

Available SF 32,900 SF

Industrial For Lease

Building Size 64,330 SF



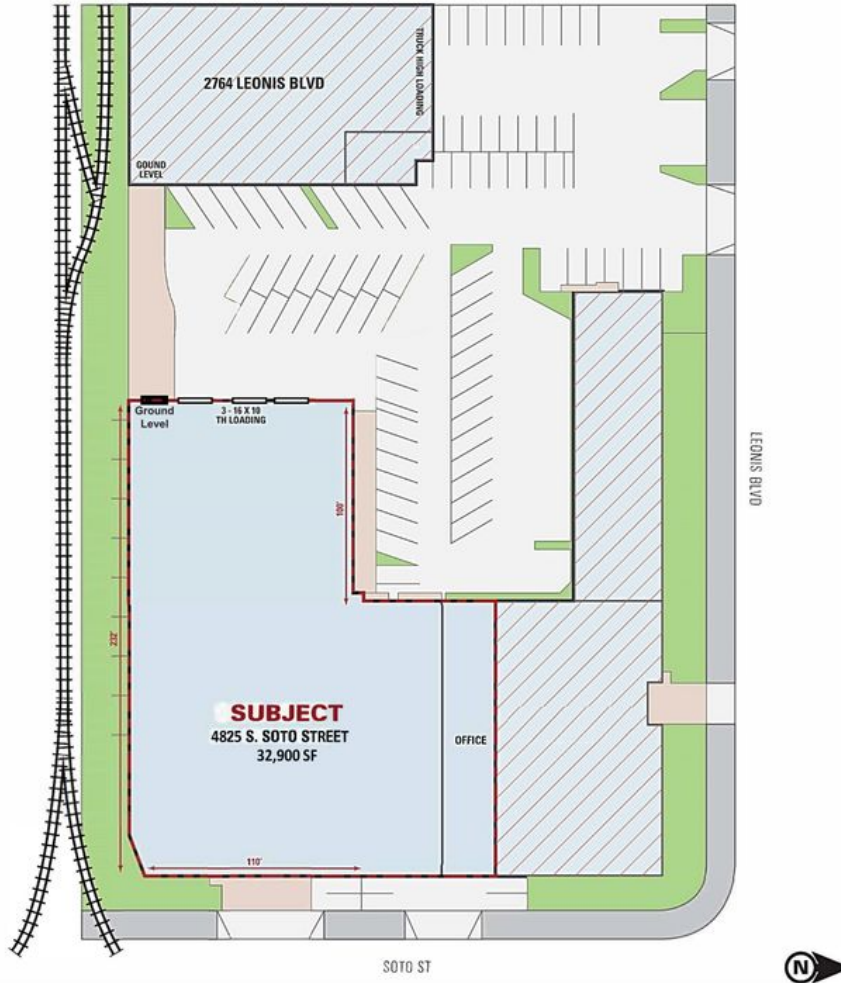
Address: 4825 S Soto St, Vernon, CA 90058

Cross Streets: Soto St/Leonis Blvd

High Visible Corner Location
Soto/Leonis Frontage
Excellent Manufacturing / Warehouse Facility
Yard Area with Plenty of Parking
3 DH Positions & 1 GL Via Ramp

Lease Rate/Mo:	\$27,965	Sprinklered:	Yes	Office SF / #:	4,400 SF / 10
Lease Rate/SF:	\$0.85	Clear Height:	15'	Restrooms:	6
Lease Type:	Gross	GL Doors/Dim:	1 / Via Ramp	Office HVAC:	Heat & AC
Available SF:	32,900 SF	DH Doors/Dim:	3	Finished Ofc Mezz:	0 SF
Minimum SF:	32,900 SF	A: 400 V: 480 O: 3 W: 3		Include In Available:	No
Prop Lot Size:	POL	Construction Type:	TILT UP	Unfinished Mezz:	0 SF
Term:	Acceptable to Owner	Const Status/Year Blt:	Existing / 1952R56	Include In Available:	No
Sale Price:	NFS	Whse HVAC:	No	Possession:	Now
Sale Price/SF:	NFS	Parking Spaces:	13 / Ratio: 0.4:1/	Vacant:	Yes
Taxes:	\$32,466 / 2025	Rail Service:	No	To Show:	Call broker
Yard:	Fenced/Paved	Specific Use:	Warehouse/Distribution	Market/Submarket:	Commerce/Vernon
Zoning:	M			APN#:	6308-002-009
Listing Company:	Colliers				
Agents:	Thomas Condon 323-278-3114				
Listing #:	44417234	Listing Date:	02/26/2026	FTCF:	CB225N000S000/A0AA
Notes:	Offices may be reduced or expanded. Tenant to verify all information contained herein.				

4825 S. Soto Street, Vernon, CA 90058



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