

# Industrial Units: For Lease



**VISA Broker bonus for any new deal.\***

\*The landlord is offering a bonus program to all brokers for new deals (exclusion on negotiations started prior to 10/1/24). Upon completion of a new lease the broker will be sent a Visa Gift Card Bonus of **\$3,000** in addition to procuring commissions. Commissions are based upon a predetermined schedule. Call for details. Offer expires 12/31/2024.

## Civic Commerce Center

16021-16031 Arrow Highway  
Irwindale CA 91706

±1,680 Sqft. - ±6,120 Sqft units

- Central Irwindale location
- Well-maintained Business Park
- Ample Parking
- Office & Industrial suites
- Rear Ground Level loading

Contact For More Info:

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Address / Suite	Available	SF	Office SF (+/-)	Rooms	Base Rent (psf)	C.A.M. Fee (psf)	Monthly Total
16021 Arrow Hwy, Suite F	Now	1,680	265	2	\$1.70	\$0.20	\$3,192.00
16023 Arrow Hwy, Suites A/B/C	Now	5,280	5,200	8	\$1.70	\$0.20	\$10,032.00
16027 Arrow Hwy, Suite F	Now	1,800	300	2	\$1.70	\$0.20	\$3,420.00
16029 Arrow Hwy, Suite A	Now	2,765	2,765	8	\$1.70	\$0.20	\$5,253.50
16031 Arrow Hwy, Suite A	Now	2,040	450	2	\$1.70	\$0.20	\$3,876.00
16031 Arrow Hwy, Suite B	Now	2,040	990	5	\$1.70	\$0.20	\$3,876.00
16031 Arrow Hwy, Suites J/K	Now	5,355	150	1	\$1.70	\$0.20	\$10,174.50