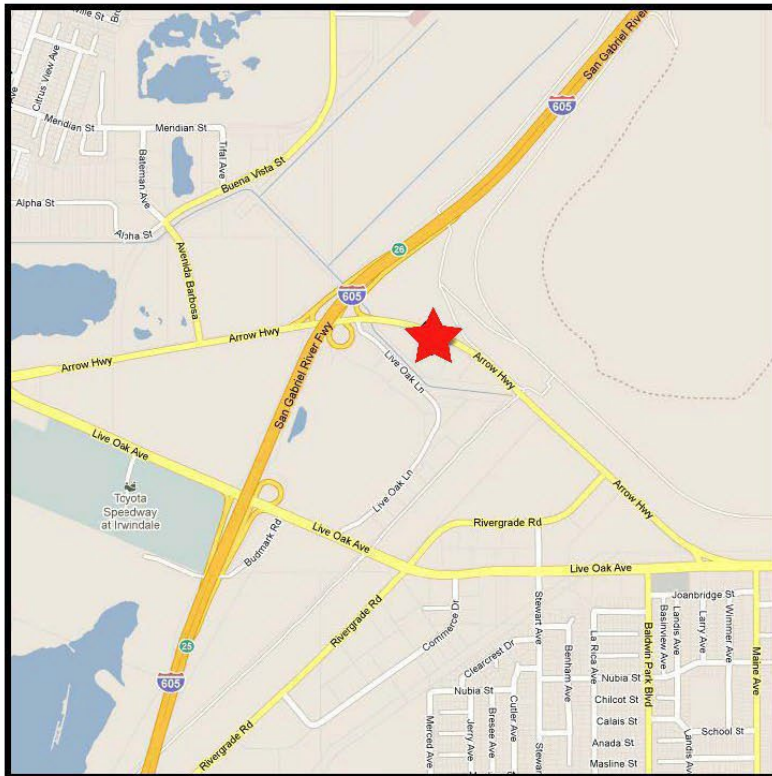


Available For Lease

Mountain View Business Park



1438-1442 Arrow Highway, Irwindale, California 91706



Features

- Located immediately off of 605 Freeway and close to 210 and 10 Freeways.
- M2 Zoning: Ideal for light manufacturing, office, warehouse, and distribution uses.
- 91,356 SF Multi-Tenant Business Park
- 1,970 sqft - 6,480 sqft units
- Concrete Tilt Up Construction
- Ground Level Loading
- 14' Minimum Clearance
- Parking Ratio 2:1

Sean Casey
626-363-7855

seanck@ashwill.com
Lic # 01887121

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The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. The prospective buyer or lessee should carefully verify all information contained herein. All measurements are approximate.

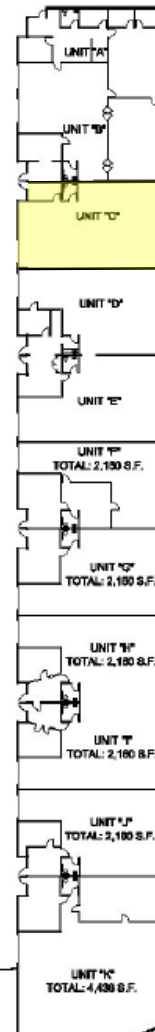
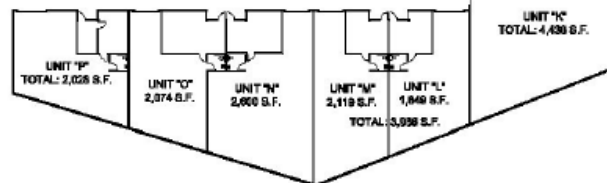
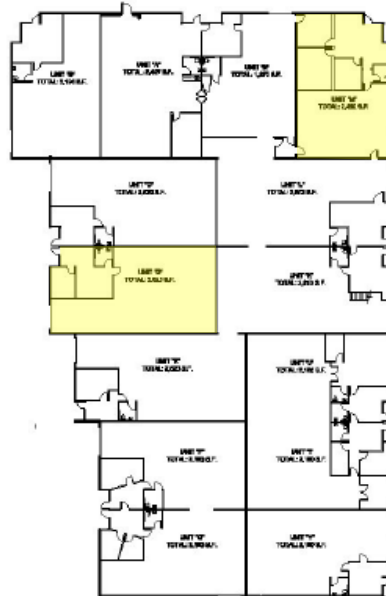
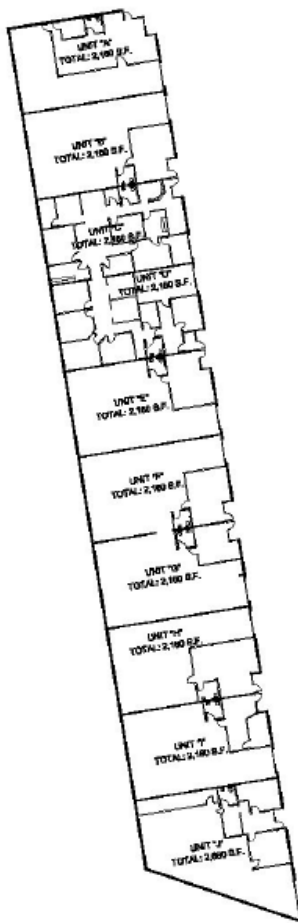
Available For Lease

Mountain View Business Park

Industrial / Office Units

AVAILABLE SPACE

ADDRESS	SQ. FT.	RENTAL RATE	CAM RATE
1440 Arrow Hwy, Suite D	±2,439 SF	\$1.45 PSF	\$0.15 PSF
1400 Arrow Hwy, Suite M	±2,441 SF	\$1.55 PSF	\$0.15 PSF
1442 Arrow Hwy, Suite C	±2,158 SF	\$1.45 PSF	\$0.15 PSF



For Availability Visit:
www.ashwill.com

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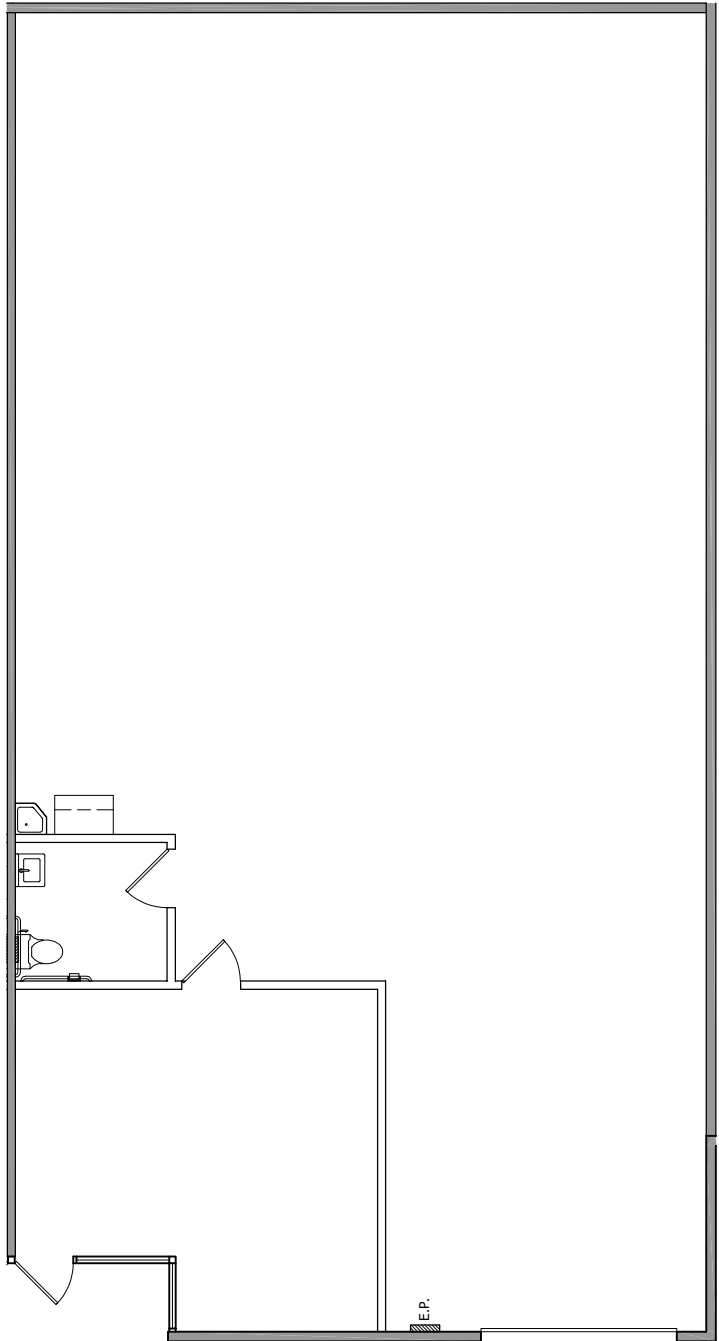
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SCALE: 3/32" = 1'-0"



AS-BUILT

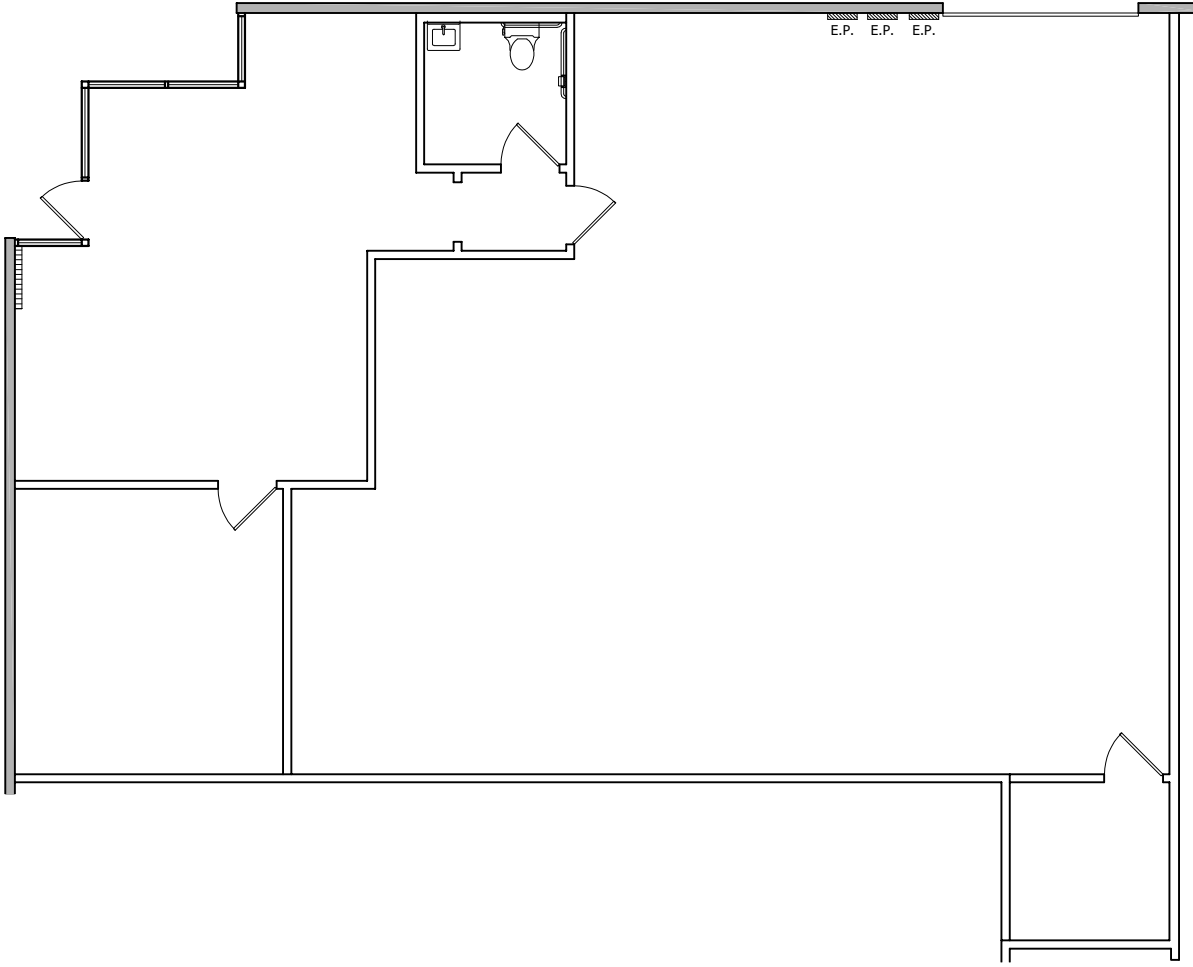
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SUITE D
MOUNTAIN VIEW BUSINESS PARK
1440 ARROW HWY.
IRVINDALE, CA.
±2,439 SQ. FT.

INTERIOR ARCHITECTURE + SPACE PLANNING
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SCALE: 3/32" = 1'-0"

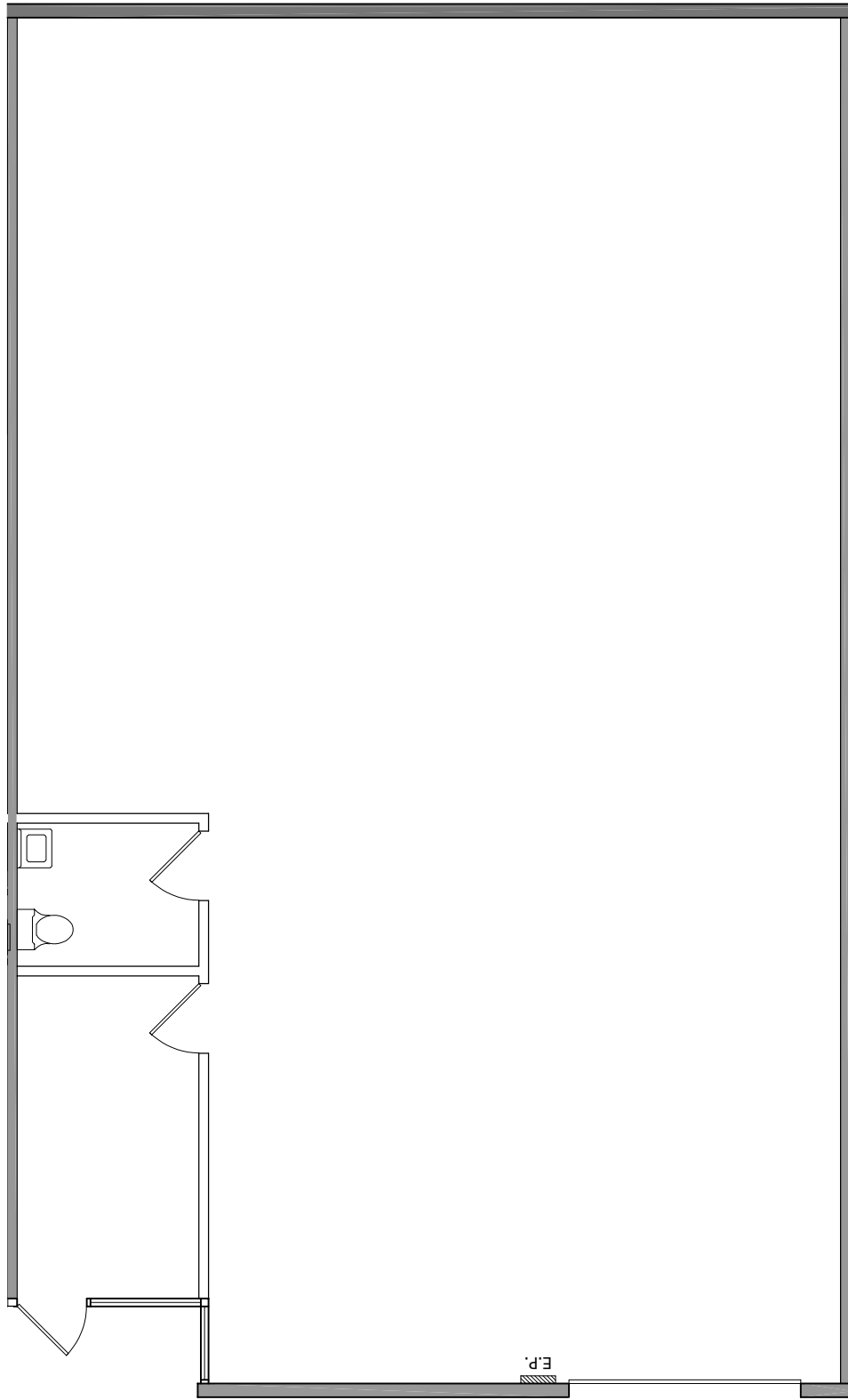


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SUITE M
 MOUNTAIN VIEW BUSINESS PARK
 1440 ARROW HWY.
 IRVINDALE, CA.
 ±2,441 SQ. FT.

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SCALE: 1/8"=1'-0"



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IRVINE, CA 92618 | P: 949.679.6456

SUITE C

MOUNTAIN VIEW BUSINESS PARK
1442 ARROW HWY.
IRVINDALE, CA.
±2,158 R. SQ. FT.