

16035

ARROW HWY

IRWINDALE, CA 91706

RENOVATIONS COMPLETE
READY FOR IMMEDIATE OCCUPANCY

Major Price Reduction
\$1.39 PSF Gross!

For Lease

± 162,296 SF INDUSTRIAL BUILDING

 LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

 BACCI • TSAPARIAN • GORMLY
INDUSTRIAL GROUP

New IMPROVEMENTS



LED Lighting



Refurbished Offices



Brand New Dock Doors



Sealed/ Striped Yard



White Scrim Foil

Building HIGHLIGHTS



Low Gross Lease Rate



Great Office Layout
with Private Offices



Large Fenced Yard with
Concrete Apron



Break Room and Large
Conference Room

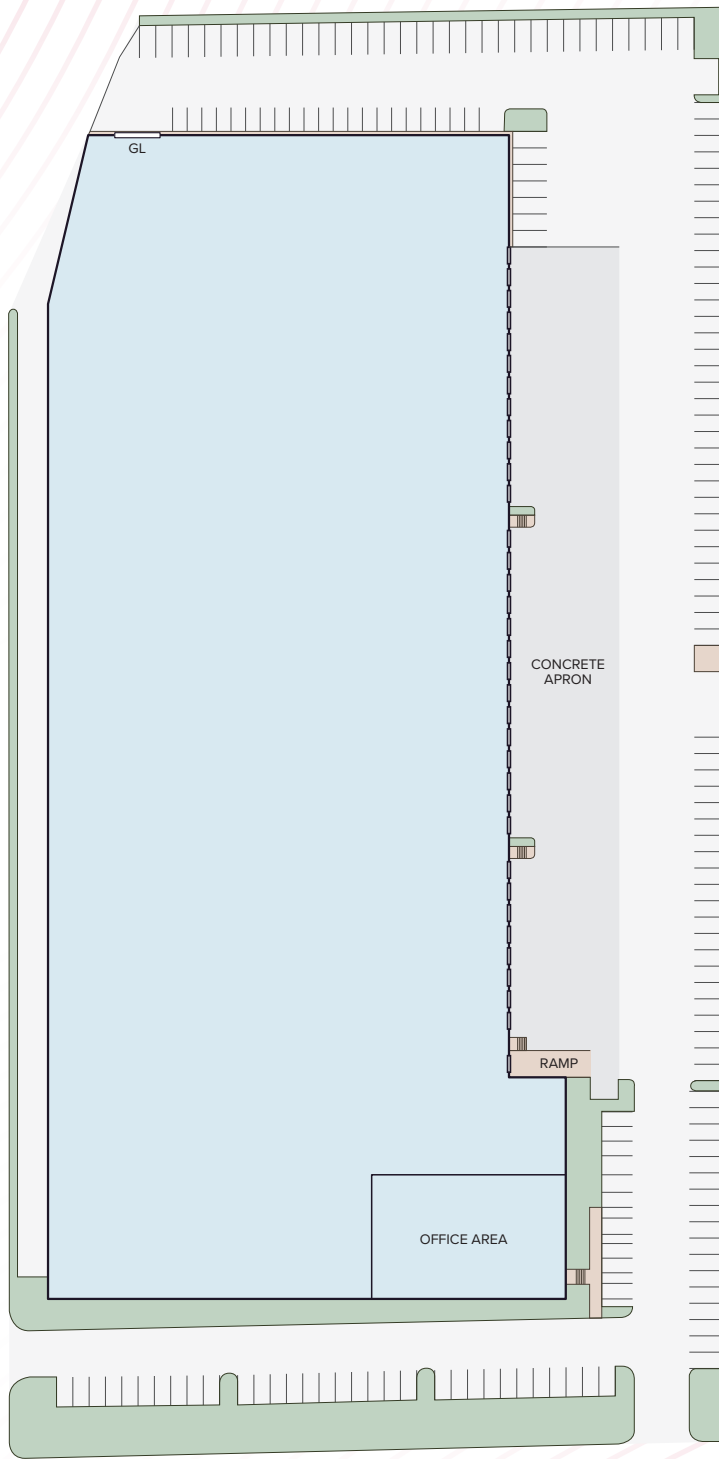


30 Dock High Doors



.45/3,000 Calculated
Sprinkler System

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



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

ARROW WY

SITE PLAN

16035

ARROW HWY

AVAILABLE SF

±162,296 SF

LAND SIZE

±305,296 SF

PARCEL NO

8619-010-061

USE

Industrial/Warehouse

YEAR BUILT

1987

ZONING

IRM2*



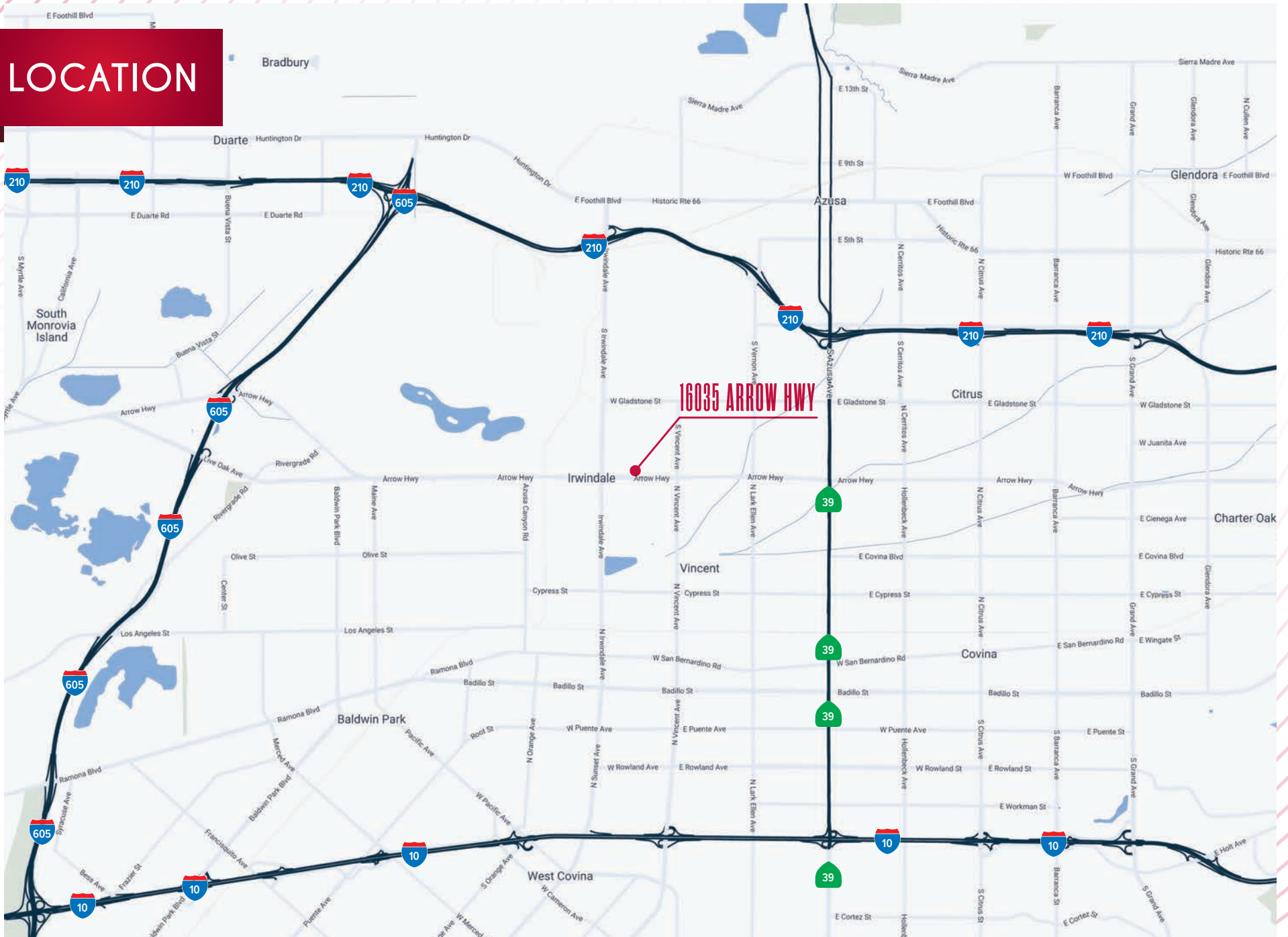


Property
PHOTOS



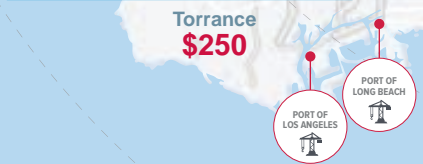
Property
PHOTOS

LOCATION





South Bay
 Base: 196,135,029 SF
 Vacancy Rate: 4.8%
 Availability Rate: 7.2%
 Direct Asking Rate: \$1.79 PSF
 Overall Rate: \$1.73 PSF
 Median Price/Bldg SF: \$312.30
 Median Price/Land SF: \$166.83



Torrance
\$250



Compton
\$250



Carson
\$250



Vernon
\$300



Commerce
\$300

Central Los Angeles
 Base: 245,221,214 SF
 Vacancy Rate: 5.9%
 Availability Rate: 8.1%
 Direct Asking Rate: \$1.58 PSF
 Overall Rate: \$1.55 PSF
 Median Price/Bldg SF: \$354.00
 Median Price/Land SF: \$248.21

Mid Counties
 Base: 115,245,696 SF
 Vacancy Rate: 4.6%
 Availability Rate: 8.0%
 Direct Asking Rate: \$1.65 PSF
 Overall Rate: \$1.58 PSF
 Median Price/Bldg SF: \$310.06
 Median Price/Land SF: \$152.19

Santa Fe Springs
\$325

Buena Park
\$325

City of Industry
\$385

Chino
\$400

Ontario
\$450

San Gabriel Valley
 Base: 177,229,149 SF
 Vacancy Rate: 4.8%
 Availability Rate: 7.0%
 Direct Asking Rate: \$1.63 PSF
 Overall Rate: \$1.61 PSF
 Median Price/Bldg SF: \$288.46
 Median Price/Land SF: \$132.23

Rancho Cucamonga
\$485

Fontana
\$485

Eastvale
\$485

Corona
\$485

Orange County
 Base: 233,916,715 SF
 Vacancy Rate: 3.9%
 Availability Rate: 6.1%
 Direct Asking Rate: \$1.72 PSF
 Overall Rate: \$1.67 PSF
 Median Price/Bldg SF: \$339.94
 Median Price/Land SF: \$139.62

Irvine
\$330

Lake Elsinore
\$500

Riverside
\$500

Moreno Valley
\$500

Colton
\$500

Redlands
\$500

San Bernardino
\$500

Inland Empire East
 Base: 310,618,045 SF
 Vacancy Rate: 7.5%
 Availability Rate: 11.7%
 Direct Asking Rate: \$1.24 PSF
 Overall Rate: \$1.15 PSF
 Median Price/Bldg SF: \$218.54
 Median Price/Land SF: \$69.78

Marietta
\$500

16035 ARROW HWY

10 Miles

20 Miles

30 Miles

40 Miles

60 Miles

70 Miles



PREPARED BY:
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Q1 2024 LA BASIN MARKET SUMMARY & DRAYAGE MAP

Sources: LAC-I Research, CoStar
 This survey includes data on industrial properties exceeding 5,000 square feet in size.

DEMOGRAPHICS



POPULATION

5 Miles	10 Miles	15 Miles	20 Miles
432,549	1,152,729	2,519,898	4,872,261



AVERAGE HH INCOME

5 Miles	10 Miles	15 Miles	20 Miles
\$123,127	\$132,069	\$135,307	\$130,470



EMPLOYEES

5 Miles	10 Miles	15 Miles	20 Miles
141,623	447,953	953,824	1,929,422

DRIVING DISTANCE FROM PROPERTY

DTLA: 21 MILES
KOREATOWN: 26 MILES
WEST HOLLYWOOD: 29 MILES
CULVER CITY: 32 MILES
PASADENA: 15 MILES
BEVERLY HILLS: 34 MILES
SANTA MONICA: 37 MILES
LAX: 38 MILES
LA & LB PORTS: 38 MILES



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