

# LAX COLD STORAGE LOGISTICS FACILITY

±19,920 SF  
AVAILABLE FOR SALE

5340  
WEST 104<sup>TH</sup> STREET  
LOS ANGELES, CA



**TRES REID**  
Vice Chairman  
+1 310 363 4948  
tres.reid@cbre.com  
Lic. 00975748

**LAUREN PEDDICORD**  
Vice President  
+1 310 633 0163  
lauren.peddicord@cbre.com  
Lic. 02038010

**CAROLINE REID**  
Senior Associate  
+1 310 947 4219  
caroline.reid@cbre.com  
Lic. 02188038

**VALERIE BRUNNER**  
Client Services Specialist  
+1 310 363 4839  
valerie.brunner@cbre.com  
Lic. 02008616

**CBRE**

# BUILDING SPECIFICATIONS

**Address**      **5340 W. 104<sup>TH</sup> Street, Los Angeles**



±19,920 SF Building Situated on 1.68 Acres  
(Bonus ±3,800 SF of Cooler Not Included In Total Square Footage)



±3,656 SF Office Area



12' Clear Height



4 Dock High Loading Doors / 1 Ground Level Door



800 Amps, 277/480V (Lessee to Verify)



1951



M2-1



100% HVAC



5 Coolers with Temperatures Between 34° - 42° F



Forklift Charging Room



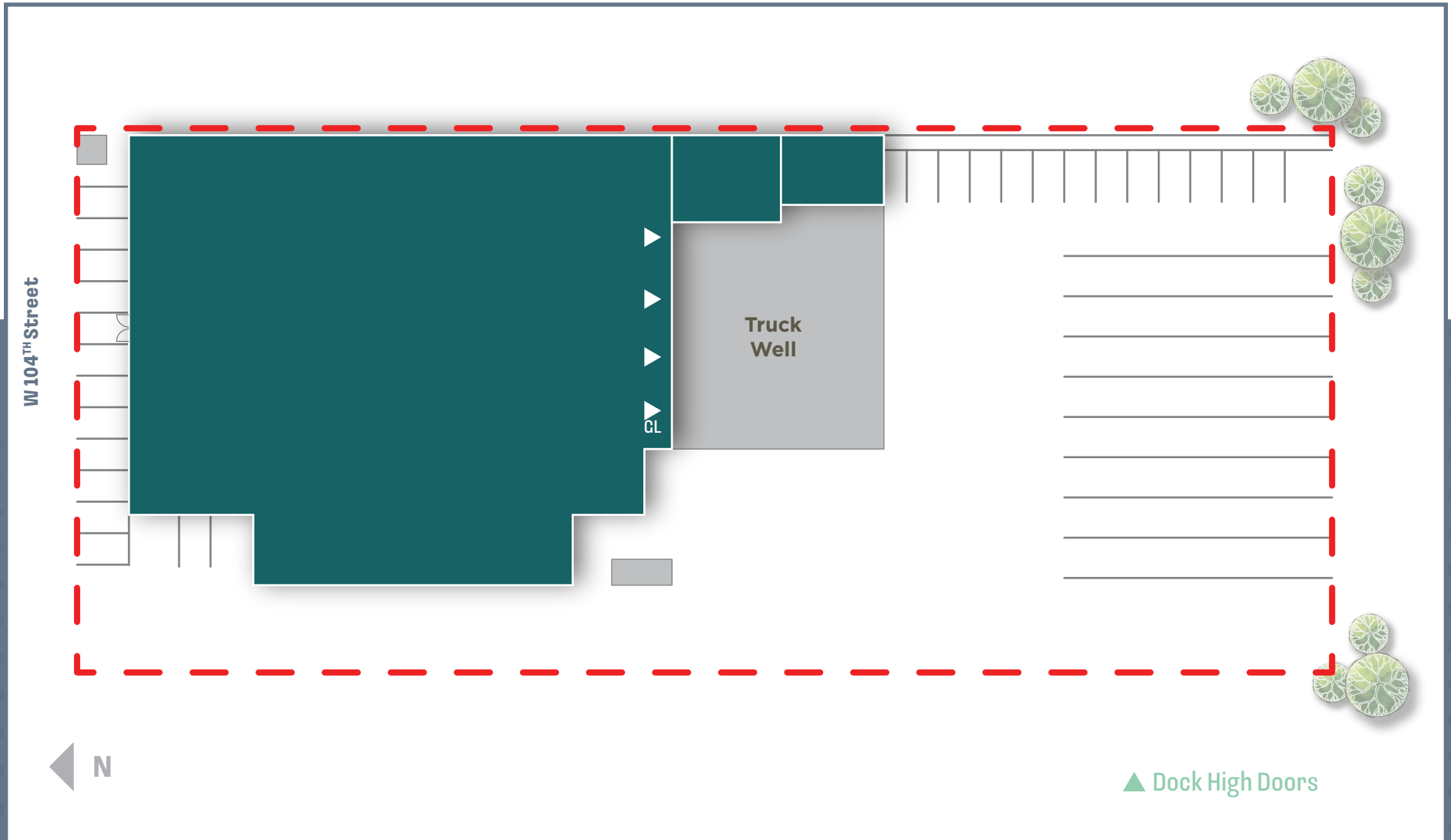
Fenced, Paved and Secured



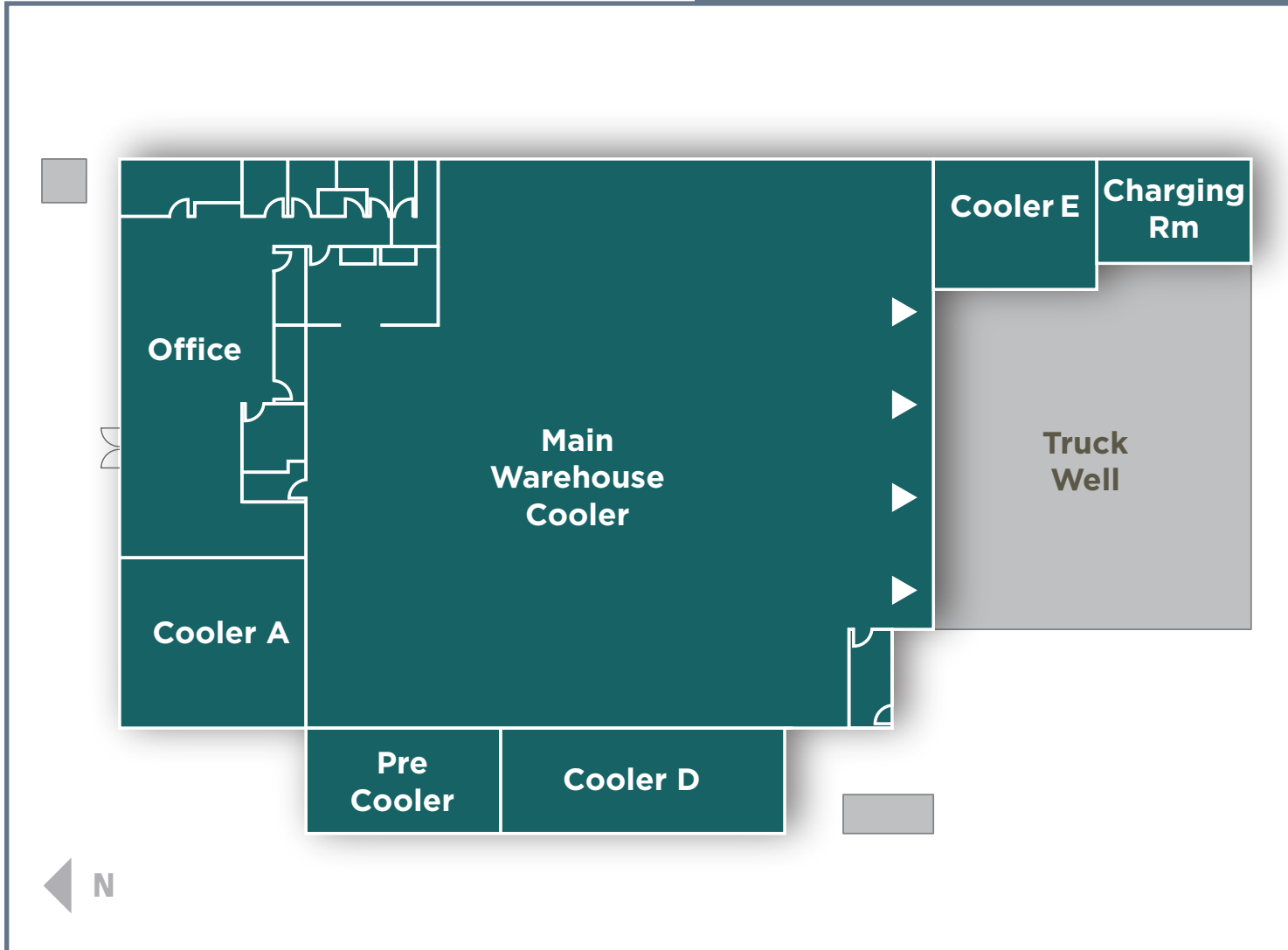
Minutes from LAX



# SITE PLAN



# FLOOR PLAN



Main Warehouse Cooler  
**±14,680 SF**

Cooler A  
**±1,411 SF**

Pre Cooler  
**±1,090 SF**

Cooler D  
**±1,174 SF**

Cooler E  
**±942 SF**

Charging Room  
**±596 SF**

# AERIAL MAP



## HIGHLIGHTS



### Proximity to LAX

Less than 1 mile to LAX, making it ideal for air freight and time-sensitive shipments.



### Freeway Accessibility

Convenient access to major freeways (I-405/I-105) for efficient distribution.



### Specialized Infrastructure

Perfect for businesses in food distribution, pharmaceuticals, or perishables.



### Favorable Zoning

Zoning provides for a variety of industrial uses.



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