

CIVIC COMMERCE CENTER

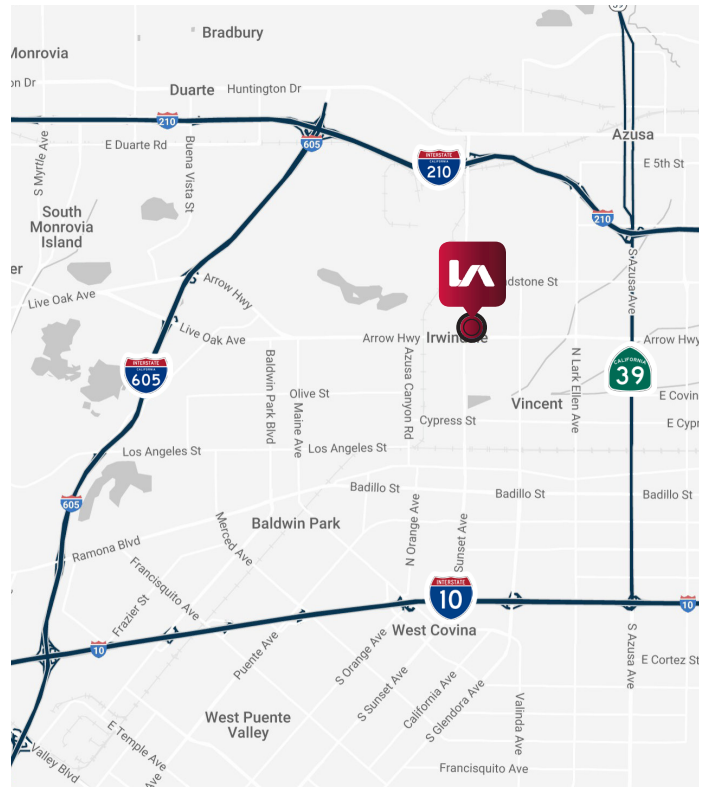
16021-16031 ARROW HIGHWAY | IRWINDALE, CA 91706



FOR LEASE
±1,680 SF TO ±4,080 SF

**3-MONTH TEASER RATE ON ALL 2-YEAR LEASES SIGNED BY SEPTEMBER 30TH, 2026
& MONTH 13 FREE WITH 3-YEAR TERM**

- Units Ranging from ±1,680 SF to ±4,080 SF
- Prime Location in Central Irwindale
- Well-kept Business Park
- Abundant Parking Space
- Office and Industrial Suites
- Rear Ground-Level Loading Access



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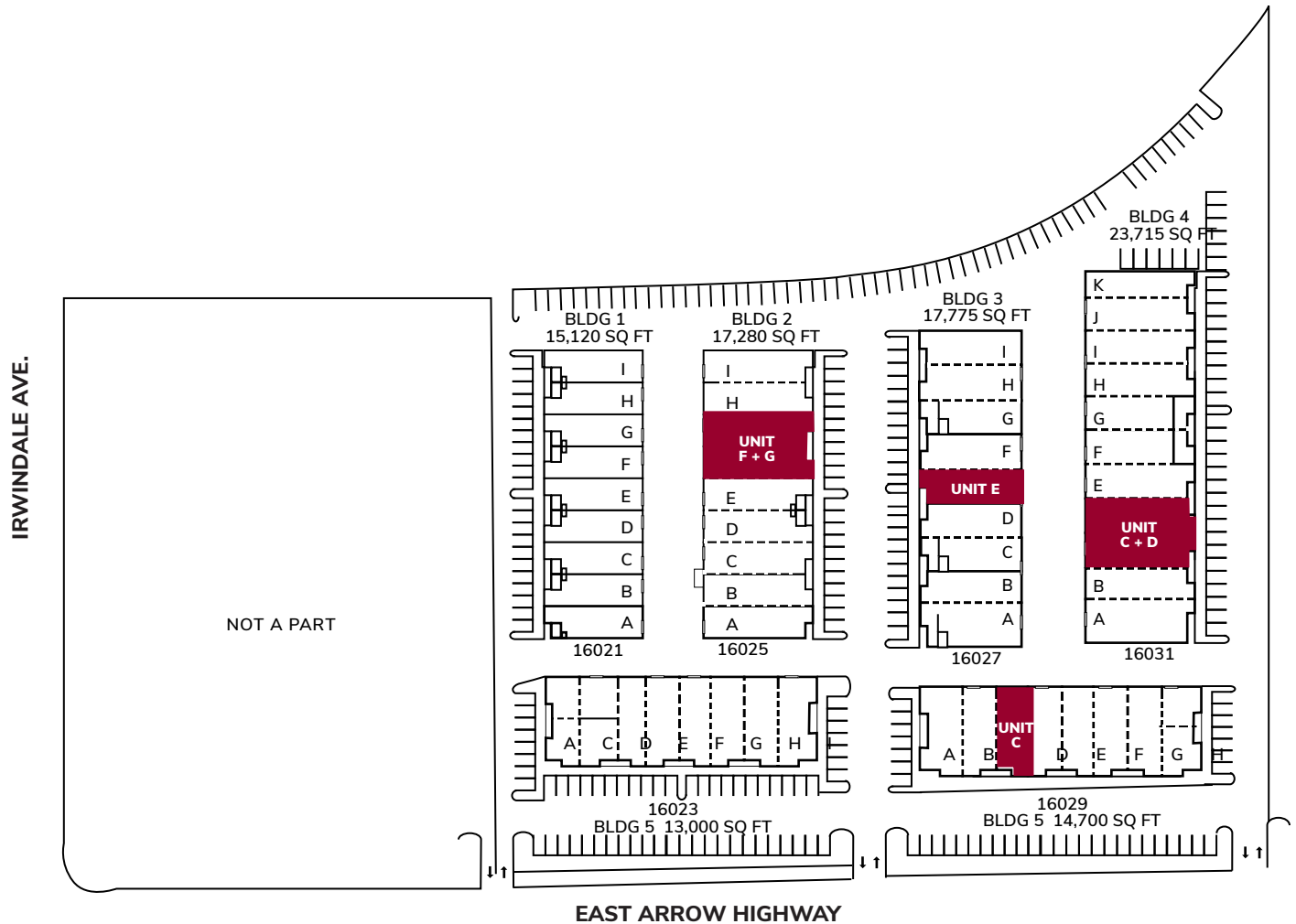
LEE & ASSOCIATES
(909) 989-777

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COMMERCIAL REAL ESTATE SERVICES
Corporate ID: 00976995

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FOR LEASE



AVAILABILITY

ADDRESS SUITE	SF	OFFICE SF	ROOMS	BASE RENT	CAM	MONTHLY TOTAL	AVAILABLE
16025 Arrow Hwy, Units F+G	±3,840 SF	±600 SF	4	\$1.60 PSF	\$0.20 PSF	\$6,912.00	Now
16027 Arrow Hwy, Unit E	±1,800 SF	±300 SF	2	\$1.65 PSF	\$0.20 PSF	\$3,330.00	Now
16029 Arrow Hwy, Unit C	±1,680 SF	±872 SF	2	\$1.65 PSF	\$0.20 PSF	\$3,108.00	Now
16031 Arrow Hwy, Units C+D	±4,080 SF	±175 SF	1	\$1.60 PSF	\$0.20 PSF	\$7,344.00	Now

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