

FOR LEASE



Adelante Industrial Center

16018 Adelante St D
Irwindale, CA 91702

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A TIAA Company

 **CUSHMAN &
WAKEFIELD**

PROPERTY FEATURES

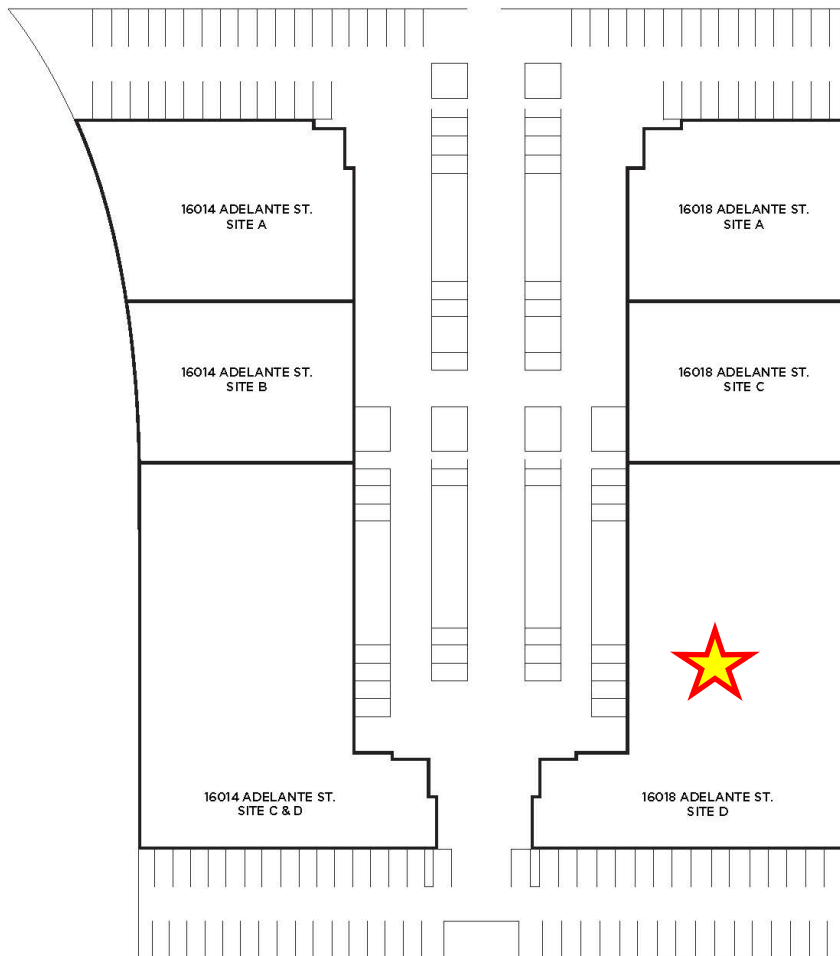


PROPERTY HIGHLIGHTS

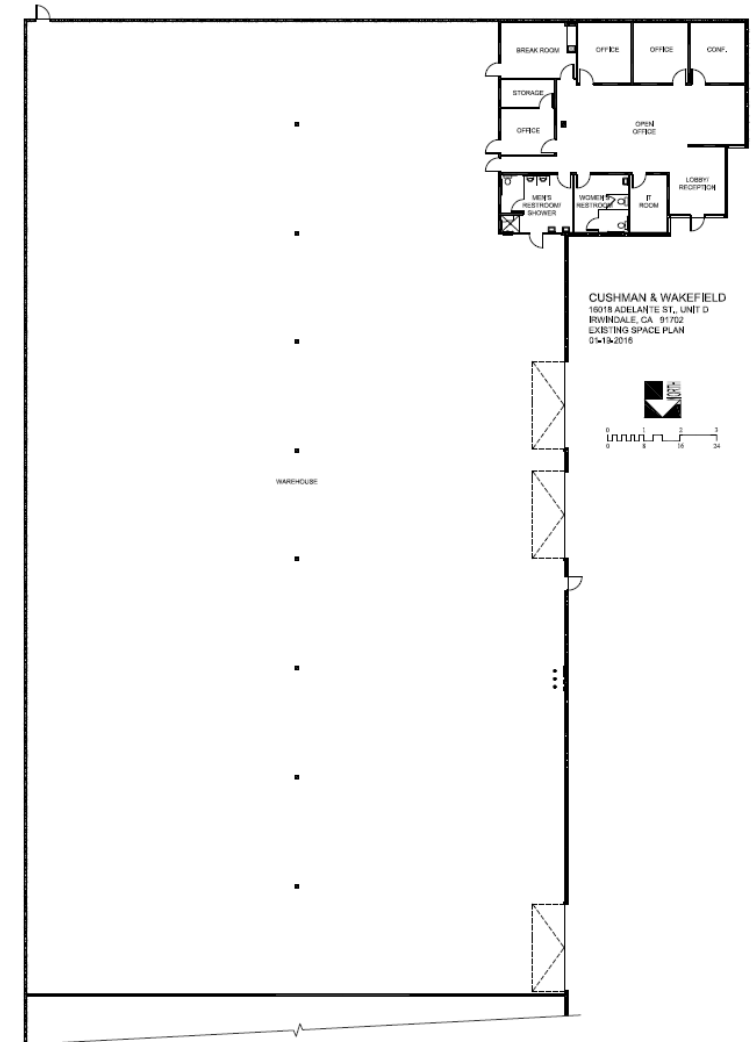
- Premium Irwindale Location
- High Image Industrial Park
- Immediate (210) Freeway Access via Irwindale Avenue
- 24’ Clear Height
- Dock High & Grade Level Units
- Proximity to Abundant Retail Amenities
- Fenced Rear Yard
- Estimated 2025 OpEx: \$.32 psf

AVAILABLE UNITS

UNIT	SIZE	OFFICE	AVAILABLE	LOADING	NNN Rate
16018 Adelante St, Unit D	+/- 27,476 SF	2,318 SF	NOW	0 GH / 6 DH	\$1.35 psf



ADELANTE INDUSTRIAL CENTER SITE PLAN
 Irwindale, California



16018 D FLOOR PLAN



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**CUSHMAN &
WAKEFIELD**

900 Wilshire Boulevard,
Suite, 2400
Los Angeles, CA 90017
+1 213 955 5100
License: 0061635

Chris Tolles
Executive Managing Director | Brokerage
+1 213 955 5129
chris.tolles@cushwake.com
License: 01459899

Maya Schirn
Associate | Brokerage
+1 213 236 4931
maya.schirn@cushwake.com
License: 02237054

Erik Larson
Executive Managing Director | Brokerage
+1 213 955 5126
erik.larson@cushwake.com
License: 01213790

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