

**RENOVATIONS COMPLETE
READY FOR IMMEDIATE OCCUPANCY**

16035
ARROW HWY
IRVINDALE, CA 91706




For Lease

±162,296 SF
INDUSTRIAL BUILDING









**Major Price Reduction
\$1.39 PSF Gross!**

New
IMPROVEMENTS

-  LED Lighting
-  Brand New Dock Doors
-  White Scrim Foil
-  Refurbished Offices
-  Sealed/ Striped Yard

Building
HIGHLIGHTS

-  Low Gross Lease Rate
-  Large Fenced Yard with Concrete Apron
-  30 Dock High Doors
-  .45/3,000 Calculated Sprinkler System
-  Great Office Layout with Private Offices
-  Break Room and Large Conference Room

PRICING SUMMARY:

Lease Rate: \$225,591/Mo (1.39 PSF/Mo) GRS
OPEX: \$0.07 PSF

PETER D. BACCI

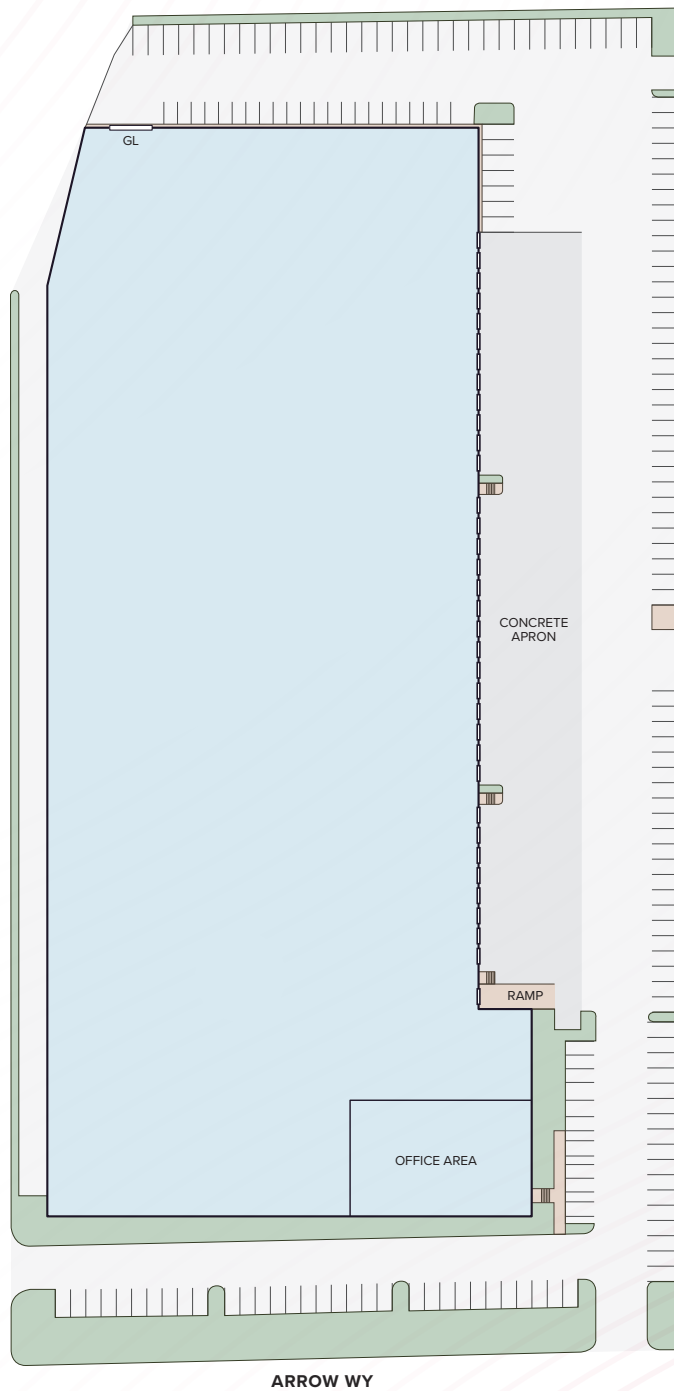
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SITE PLAN

NOTE: Drawing not to scale. All measurements and sizes are approximate.

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LOCATION



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