

FOR LEASE

MULTI-TENANT INDUSTRIAL BUILDINGS WITH SUITES FROM ±750 SF TO ±3,452 SF

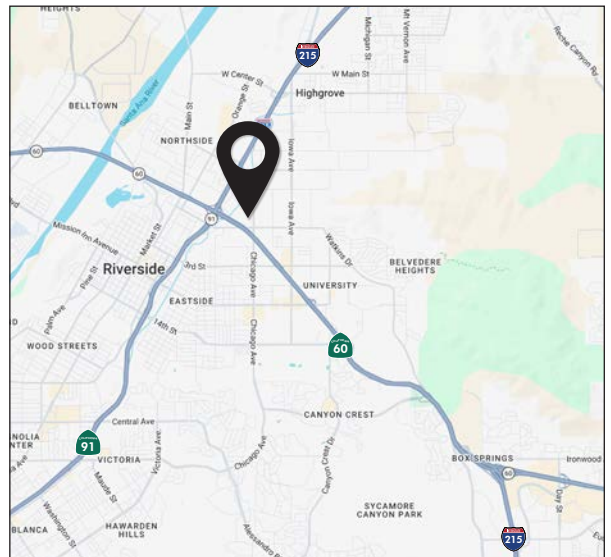


CHICAGO BUSINESS CENTER

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

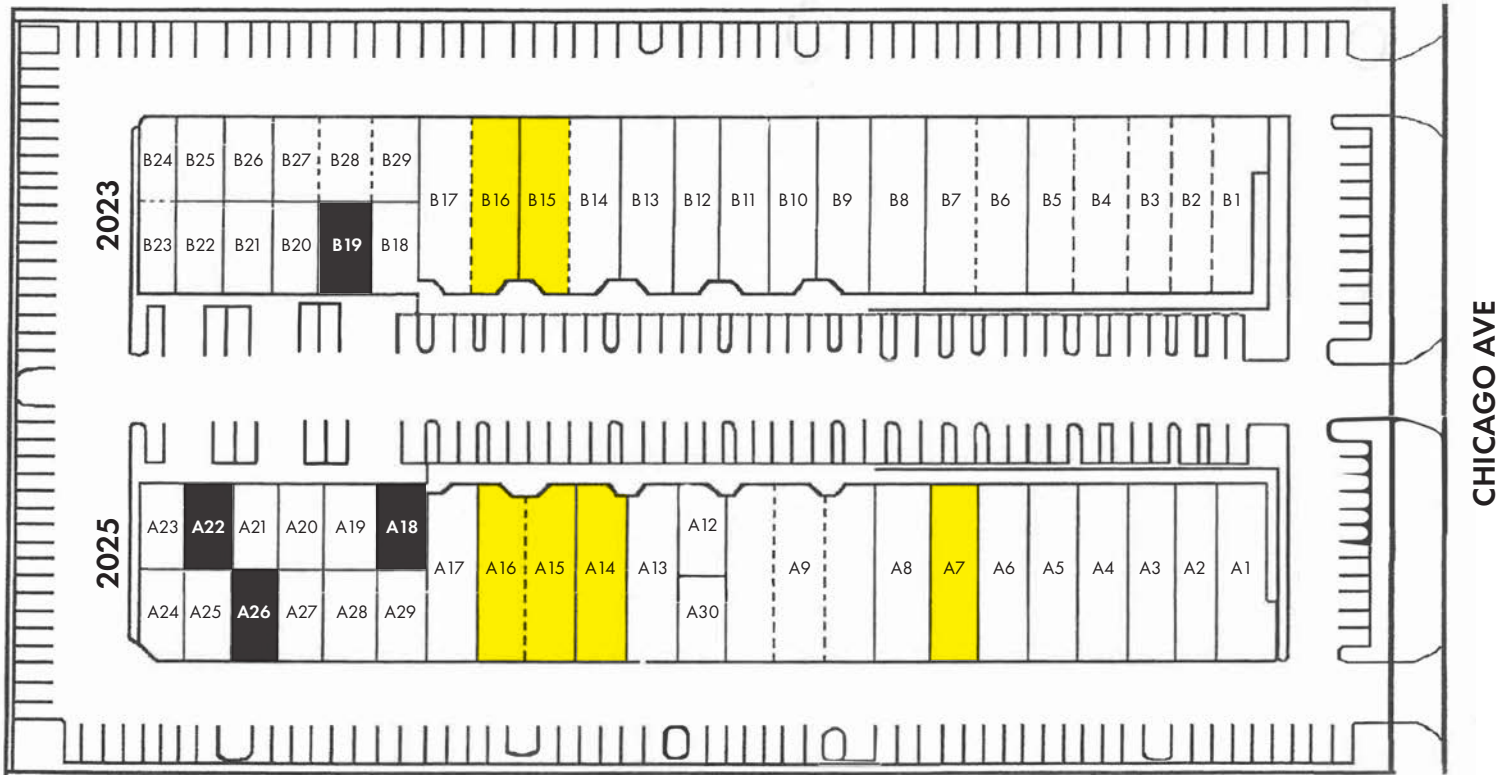
GUY LAFERRARA
Senior Vice President
CalDRE 01012355
949.790.3115
glaferrara@leeirvine.com

TRAVIS BARNETT
Associate
CalDRE 02069500
949.790.3145
tbarnett@leeirvine.com

NIC YOCUM
Associate
CalDRE 02229281
951.276.3677
nyocum@lee-associates.com

COLE YOCUM
Associate
CalDRE 02225598
951.276.3650
cole@lee-associates.com

SITE PLAN



AVAILABILITIES

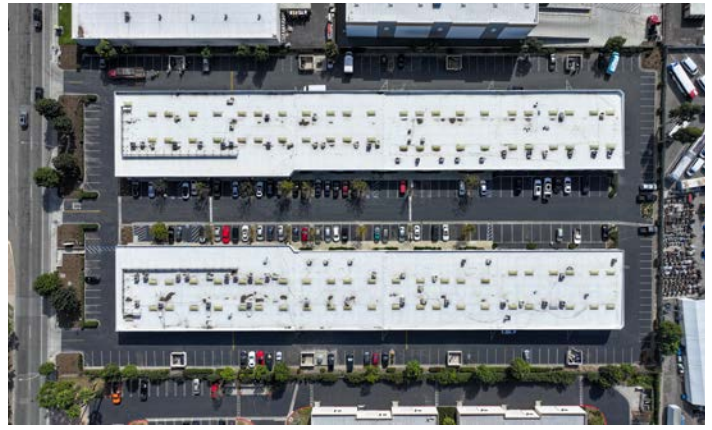
SUITE	SIZE	RATE	TOTAL MONTHLY	COMMENTS
A7	1,872 SF	\$0.87/SF + \$0.43/SF NNN Expense	\$2,433.60	100% Office Build Out. Large Room with A/C in the Back. 1 GL Door. Restroom.
A14	1,560 SF	\$0.87/SF + \$0.43/SF NNN Expense	\$2,028.00	Commercial Kitchen. 2 Walk-In Freezers, Sink, Ice Maker & Hood. No Grease Interceptors (Will Need Permits).
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.
B15	1,872 SF	\$0.87/SF + \$0.43/SF NNN Expense	\$2,433.60	80% Office Build Out. 1 GL Door. Restroom. Small Warehouse in Back.
B16	1,560 SF	\$0.87/SF + \$0.43/SF NNN Expense	\$2,028.00	10% Office Build Out. Large Warehouse. 1 GL Door. Restroom.

AVAILABILITIES

SUITE	SIZE	RATE	TOTAL MONTHLY	COMMENTS
A18	800 SF	\$0.87/SF + \$0.43/SF NNN Expense	\$1,040.00	100% Office Build Out. Small Vanity with Sink in Unit. Common Area Restrooms.
A22	800 SF	\$0.87/SF + \$0.43/SF NNN Expense	\$1,040.00	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.
B19	800 SF	\$0.87/SF + \$0.43/SF NNN Expense	\$1,040.00	100% Warehouse. 1 GL door. Private restroom



PROPERTY IMAGES



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

GUY LAFERRARA
Senior Vice President
CalDRE 01012355
949.790.3115
glaferrara@leeirvine.com

TRAVIS BARNETT
Associate
CalDRE 02069500
949.790.3145
tbarnett@leeirvine.com

NIC YOCUM
Associate
CalDRE 02229281
951.276.3677
nyocum@lee-associates.com

COLE YOCUM
Associate
CalDRE 02225598
951.276.3650
cole@lee-associates.com

