

**FOR LEASE | 11,697 SF**

**16018 ADELANTE ST, UNIT A**

**Irwindale, CA 91702**



## PROPERTY HIGHLIGHTS

**Lease Rate/SF:** \$1.47 PSF NNN + \$0.28 estimated opex

**Available SF:** 11,697 SF

**Office SF:** 1,400 SF

**Yard:** No

**Sprinklered:** Yes

**GL Doors/Dim:** 1

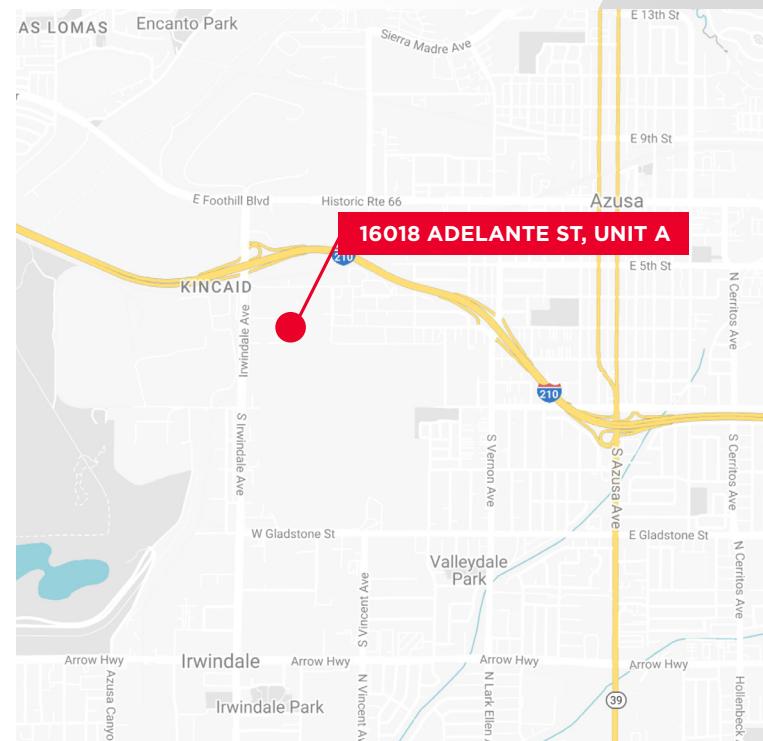
**DH Doors/Dim:** 2

**Parking Ratio:** 1/1,000 SF

**Vacancy:** Immediate Availability

**Clearance Height:** 24'

Immediate Access to (210) Freeway via Irwindale Avenue



For more information contact:

**CHRIS TOLLES**

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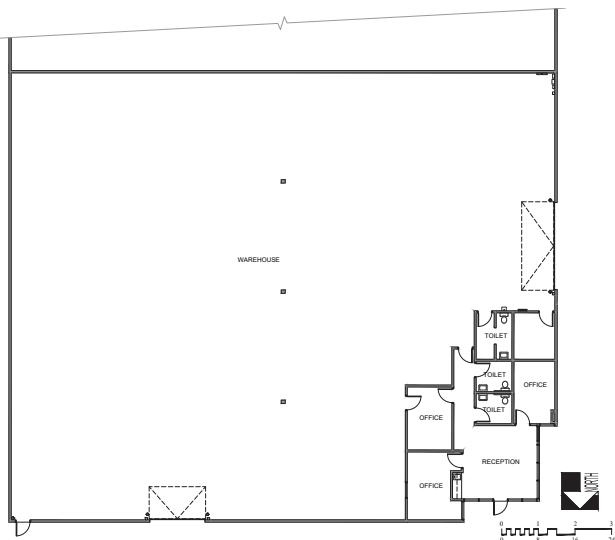
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**SITE PLAN**



**UNIT PHOTOS**



**AERIAL MAP**



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