

FOR LEASE

MULTI-TENANT INDUSTRIAL BUILDINGS WITH SUITES FROM ±800 SF TO ±3,452 SF

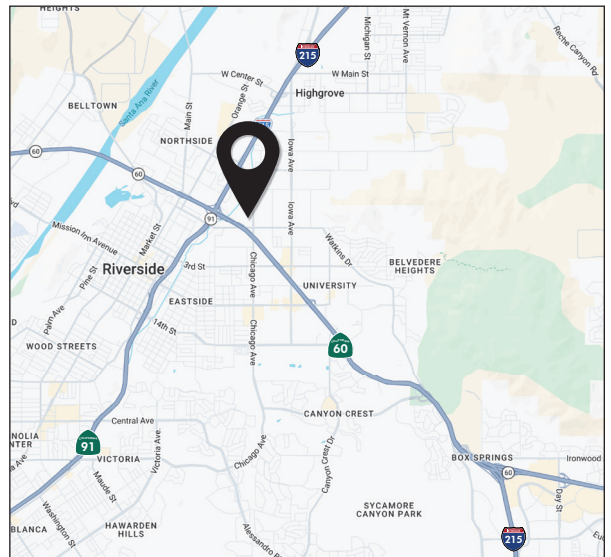


CHICAGO BUSINESS CENTER

2023 & 2025 CHICAGO AVE, RIVERSIDE, CA 92507

PROPERTY HIGHLIGHTS

- Multi-Tenant Industrial Business Park
- Units Ranging from 747 Sq. Ft. To 5,208 Sq. Ft.
- Office and Industrial Units Available
- Reinforced Concrete Construction
- Built in 1986
- Ground Level Loading
 - Mix of Front and Rear Loading Units
- 200 AMPs (Verify)
- Strategic Location Near I-215 & 91 Freeways



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

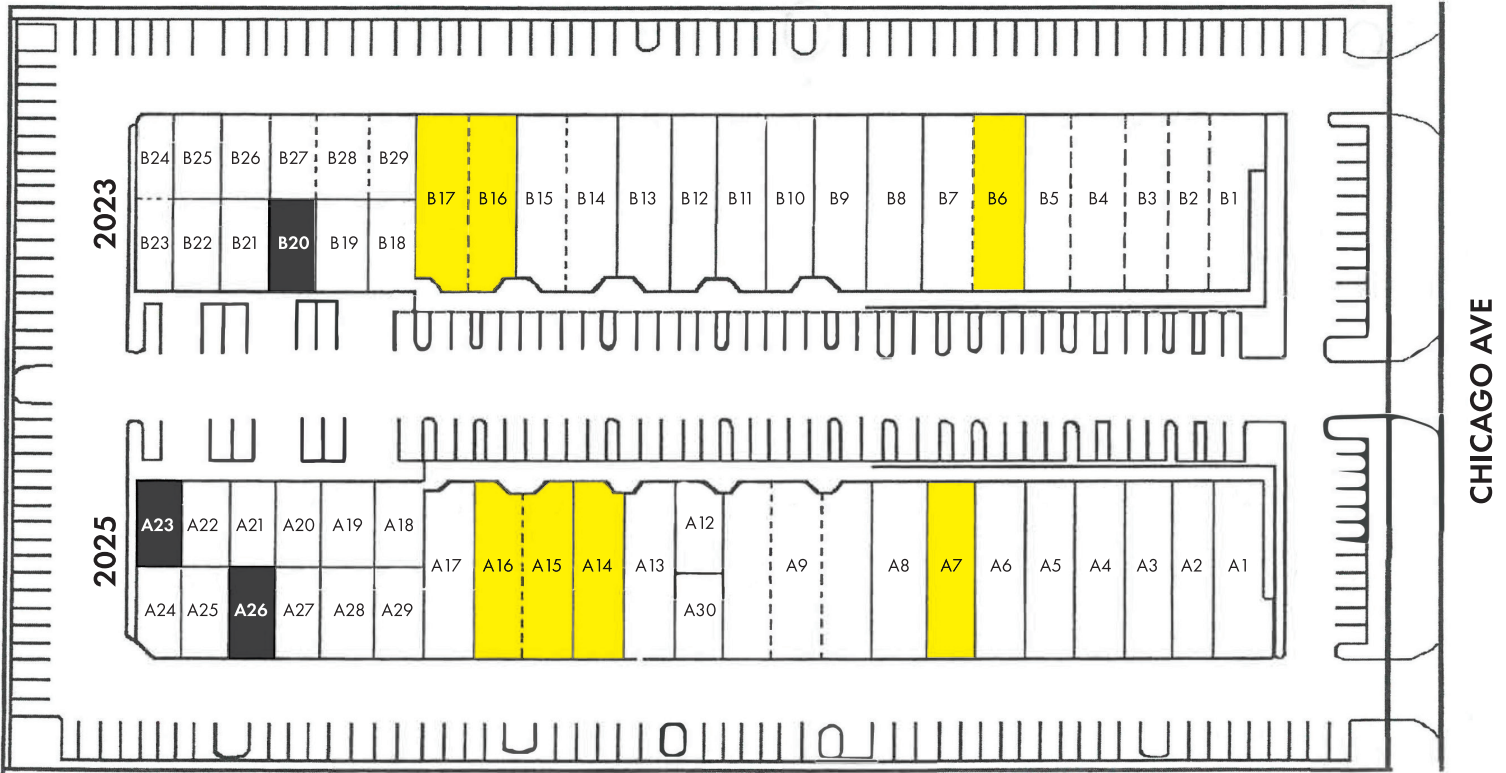
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SITE PLAN



AVAILABILITIES

SUITE	SIZE	RATE	TOTAL MONTHLY	COMMENTS
A7	1,872 SF	\$0.87/SF + \$0.43/SF NNN Expense	\$2,433.60	100% Office Build Out. Private Restrooms.
A14	1,560 SF	\$0.87/SF + \$0.43/SF NNN Expense	\$2,028.00	Commercial Kitchen (Inquire for Details)
A15/16	3,452 SF	\$0.87/SF + \$0.43/SF NNN Expense	\$4,487.60	Two Ground Level Loading Doors. 10% Office Build Out. Private Restrooms
B6	3,227 SF	\$0.87/SF + \$0.43/SF NNN Expense	\$4,195.10	100% Office Build Out. Private Restrooms
B16	1,560 SF	\$0.87/SF + \$0.43/SF NNN Expense	\$2,028.00	Ground Level Loading. 80% Office Build Out. Private Restrooms.
B17	1,776 SF	\$0.87/SF + \$0.43/SF NNN Expense	\$2,308.80	Ground Level Loading. 80% Office Build Out. Private Restrooms.

AVAILABILITIES

SUITE	SIZE	RATE	TOTAL MONTHLY	COMMENTS
A23	841 SF	\$0.87/SF + \$0.43/SF NNN Expense	\$1,093.30	100% Office Build Out. Common Area Restrooms.
A26	750 SF	\$0.87/SF + \$0.43/SF NNN Expense	\$975.00	100% Office Build Out. Common Area Restrooms.
B20	800 SF	\$0.87/SF + \$0.43/SF NNN Expense	\$1,040.00	Front Loading Ground Level Door. 100% Warehouse. Private Restroom.

PROPERTY IMAGES



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