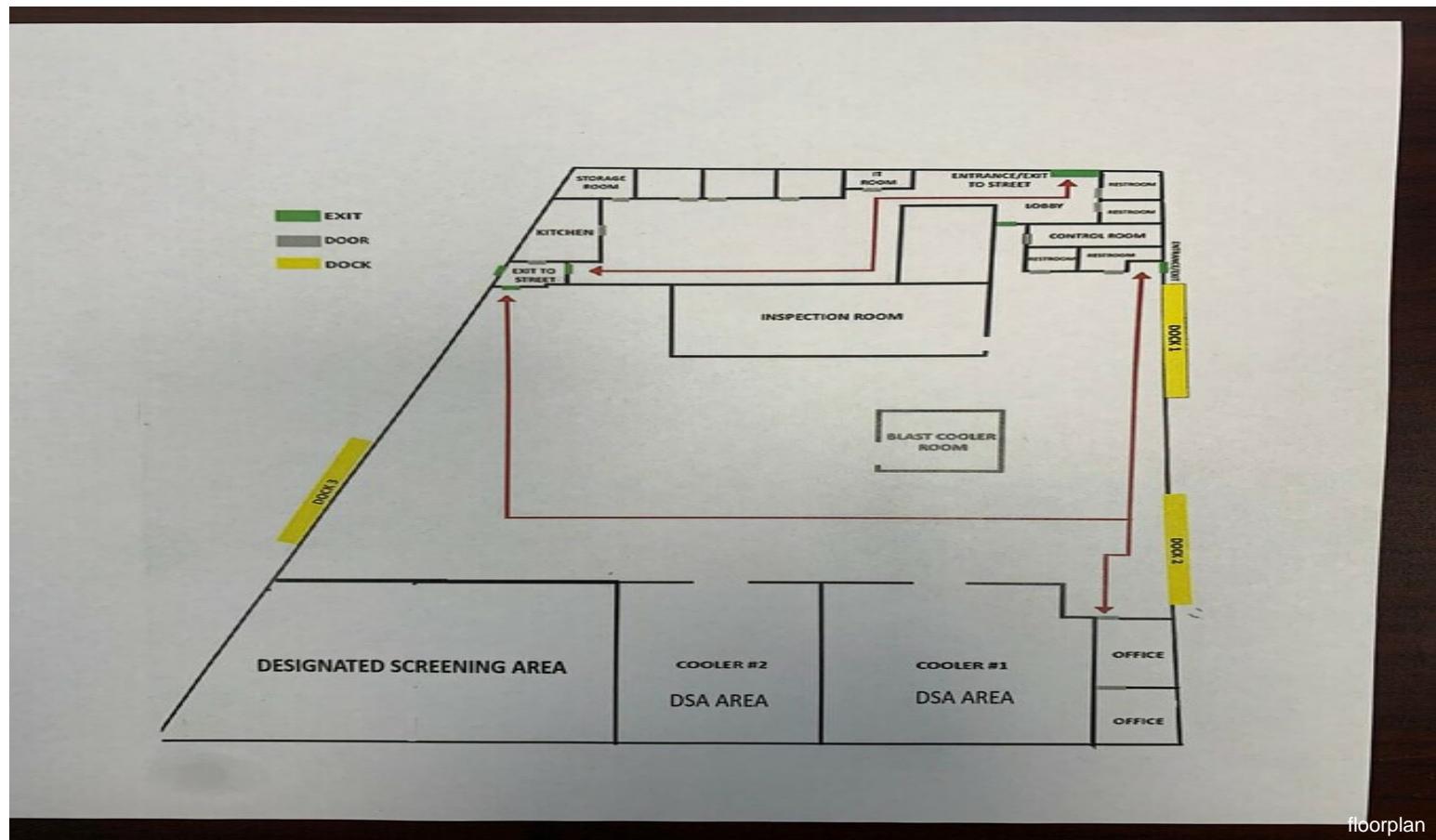
Cooler 2:

29.5 x 42 x 10.8

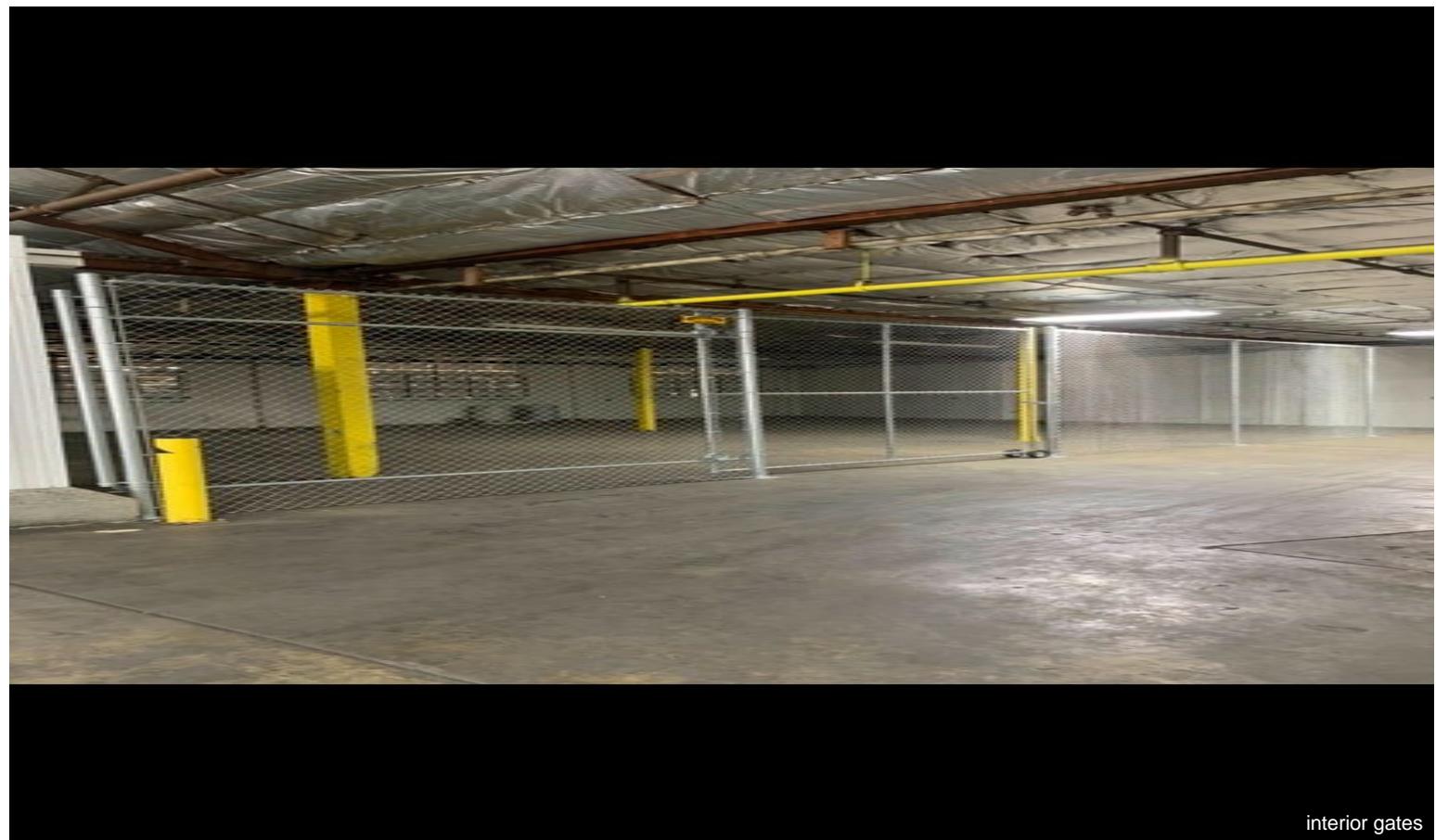
Pre-Cooler:

19.8 x 16.8 x 20

# Property Photos



## Property Photos

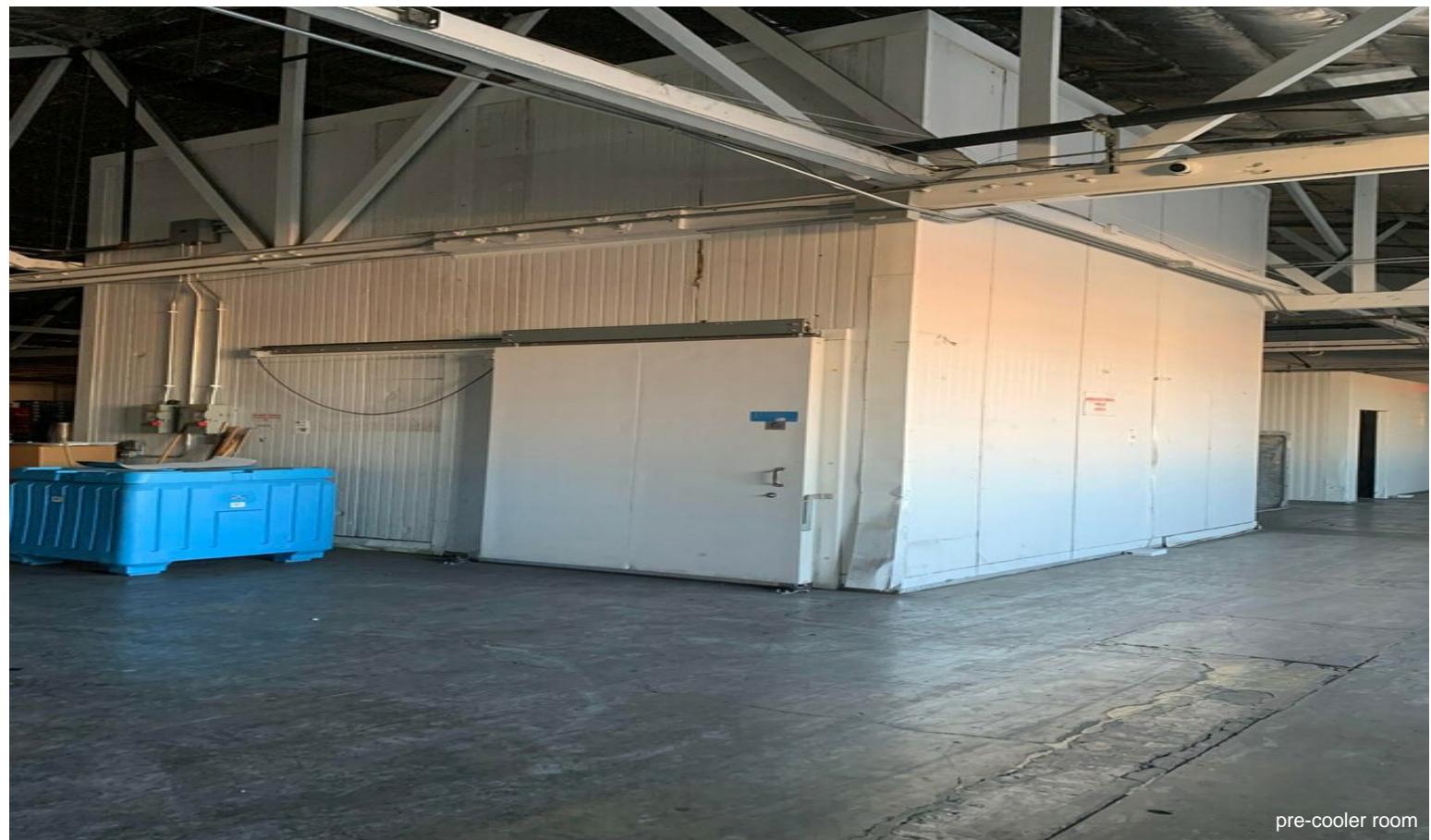


interior gates



Loading

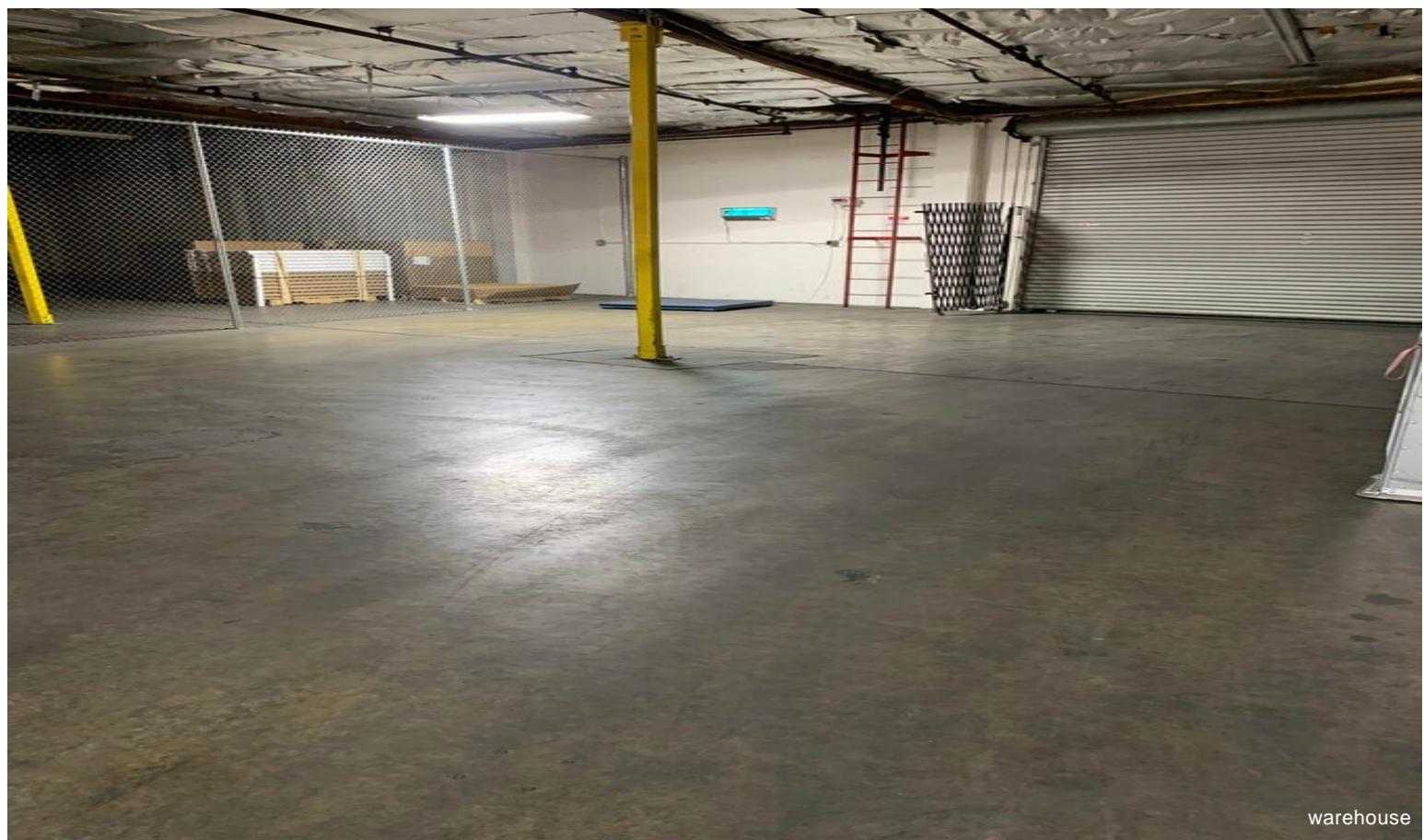
## Property Photos



## Property Photos

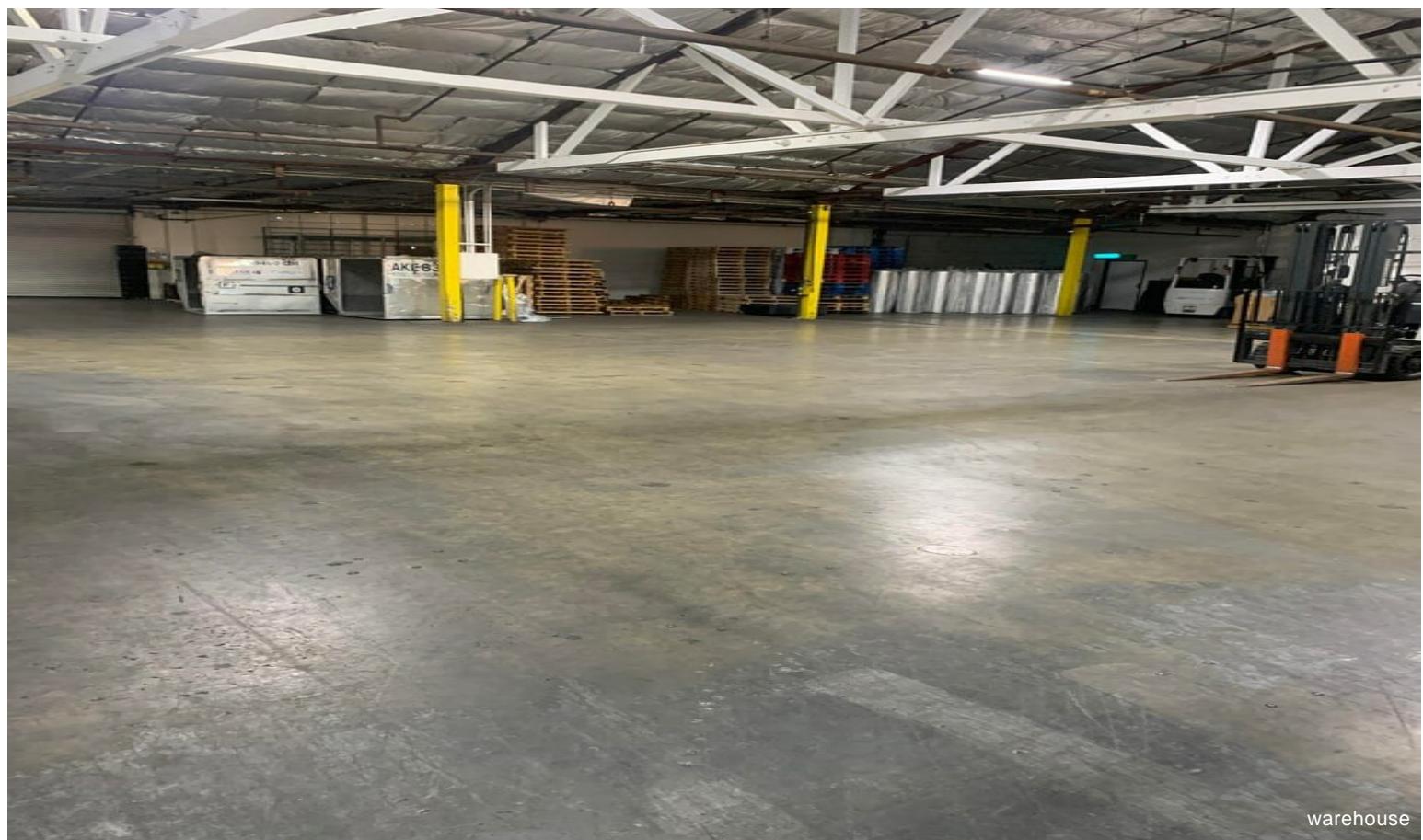


cooler

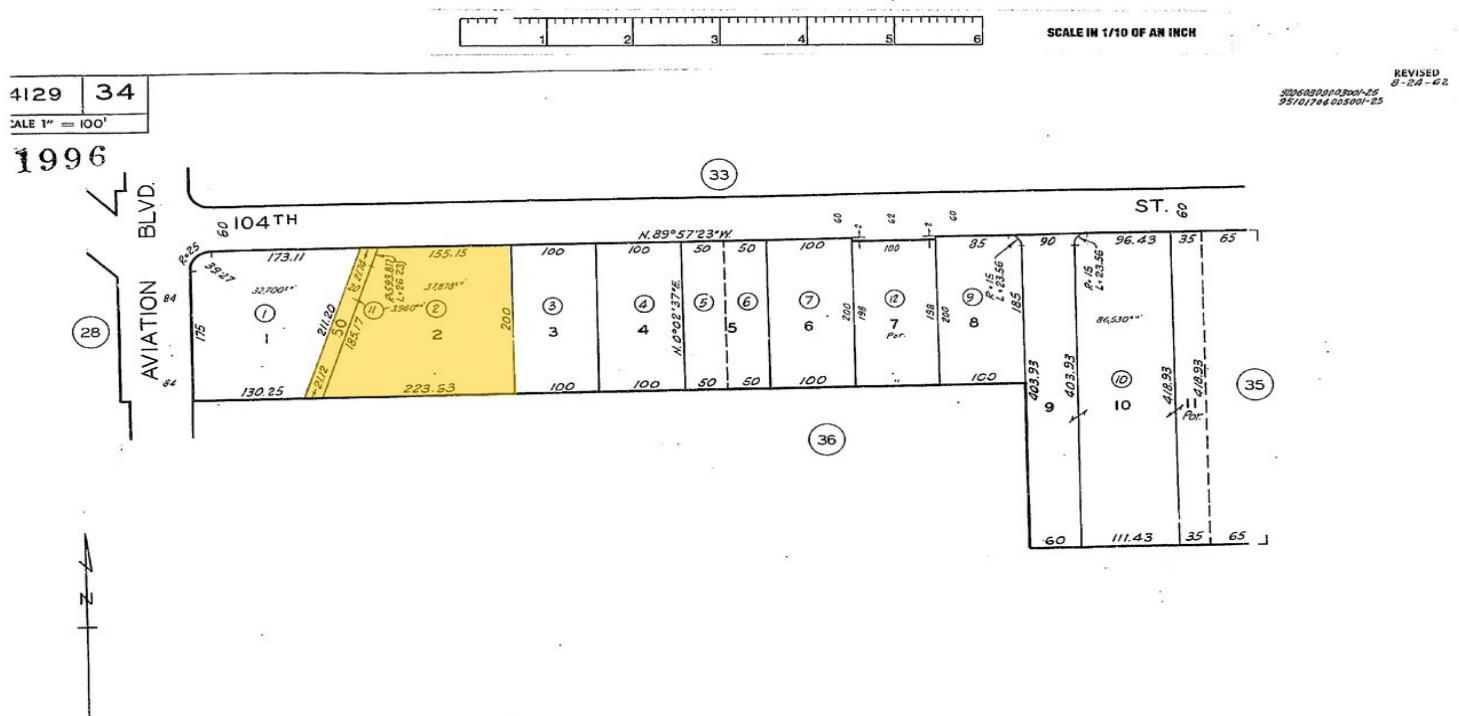


warehouse

## Property Photos



## Property Photos



TRACT NO. 14596

M. B. 348-41-44

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