Available SF 32,900 SF **Industrial For Lease** **Building Size** 64,330 SF

Available Now! | Best Deal in Vernon
Major Price Reduction - $0.79 Gross



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:	$25,991	**Sprinklered:**	Yes	**Office SF / #:**	4,400 SF / 10
Lease Rate/SF:	$0.79	**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			**Possession:**	Now
Sale Price/SF:	NFS	**Whse HVAC:**	No	**Vacant:**	Yes
Taxes:	$32,466 / 2025	**Parking Spaces:** 13	**/ Ratio:** 0.4:1/	**To Show:**	Call broker
Yard:	Fenced/Paved	**Rail Service:**	No	**Market/Submarket:**	Commerce/Vernon
Zoning:	M	**Specific Use:**	Warehouse/Distribution	**APN#:**	6308-002-009

Listing Company: Colliers
Agents: Thomas Condon 323-278-3114

Listing #: 44417234 **Listing Date:** 02/26/2026 **FTCF:** CB225N000S000/AOAA

Notes: Offices may be reduced or expanded. Tenant to verify all information contained herein.

Colliers

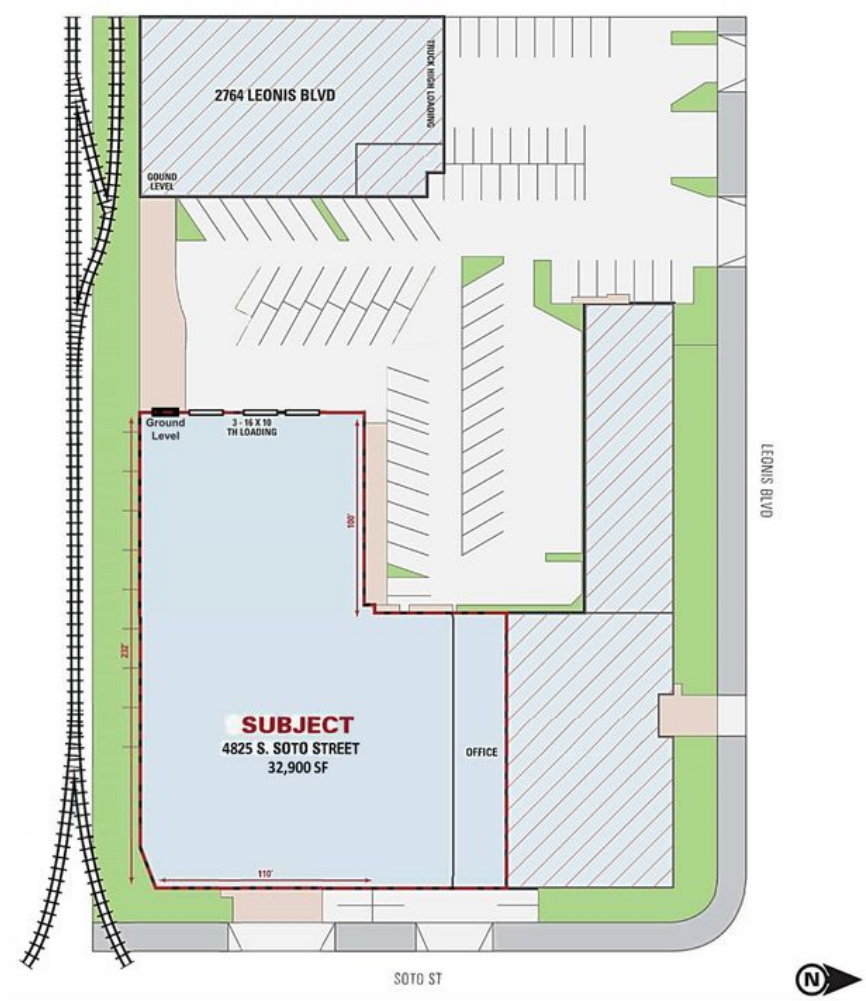
Thomas Condon
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323-278-3114

AIRCRE Powered by MOODY'S

9/29/2026

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