



±28,135 SF Class A Freestanding Industrial Building
Exceptional Location Off Arrow Highway w/ Easy
Access to 605/10/210 Freeways



±28,135 SF AVAILABLE FOR LEASE

CLASS A FREESTANDING INDUSTRIAL BUILDING

ARROW HIGHWAY BUSINESS PARK
16223 ARROW HIGHWAY | IRWINDALE, CA





PROPERTY HIGHLIGHTS

- ±28,135 SF Class A Freestanding Building
- ±4,106 SF Two-Story Office including ±2,072 SF Mezzanine
- Three (3) Dock High Doors
- One (1) Ground Level Door
- 30' Minimum Clearance
- LED Lighting
- ESFR Sprinkler System
- 800 Amps; 277/480 Expandable to 1,600 Amps
- Exceptional Location Off Arrow Highway w/Easy Access to 605/10/210 Freeways
- High Image Business Park Environment
- Street Frontage on Arrow Highway

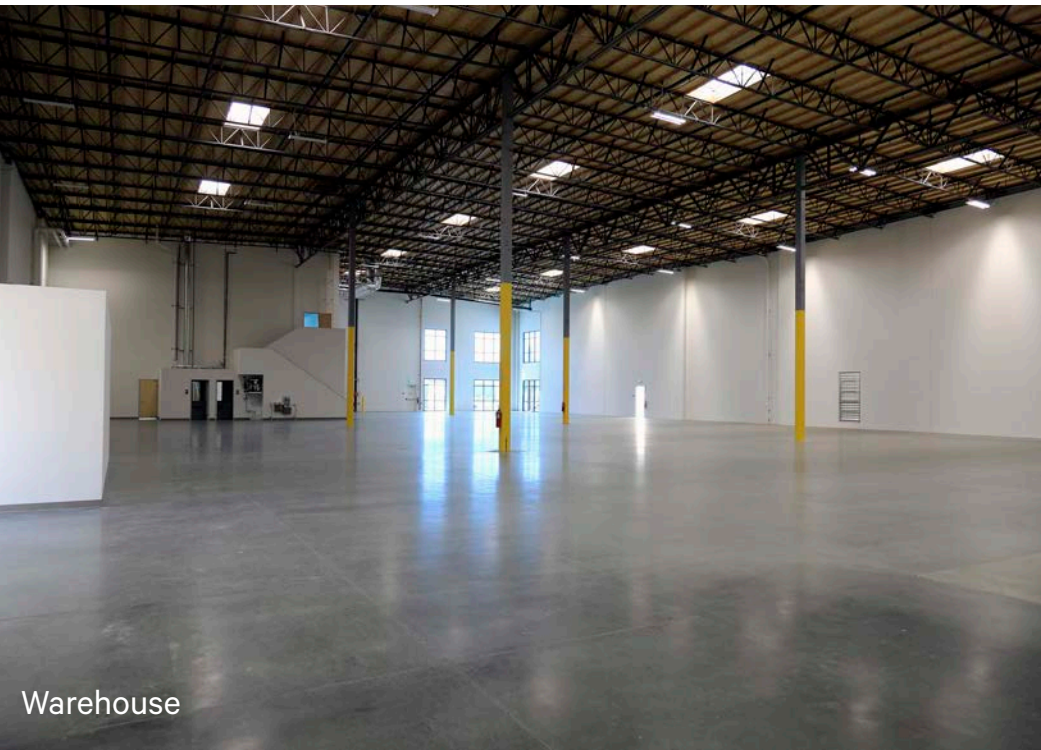




Main Entrance



First Floor Office



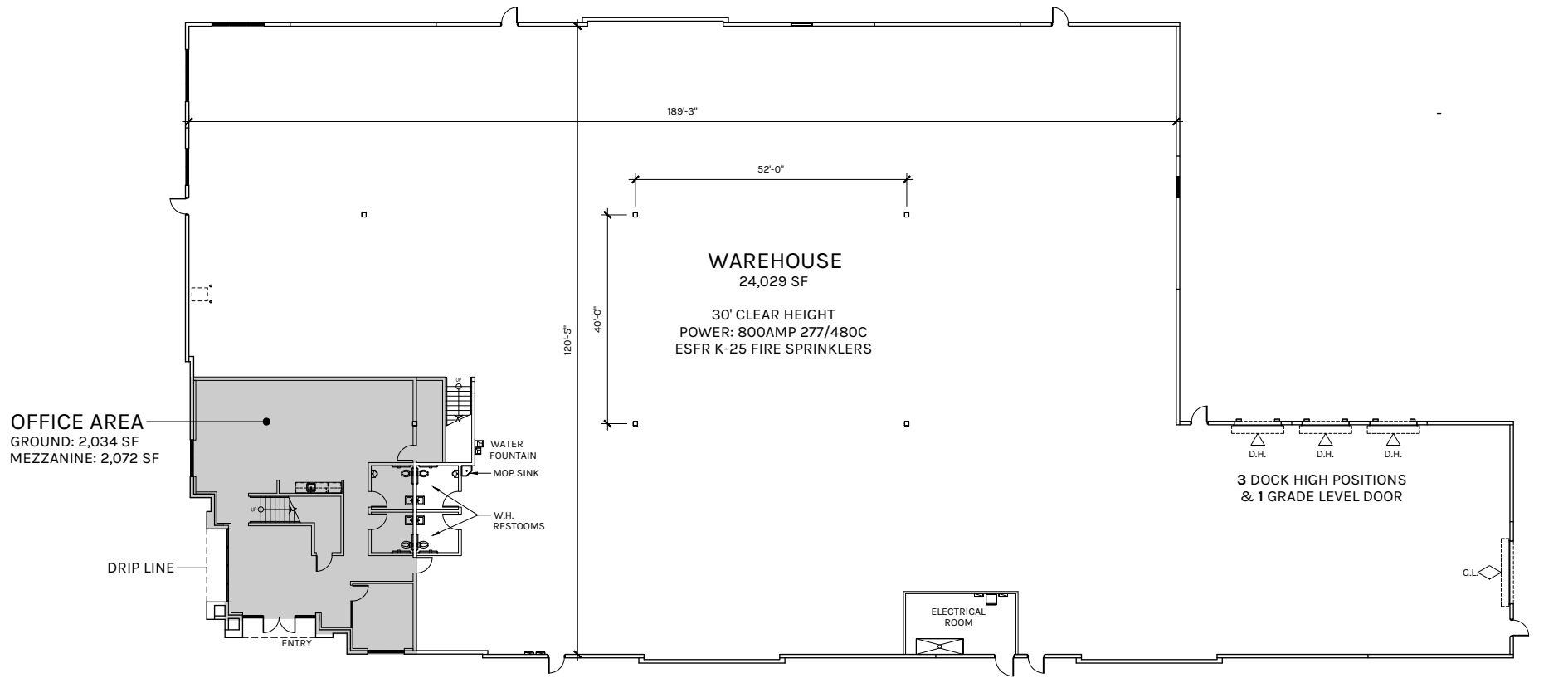
Warehouse



Mezzanine



WAREHOUSE: 24,029 SF
GROUND LEVEL OFFICE: 2,034 SF
MEZZANINE LEVEL OFFICE: 2,072 SF
TOTAL: 28,135 SF



WAREHOUSE
24,029 SF

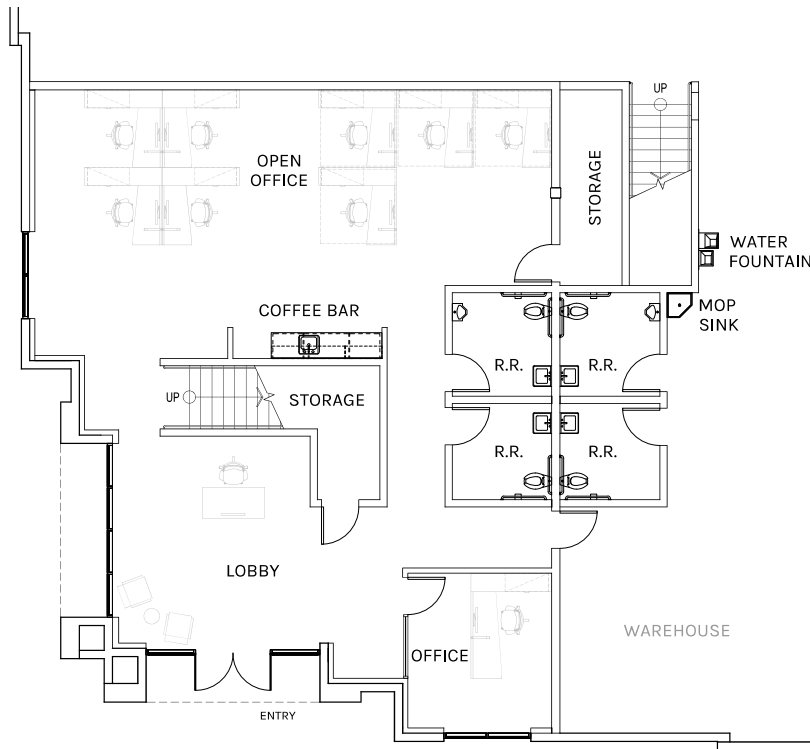
OFFICE
4,106 SF

TOTAL
28,135 SF

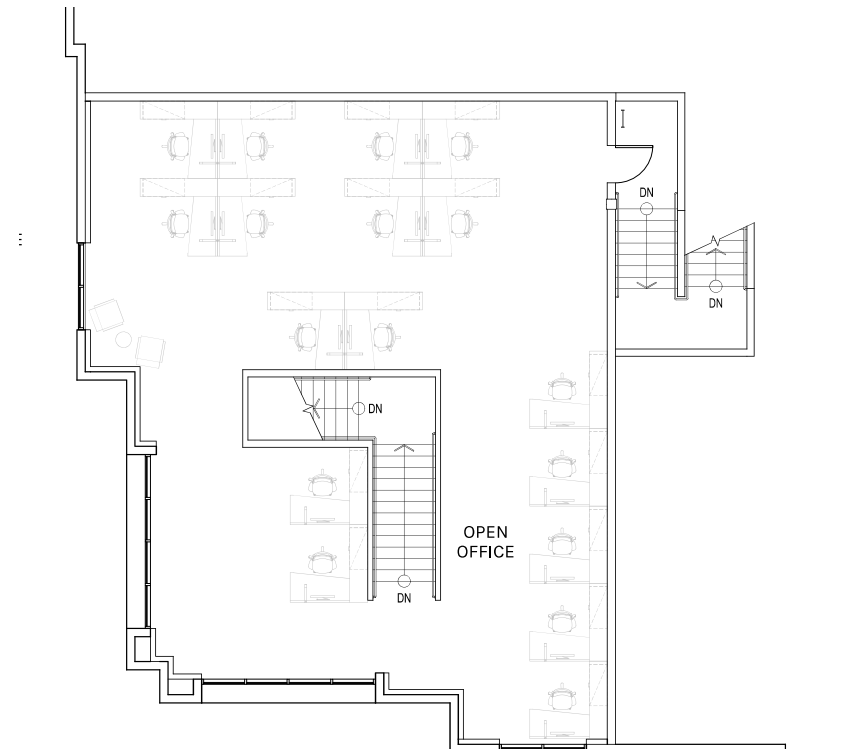
PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.



WAREHOUSE: 24,029 SF
GROUND LEVEL OFFICE: 2,034 SF
MEZZANINE LEVEL OFFICE: 2,072 SF
TOTAL: 28,135 SF



GROUND FLOOR OFFICE



MEZZANINE OFFICE

GROUND LEVEL
2,034 SF

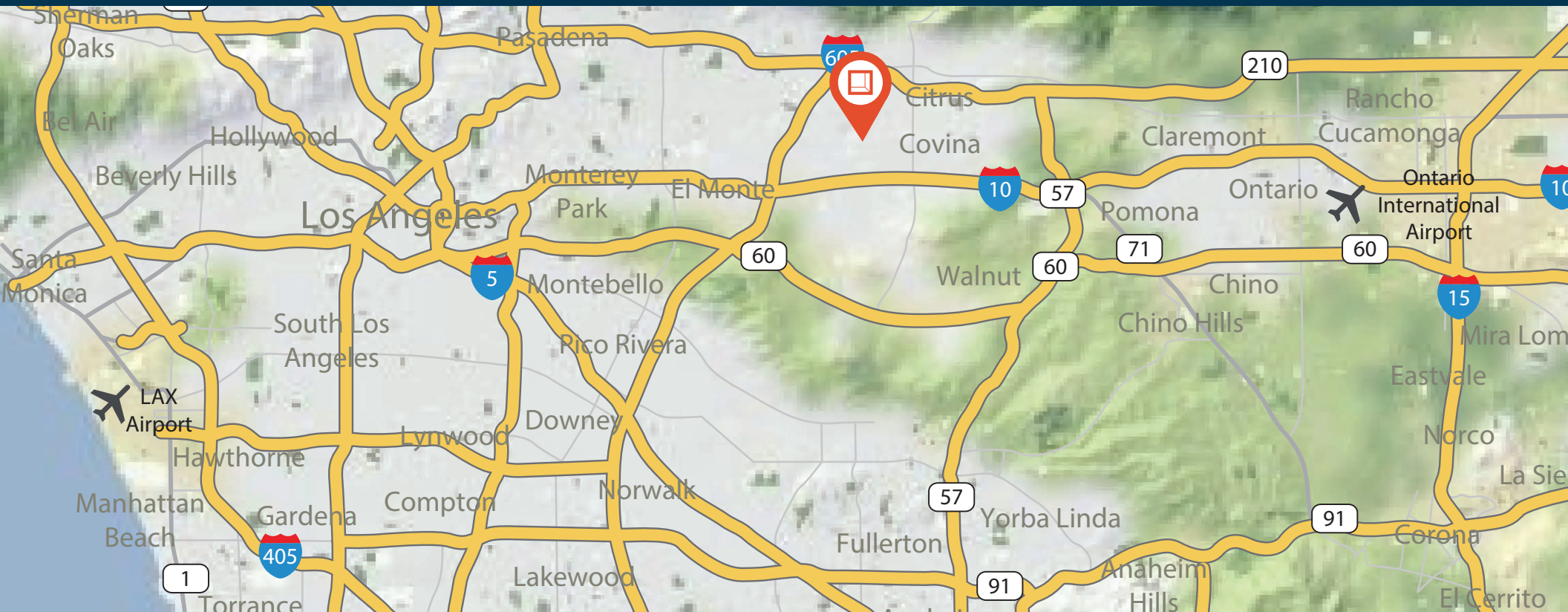
MEZZANINE
2,072 SF

TOTAL
4,106 SF

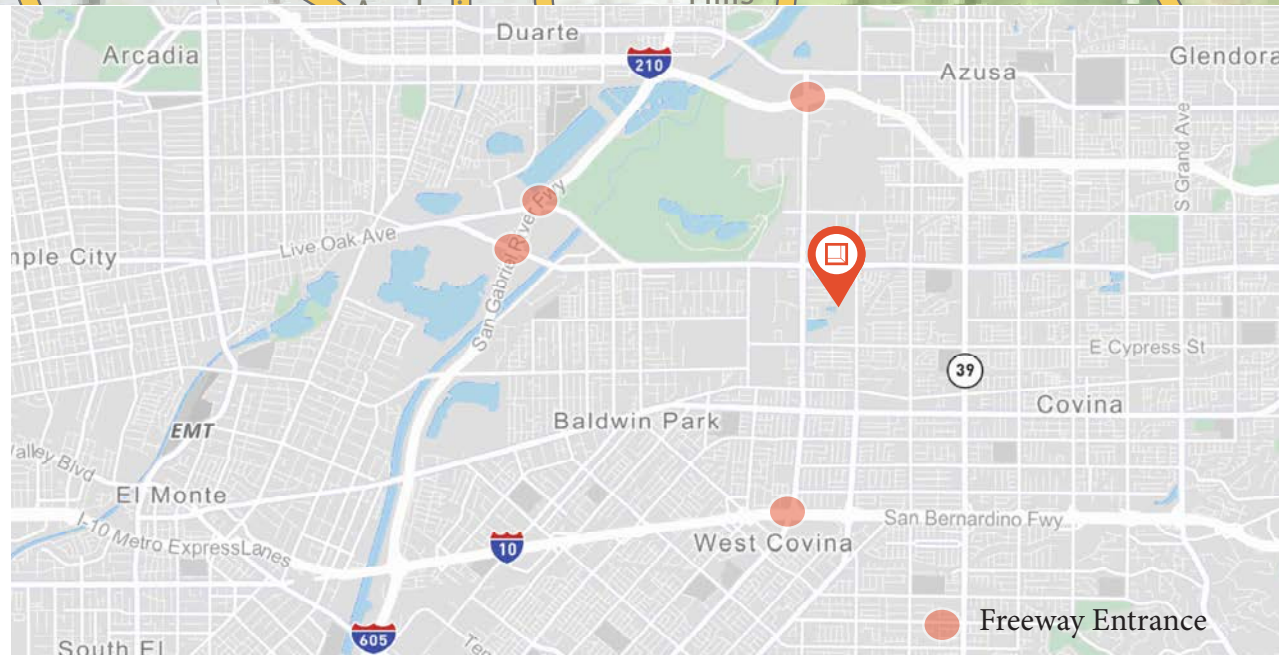
PLAN LAYOUT SUBJECT TO FIELD CONDITIONS AND MAY DIFFER FROM PLAN AS SHOWN. ALL INFORMATION PRESENTED ON THIS DRAWING IS PRESUMED TO BE ACCURATE, HOWEVER TENANT SHOULD VERIFY PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. ANY FURNITURE OR APPLIANCES SHOWN ON PLAN ARE FOR CONCEPT ONLY AND WILL BE TENANT PROVIDED.

LOCATION

16223 ARROW HIGHWAY | IRWINDDALE, CA



1.5 Miles to 605 Freeway	3 Miles to 210 Freeway
4.6 Miles to 10 Freeway	23.1 Miles to Ontario International Airport
29.1 Miles to Los Angeles International Airport	37.5 Miles to Port of Los Angeles/Long Beach





**Rexford
Industrial**

LEASING CONTACTS

JASON CHAO
Executive Vice President
909.418.2131
jason.chao@cbre.com
LIC # 01186780

CANNON CHANG
Vice President
909.418.2227
cannon.chang@cbre.com
LIC # 01714696

LYNN KNOX
Senior Vice President
909.418.2112
lynn.knox@cbre.com
LIC # 01228367

CASE DAHLEN
First Vice President
909.418.2089
case.dahlen@cbre.com
LIC # 01841537

CBRE

CBRE, Inc.
4141 Inland Empire Blvd., Suite 100
Ontario, CA 91764

909.418.2000
cbre.com

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.