

# 4601 S SOTO ST

VERNON • CA 90058



## **FOR LEASE**

### **±21,425 SF INDUSTRIAL UNIT**

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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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## PROPERTY HIGHLIGHTS



Prime Vernon  
Industrial Location



Quick Access to  
I-710, I-5 & I-10



Efficient Loading  
Configuration



65' Truck Well for  
Full-Size Trailer  
Deliveries



Fenced & Paved Yard/Parking

**LEASE RATE** | \$17,140/Mo (\$0.80 PSF/Mo) GRS



4601 Soto Street offers ±21,425 SF of industrial space in a prime Vernon location with convenient access to the I-710, I-5, and I-10 Freeways. The property features an efficient loading configuration with 1 dock-high door, 2 ground-level doors, a 65' truck well for full-size trailer deliveries, and a fenced and paved yard/parking area. Ideal for manufacturing, storage, or distribution users seeking functional space in the heart of the Commerce/Vernon industrial corridor.



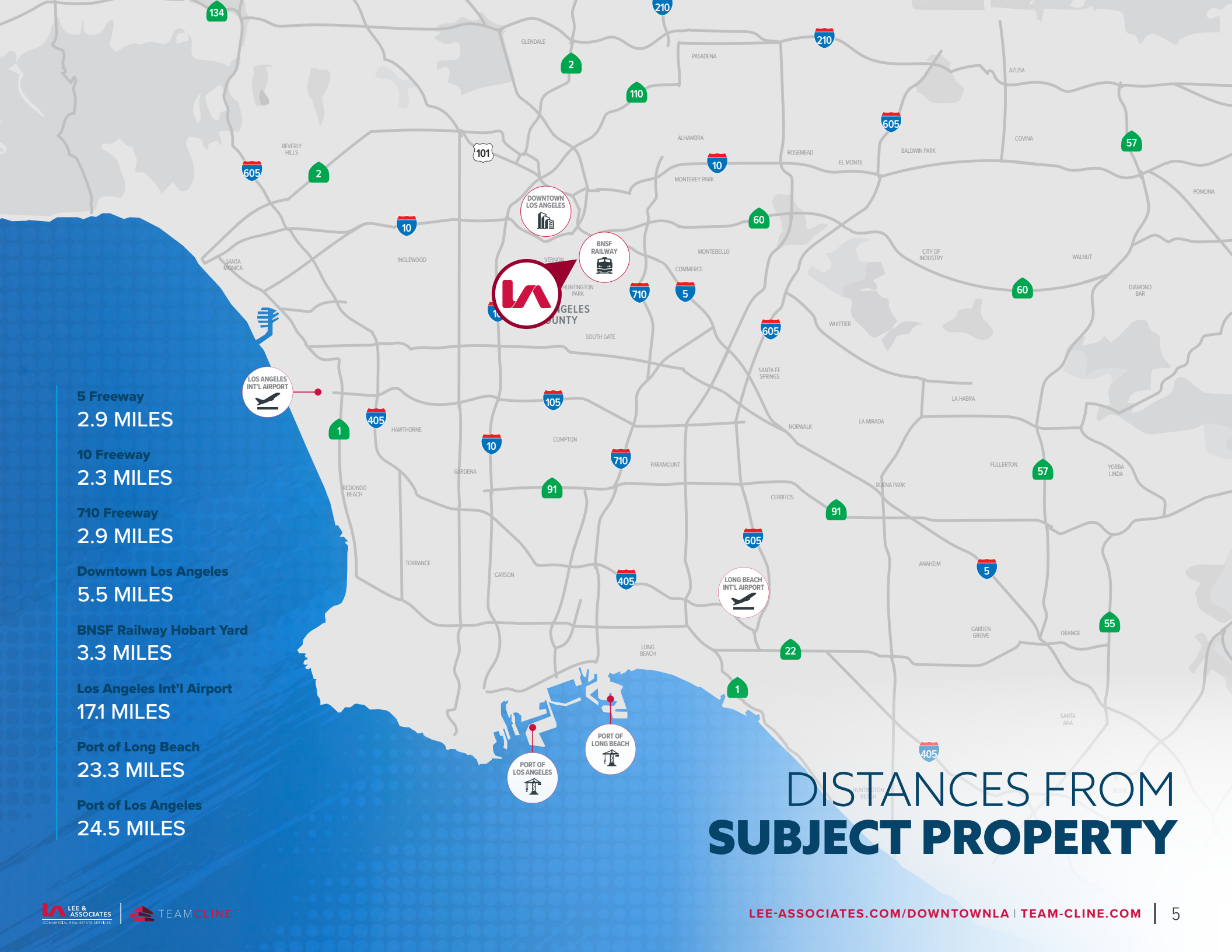
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# DISTANCES FROM SUBJECT PROPERTY

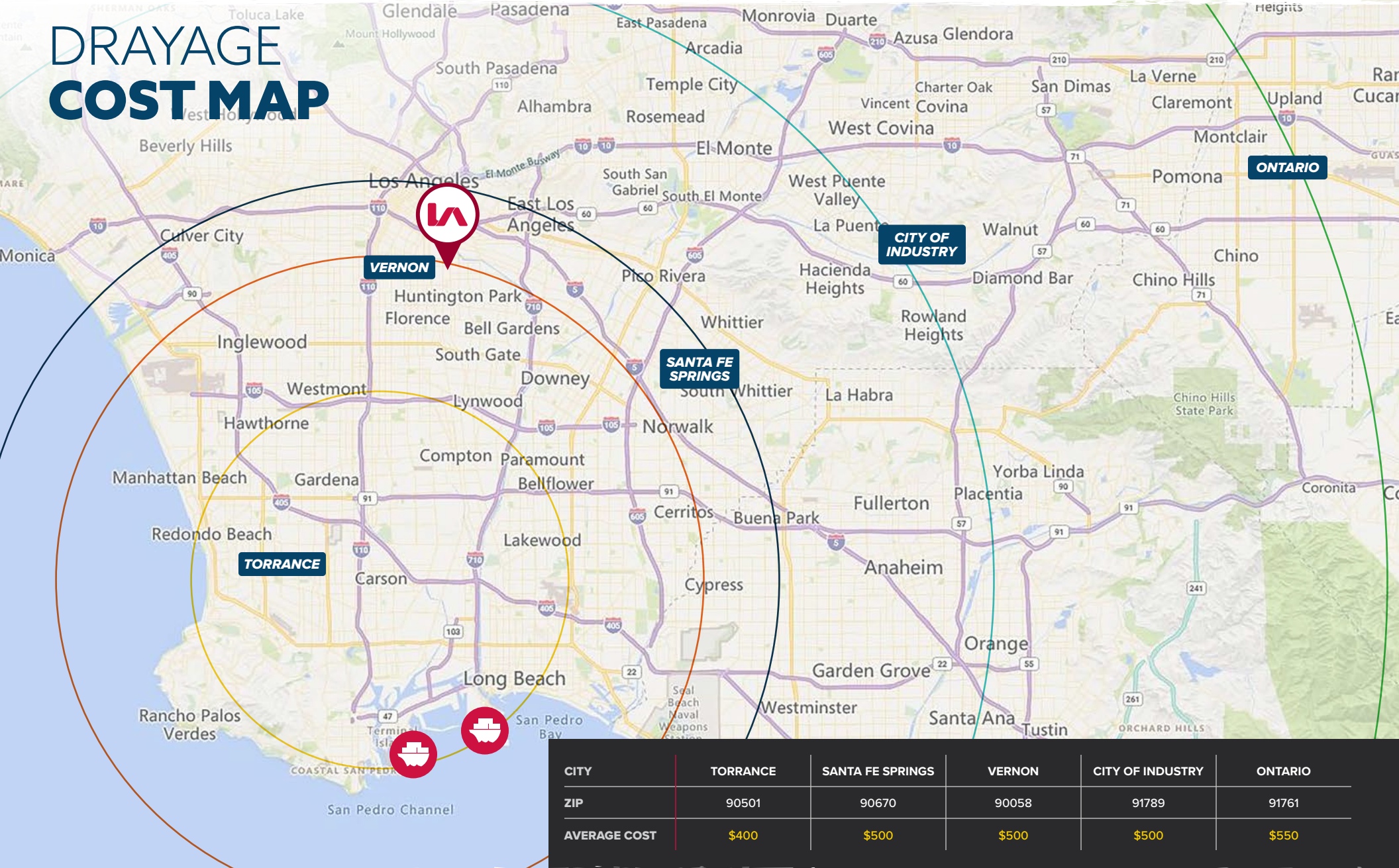
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## DRAYAGE COST MAP



For More Information,  
Please Contact ▶

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 **LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

 **TEAMCLINE**

[LEE-ASSOCIATES.COM/DOWNTOWNLA](http://LEE-ASSOCIATES.COM/DOWNTOWNLA)

[TEAM-CLINE.COM](http://TEAM-CLINE.COM)

Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.