



For **Sale and Lease**

±71,510 SF Freestanding Industrial Building 5500 S. Soto Street

Vernon, CA 90058

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Colliers

Property Features

5500 S. Soto Street

Vernon, CA 90058



Excellent

Manufacturing / Potential
Cold Storage Facility



±8,730 SF

of Two-Story Office



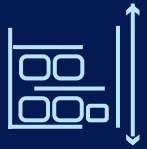
Ten (10) Dock High

Loading Positions



Two (2)

Ground Level Doors



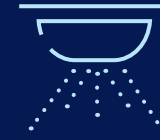
24' Warehouse

Clear Height



122' Truck Turning
Radius

Can Accommodate 53'
Containers (Verify)



.45 GPM / 3,000 SF
Sprinkler System (Verify)



Fenced

Parking Lot



2,000 Amps

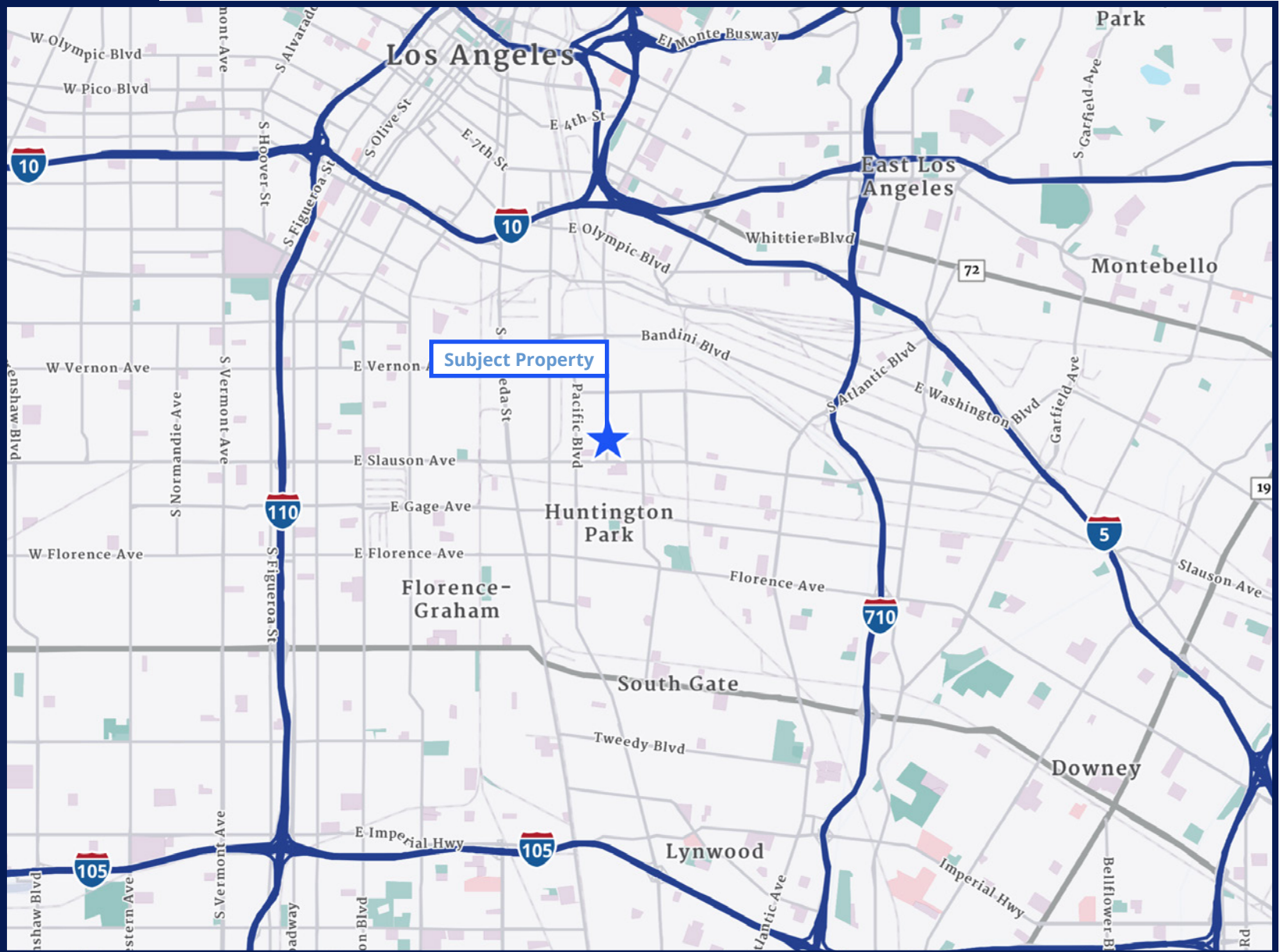
277/480 Volt Power
(Verify)



Centrally Located

Near I-5, I-10, I-110 & I-710
Freeways

Location Map

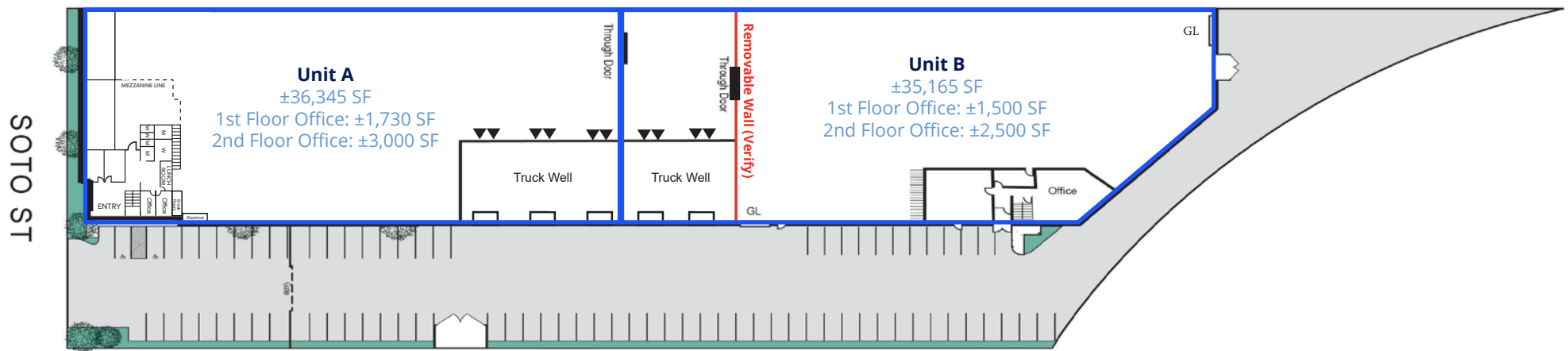


Floor Plan

5500 S. Soto Street

Vernon, CA 90058

Current Floor Plan



**Site Plan Not To Scale and is Subject to Change. Buyer/Tenant to Independently Verify Size.*



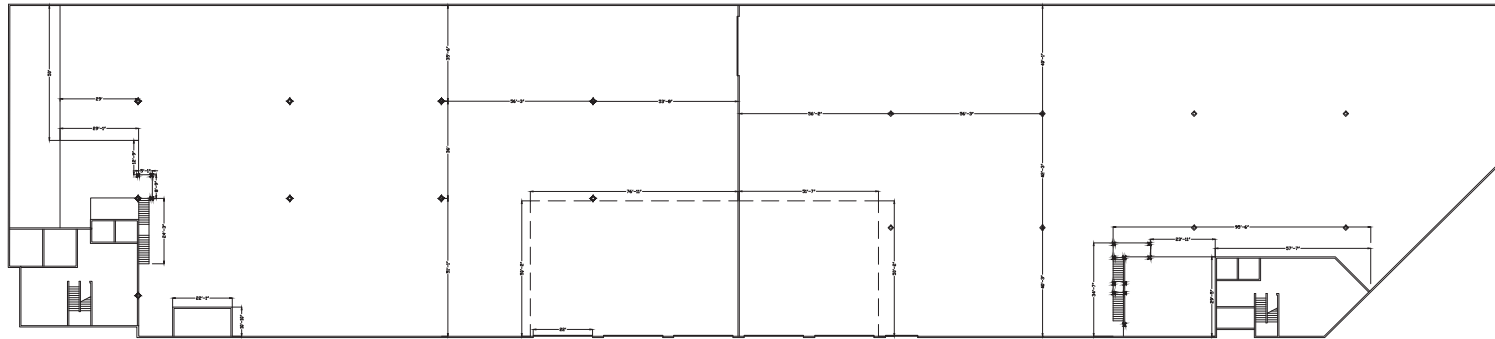
Floor Plan

5500 S. Soto Street

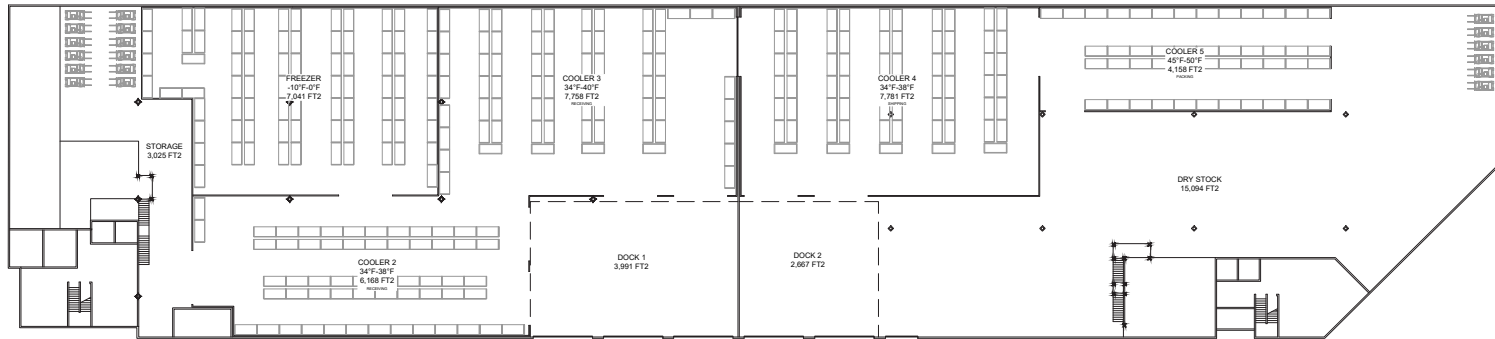
Vernon, CA 90058

Hypothetical Cold Storage Floor Plan

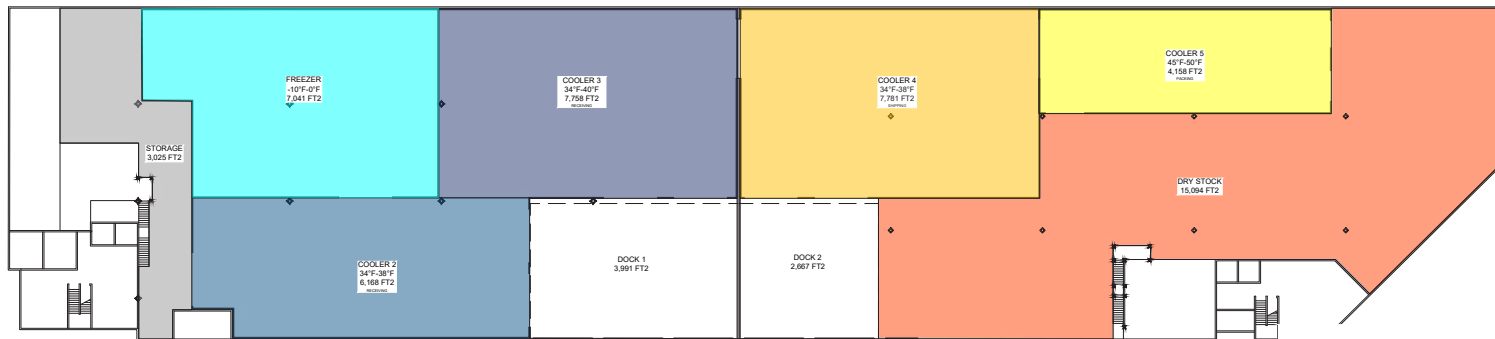
(Hypothetical Layout For Reference Only - Not for Construction)



EXISTING FLOOR PLAN

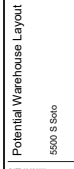
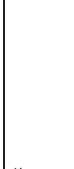
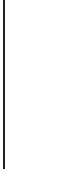


HYPOTHETICAL FLOOR PLAN



HYPOTHETICAL FLOOR PLAN AREA BRANDING

Key Mechanical Co.

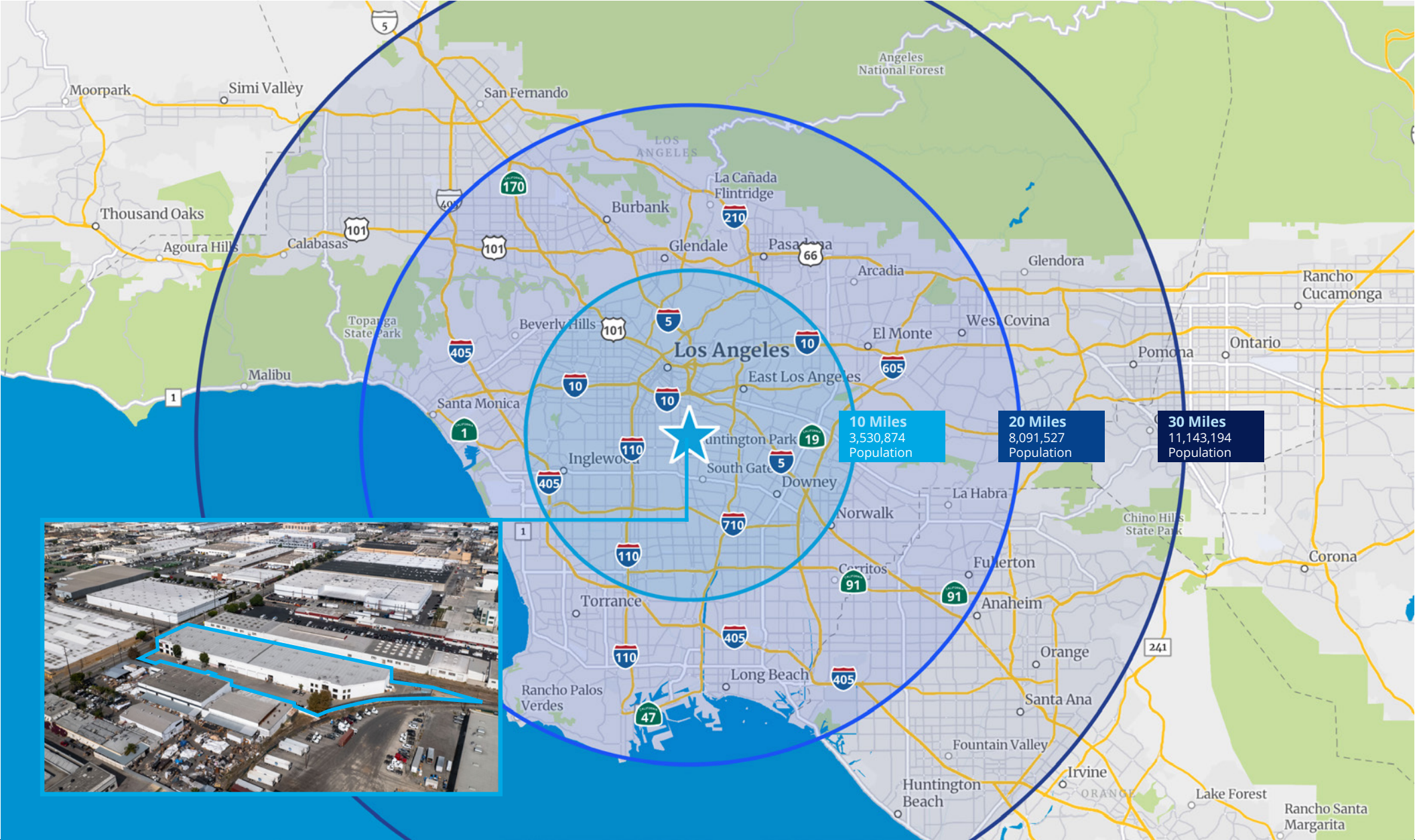


A1.0

Potential Warehouse Layout

5500 S Soto

Hypothetical Warehouse Layout



±21.6 Miles
Port of Long Beach

±24.3 Miles
Port of Los Angeles



±17.2 Miles
LAX Airport

±21.4 Miles
Long Beach Airport



±3.6 Miles
BSNF & Union Pacific



±2 Miles
I-10 Freeway

±3.5 Miles
I-110 Freeway

±2.4 Miles
I-710 Freeway

±4.4 Miles
I-105 Freeway

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