

### **Contact:**

#### Scott A. Heaton, SIOR

Lic. 00757159 +1 323 278 3110 scott.heaton@colliers.com

#### **Connor McRae**

Lic. 02048076 +1 323 278 3112 connor.mcrae@colliers.com

#### **Riley Heaton**

Lic. 02002525 +1 323 278 3118 riley.heaton@colliers.com

### **Colliers**

865 S Figueroa Street Suite 3500 Los Angeles, CA 90017 colliers.com

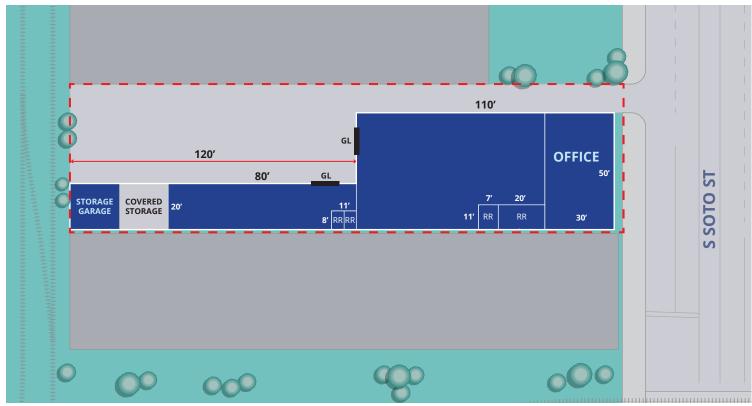
# 4417 S Soto Street, Vernon, CA

## **Property Features**

- Two Attached Masonry Buildings Totaling ±7,100 SF
- ±1,896 SF Office Area: Polished Concrete Floor, Hardwood Siding
- 12' Clearance in Both Buildings: Clear Span, Tapered Steel Beams, Beautiful Exposed Wood
- 2 Ground Level Loading Doors
- 2 Electrical Panels:
  - 200 Amps, 240 Volt, 3 Phase, 3 Wire
  - 100 Amps, 240 Volt, 1 Phase, 3 Wire
- Bonus ±400 SF Storage Garage
- Central Location with Convenient Access to 10, 5 and 710 Freeways

# 4417 S Soto Street, Vernon, CA





Scott A. Heaton, SIOR

Lic. 00757159 +1 323 278 3110 scott.heaton@colliers.com **Connor McRae** Lic. 02048076

+1 323 278 3112 connor.mcrae@colliers.com

**Riley Heaton** Lic. 02002525 +1 323 278 3118 riley.heaton@colliers.com

865 S. Figueroa Street **Suite 3500** Los Angeles, CA 90017 colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2023. All rights reserved.

# 4417 S Soto Street, Vernon, CA

## Photos



Main ±1,500 SF Office Area Fronting on S Soto Street



Main Warehouse Area



Yard Area - Facing East Towards S Soto Street



Yard Area - Facing West



**Warehouse Shop Area** 



Yard Area-Facing East: Driveway with Access from S Soto Street

Scott A. Heaton, SIOR

Lic. 00757159 +1 323 278 3110 scott.heaton@colliers.com Connor McRae Lic. 02048076

+1 323 278 3112 connor.mcrae@colliers.com

Riley Heaton Lic. 02002525 +1 323 278 3118 riley.heaton@colliers.com 865 S. Figueroa Street Suite 3500 Los Angeles, CA 90017 colliers.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2023. All rights reserved.