

Available SF 30,400 SF

Industrial For Sublease
Building Size 162,296 SF

Address: 16035 Arrow Hwy, Irwindale, CA 91706

Cross Streets: N Irwindale Ave/Arrow Hwy

Large Fenced Yard w/Concrete Apron
 7 Dock High Positions
 .45/3,000 Gale Sprinkler System
 Clean Shared Drop Storage Space
 Sublease Through 12/31/2023

Lease Rate/Mo: \$25,536
Lease Rate/SF: \$0.84
Lease Type: Gross
Available SF: 30,400 SF
Minimum SF: 30,400 SF
Prop Lot Size: POL
Term: 12/31/23
Sale Price: NFS
Sale Price/SF: NFS
Taxes: \$131,843 / 2019
Yard: Fenced / Paved
Zoning: M2

Sprinklered: Yes
Clear Height: 28'-31'
GL Doors/Dim: 0
DH Doors/Dim: 7
A: 400 V: 480/277 O: 3 W: 4
Construction Type: Tiltwall
Const Status/Year Blt: Existing / 1987
Whse HVAC: No
Parking Spaces: 30 / **Ratio:** 1.0:1
Rail Service: No
Specific Use: Warehouse/Distribution

Office SF / #: TBD
Restrooms: 1
Office HVAC: Heat & AC
Finished Ofc Mezz: 0 SF
Include In Available: No
Unfinished Mezz: 0 SF
Include In Available: No
Possession: Now
Vacant: Yes
To Show: Call broker
Market/Submarket: 210 Corridor
APN#: 8619-010-061

Listing Company: Lee & Associates

Agents: [Peter D Bacci 323-767-2022](#), [Michael Tsaparian 323-767-2111](#), [JP Gormly 323-767-2036](#)
Listing #: 25232197

Listing Date: 10/14/2020

FTCF: CB000N00S000/A0AA

Notes: Call Brokers For Commission Information. Lessee To Verify All Information, Brokers Makes No Representations As To The Accuracy Of The Information Above. 320 SF Of Office Space Can Be Made Available.
