

FOR LEASE



## Adelante Industrial Center

16018 Adelante St D  
Irwindale, CA 91702

**nuveen**  
A TIAA Company

 **CUSHMAN &  
WAKEFIELD**

# PROPERTY FEATURES

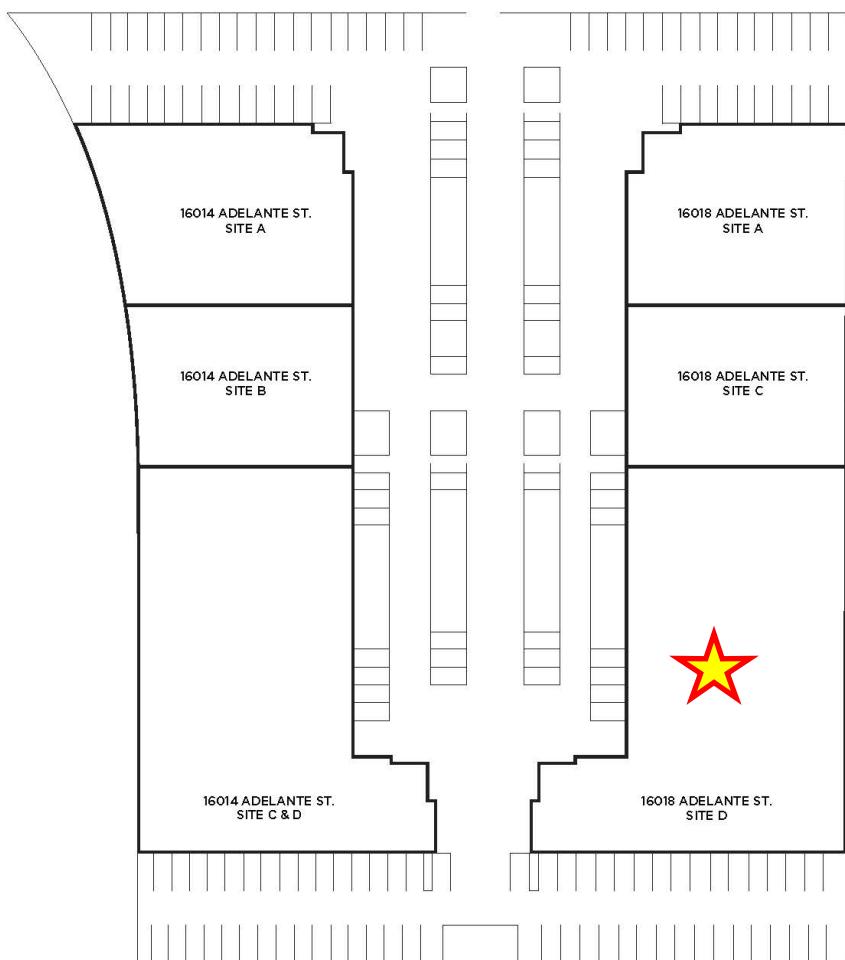


## PROPERTY HIGHLIGHTS

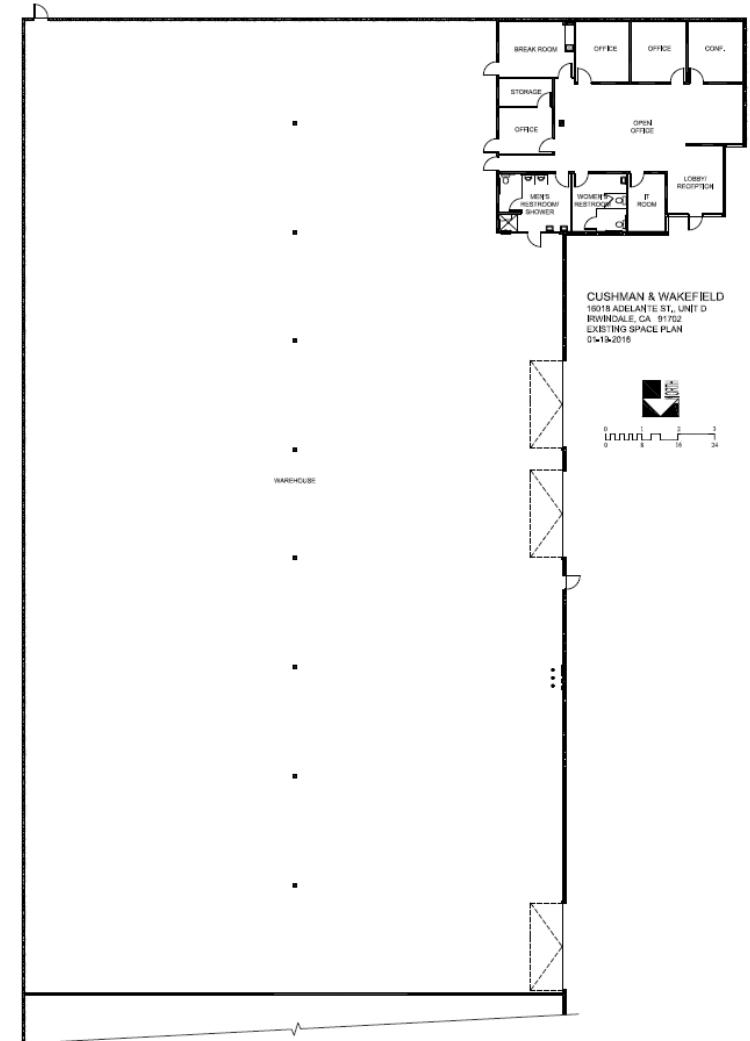
- Premium Irwindale Location
- High Image Industrial Park
- Immediate (210) Freeway Access via Irwindale Avenue
- 24' Clear Height
- Dock High & Grade Level Units
- Proximity to Abundant Retail Amenities
- Fenced Rear Yard
- Estimated 2025 OpEx: \$.32 psf

## 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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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](mailto:chris.tolles@cushwake.com)  
License: 01459899

**Maya Schirn**  
Associate | Brokerage  
+1 213 236 4931  
[maya.schirn@cushwake.com](mailto:maya.schirn@cushwake.com)  
License: 02237054

**Erik Larson**  
Executive Managing Director | Brokerage  
+1 213 955 5126  
[erik.larson@cushwake.com](mailto:erik.larson@cushwake.com)  
License: 01213790

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