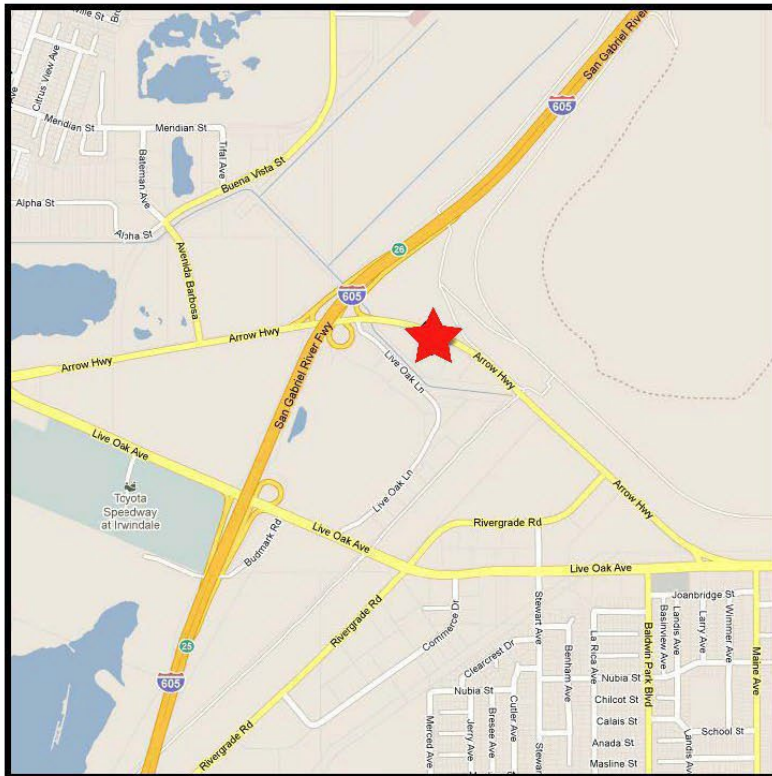


Available For Lease

Mountain View Business Park



1438-1442 Arrow Highway, Irwindale, California 91706



Features

- Located immediately off of 605 Freeway and close to 210 and 10 Freeways.
- M2 Zoning: Ideal for light manufacturing, office, warehouse, and distribution uses.
- 91,356 SF Multi-Tenant Business Park
- 1,970 sqft - 6,480 sqft units
- Concrete Tilt Up Construction
- Ground Level Loading
- 14' Minimum Clearance
- Parking Ratio 2:1

Sean Casey
626-363-7855

seanck@ashwill.com
Lic # 01887121

Ashwill
Associates

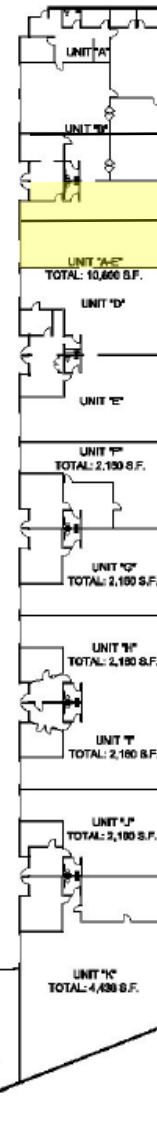
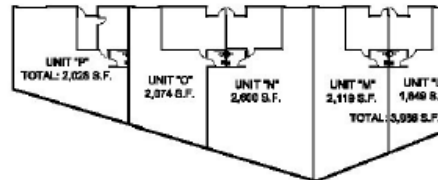
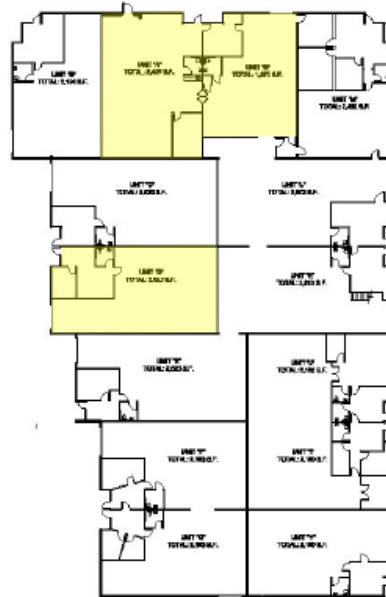
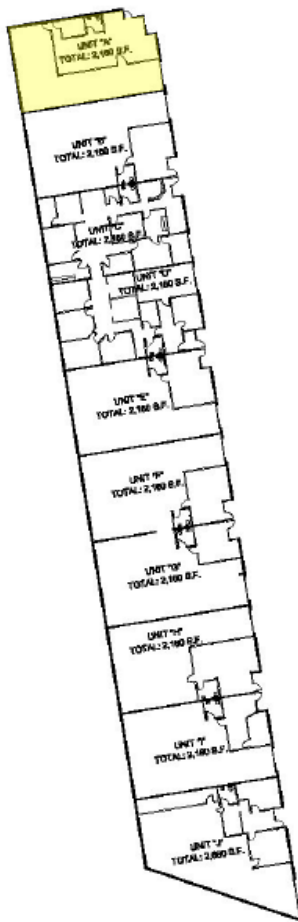
COMMERCIAL REAL ESTATE

www.ashwill.com

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

AVAILABLE SPACE

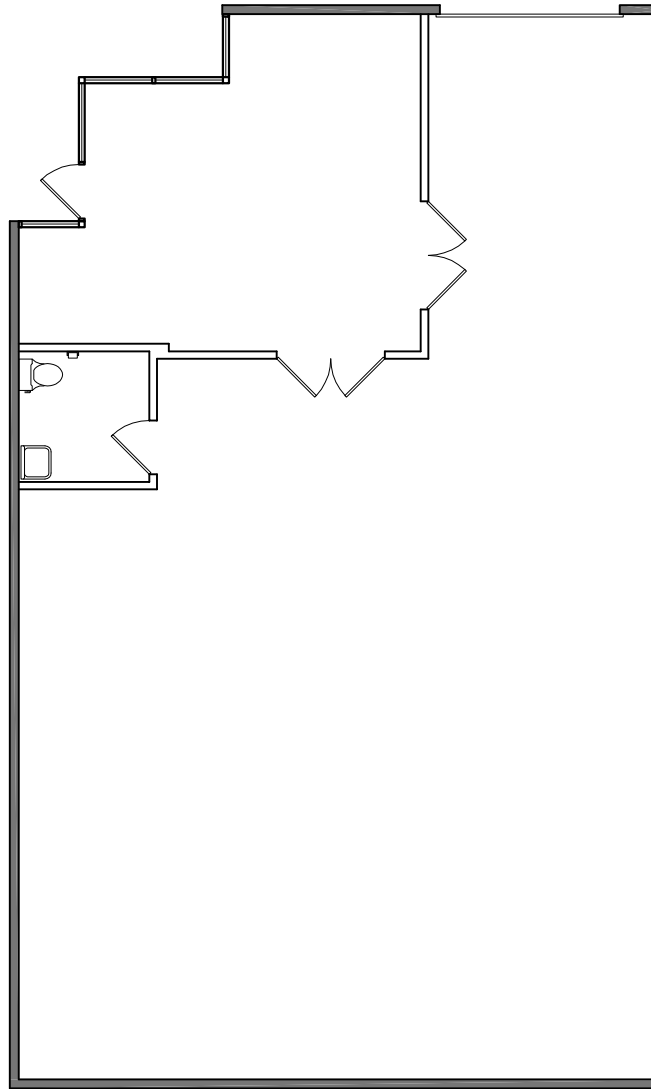
ADDRESS	SQ. FT.	RENTAL RATE	CAM RATE
1438 Arrow Hwy, Suite A	±2,158 SF	\$1.45 PSF	\$0.15 PSF
1440 Arrow Hwy, Suite A (& N)	±4,449 SF	\$1.45 PSF	\$0.15 PSF
1440 Arrow Hwy, Suite D	±2,439 SF	\$1.45 PSF	\$0.15 PSF
1442 Arrow Hwy, Suite C	±2,158 SF	\$1.45 PSF	\$0.15 PSF




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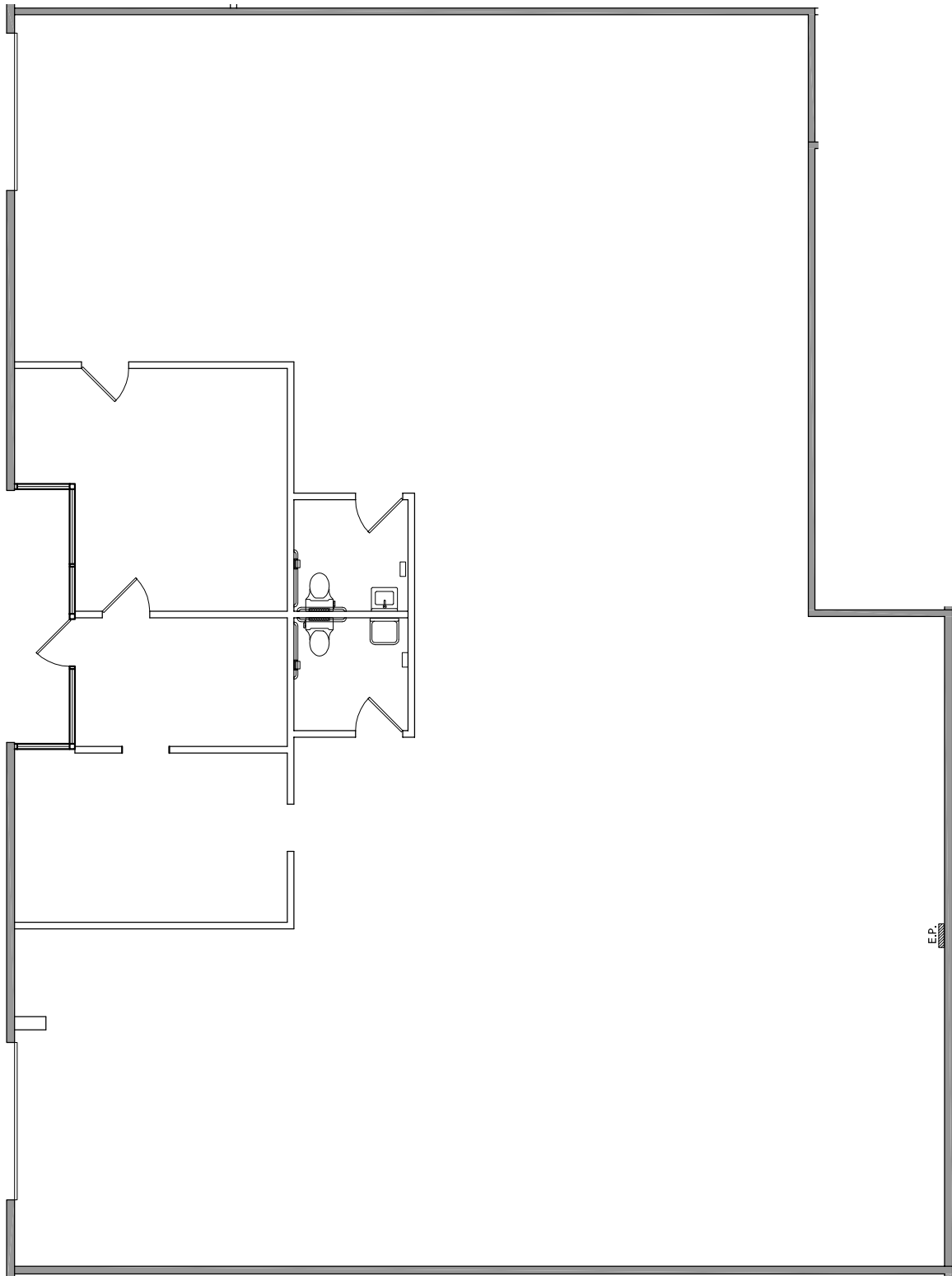
N  SCALE: 3/32"=1'-0"



INTERIOR ARCHITECTURE + SPACE PLANNING
12 MAUCHLY, SUITE E | CDLDESIGNGROUP.COM
IRVINE, CA 92618 | P: 949.679.6456

SUITE A
MOUNTAIN VIEW BUSINESS PARK
1438 ARROW HWY.
IRVINDALE, CA.
±2,158 R. SQ. FT.

PLAN LAYOUT SUBJECT TO FIELD CONDITIONS. FIELD CONDITIONS MAY DIFFER FROM PLAN AS SHOWN. ALL ROOM SIZES ARE APPROXIMATE. ALL INFORMATION REPRESENTED ON THIS DRAWING IS BELIEVED TO BE ACCURATE. HOWEVER, TENANT SHOULD VERIFY ALL PERTINENT INFORMATION PRIOR TO COMMITTING TO A LEASE. THIS PLAN IS NOT INTENDED FOR CONSTRUCTION PURPOSES. ANY FURNITURE OR FIXTURES REPRESENTED ON PLAN ARE TO BE PROVIDED BY TENANT AND ARE NOT INTENDED AS PART OF IT.



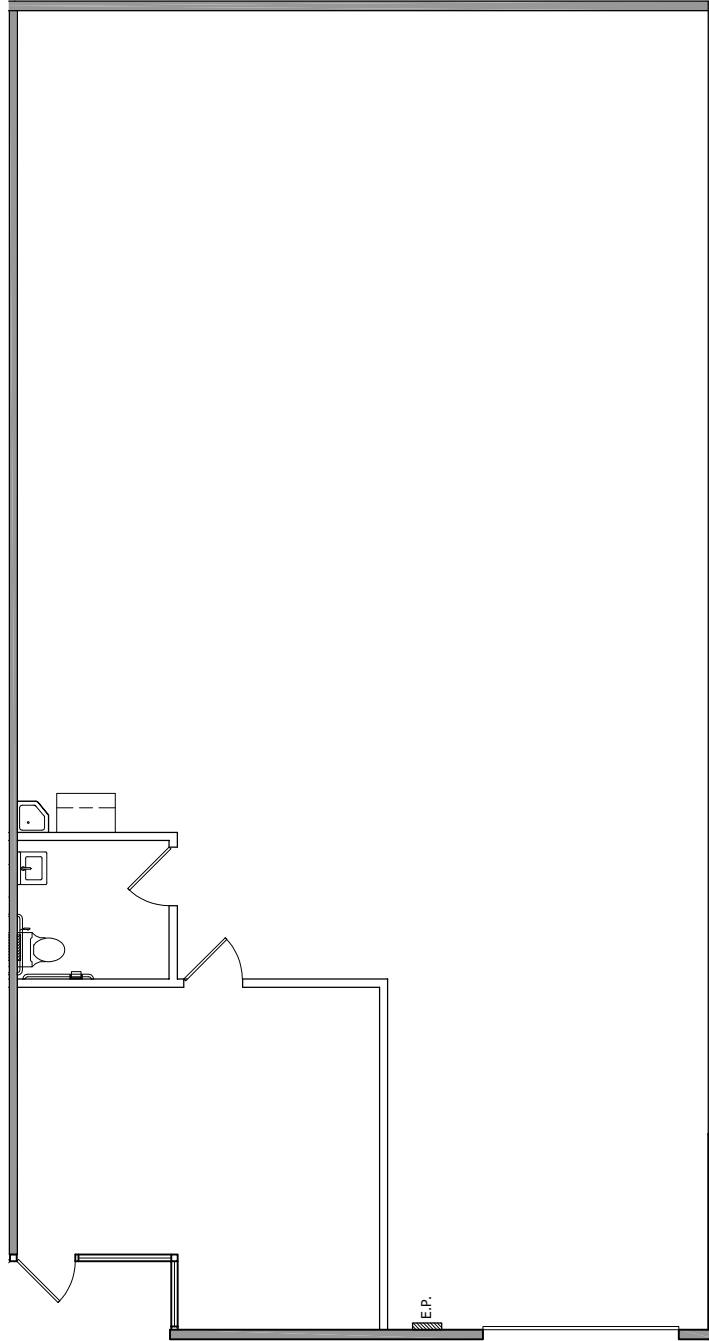
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SUITE A
MOUNTAIN VIEW BUSINESS PARK
1440 ARROW HWY.
IRVINDALE, CA.
±4,449 SQ. FT.



SCALE: 3/32" = 1'-0"

AS-BUILT

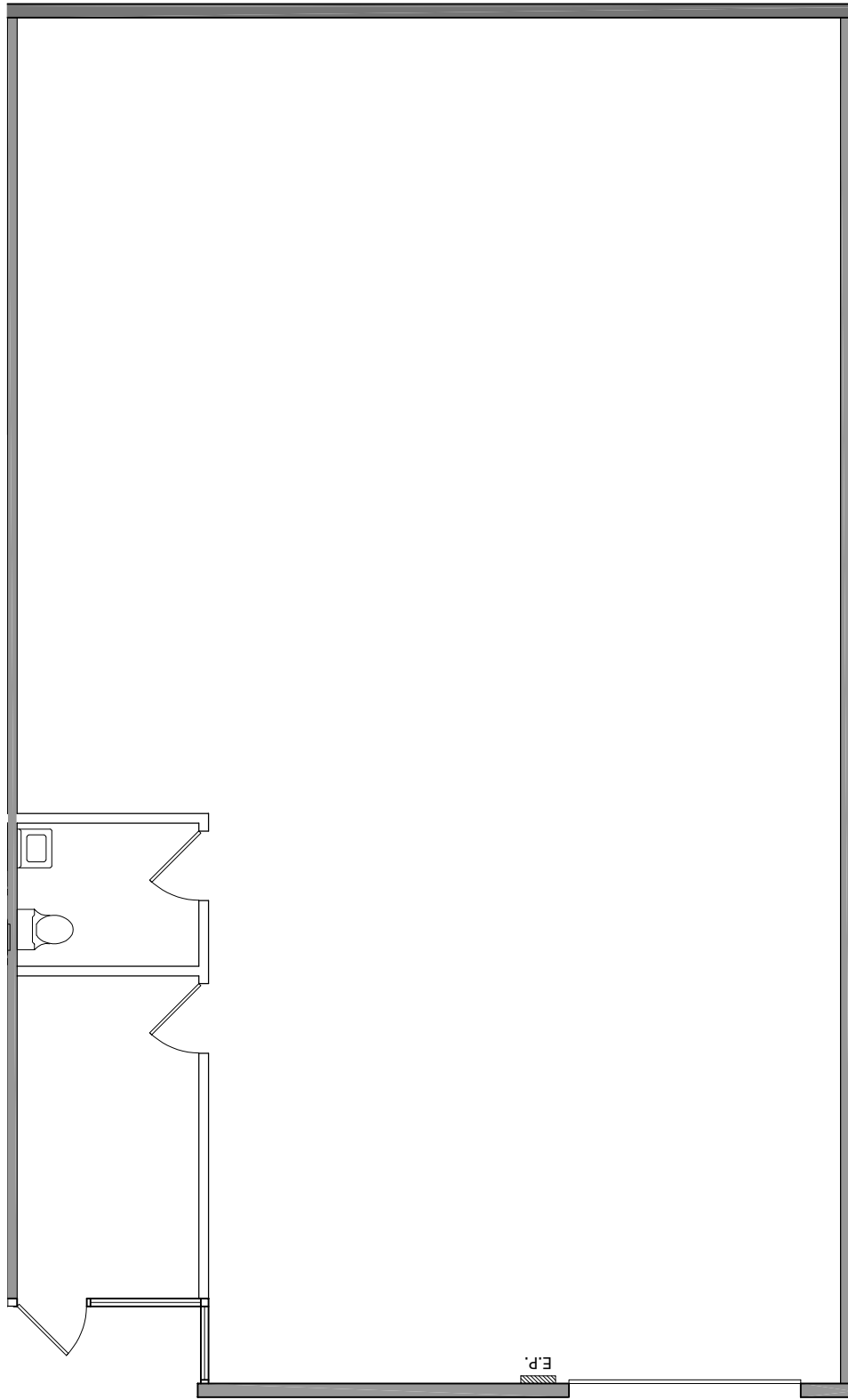
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SUITE D
 MOUNTAIN VIEW BUSINESS PARK
 1440 ARROW HWY.
 IRVINDALE, CA.
 ±2,439 SQ. FT.

**CDL
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SCALE: 1/8"=1'-0"



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SUITE C

MOUNTAIN VIEW BUSINESS PARK
1442 ARROW HWY.
IRVINDALE, CA.
±2,158 R. SQ. FT.