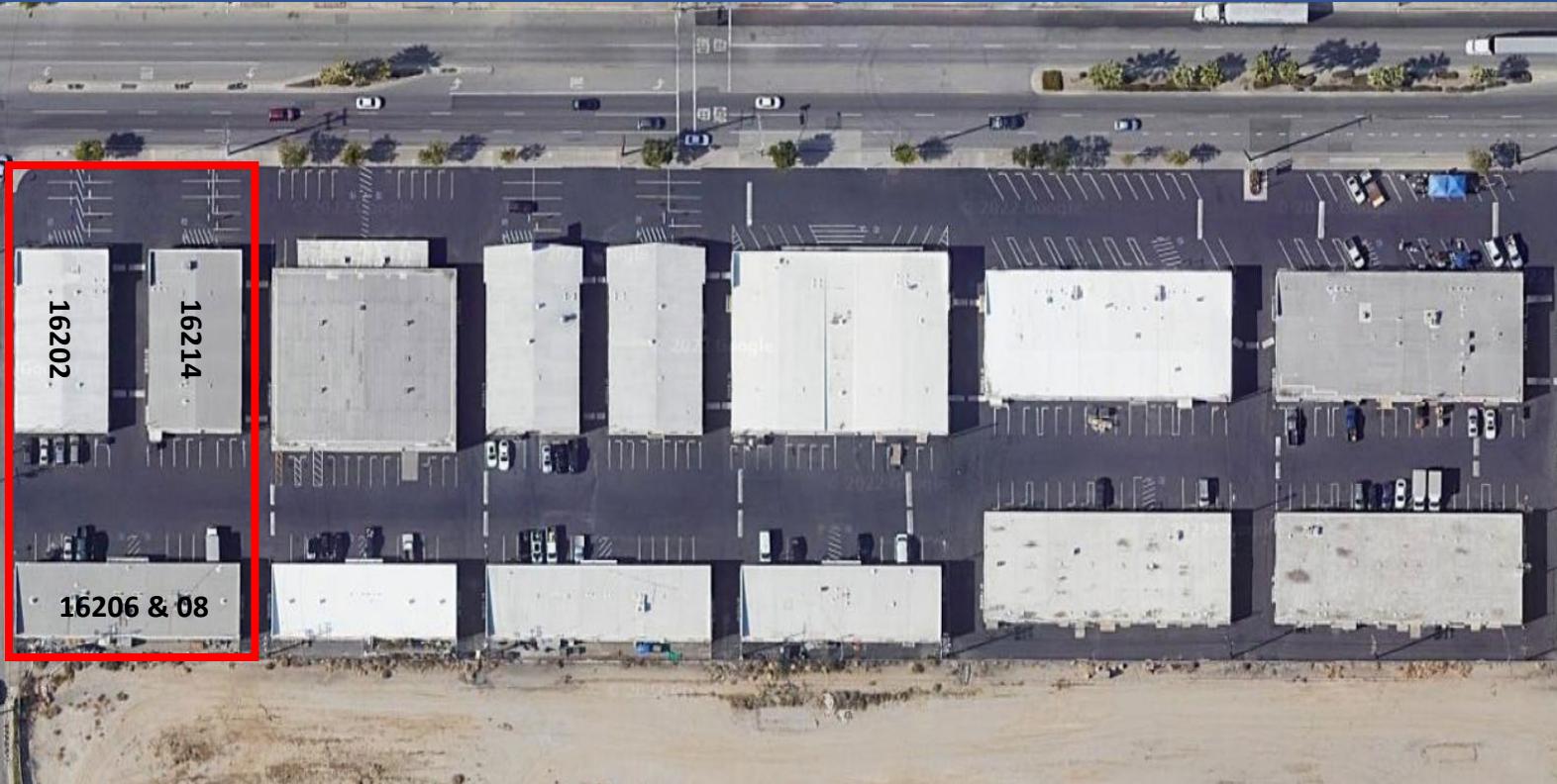


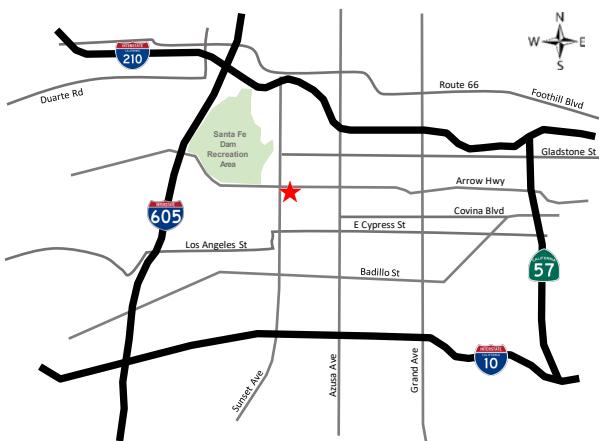
FOR SALE

±17,940 S.F.

16202 - 16214 ARROW HIGHWAY
IRWINDALE, CA



OWNER-USER / INVESTMENT OPPORTUNITY



PROPERTY HIGHLIGHTS

- Three (3) Separate Buildings
- Well-Maintained Industrial Complex
- Arrow Highway Frontage
- ±20% Office Buildout
- Fenced Yard for Rear Building
- Five (5) Ground-Level Loading Doors
- Building Sizes Divisible To: 2,970 SF – 6,000 SF

**Ashwill
Associates**
COMMERCIAL REAL ESTATE

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 independently verify all information contained herein. All measurements are approximate.

Sean Casey
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(626) 363-7855

Mitch Ashwill
mitch@ashwill.com
Lic. 00970525
(626) 363-7868

PARCEL MAP

16202 - 16214 ARROW HIGHWAY | IRWINDALE, CA

| | |
|------|----|
| 8417 | 34 |
|------|----|

SCALE 1" = 200'

2009

3127-3126

BK.
8619

South Line. Bonito Ave.
per DD. 149-5267



For Sale



±1.01
Acres



±17,940
Building
SE



3 Separate Buildings



5 GL Loading Doors

Ashwill Associates

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