

Freeway Industrial Park

1600-2060 Chicago Ave., Riverside, CA



For Lease

Project Features

- Immediate Occupancy
- Highly Visible Location with Chicago Avenue Frontage
- Excellent Access to Interstates and Freeways
- Close Proximity to Numerous Restaurants and Hotels
- On-site Leasing and Management
- Ground Level Loading



For leasing information, please contact:

Dalida Silverman

Vice President of Property
Management

DRE# 01209320

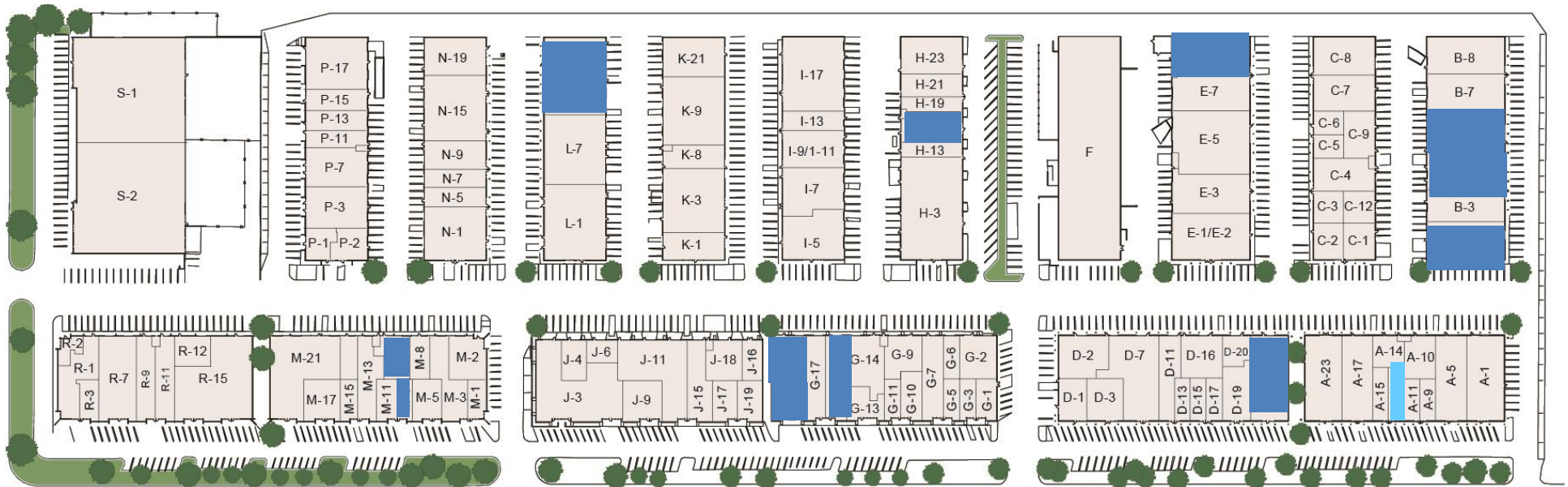
Direct (949) 656.4018

Mobile (951) 206.9364

dsilverman@mca-realty.com

Site Map

Available Office Units Available Industrial Units



Available Office/Industrial Units Overview

Uses	Office/Light Industrial/Flex Uses
Parking	Office: 4/1,000 Industrial: 2/1,000
Rent Adjustment	4% Annual
Common Area Maintenance Fee	\$0.15 Per SQ. Ft.
HVAC Maintenance Fee	\$10.00 Per Unit Monthly



For leasing information, please contact:

Dalida Silverman
Vice President of Property
Management
DRE# 01209320
Direct (949) 656.4018
Mobile (951) 206.9364
dsilverman@mca-realty.com



Freeway Industrial Park



For leasing information, please contact:

Dalida Silverman
Vice President of Property
Management
DRE# 01209320
Direct (949) 656.4018
Mobile (951) 206.9364
dsilverman@mca-realty.com



Available Industrial Units

Address	Size (SF)	Rental Rate PSF	Monthly Rent	Description	Materials
2060 Chicago B-1	5,171	\$ 1.10 psf + \$ 0.15 CAM	\$ 6,474.00 MG	Four offices, reception and warehouse	
1960 Chicago, E-9	5,091	\$ 1.10 psf + \$ 0.15 CAM	\$ 6,384.00 MG	TIS underway- 3 offices, conference room, warehouse- 200A	
1960 Chicago, D-23	5,654	\$ 1.10 psf + \$ 0.15 CAM	\$ 7,097.00 MG	Chicago Frontage, 4 offices, open area and warehouse	
2060 Chicago, B-5	5,339	\$ 1.10 psf + \$ 0.15 CAM	\$ 6,684.00 MG	Two offices and warehouse	
1860 Chicago, G-15	3,274	\$ 1.20 psf + \$ 0.15 CAM	\$ 4,430.00 MG	Reception, open area, and warehouse (tenant billed for electrical use/shared meter)	
2060 Chicago, B-4	5,340	\$ 1.10 psf + \$ 0.15 CAM	\$ 6,685.00 MG	Three offices, reception and warehouse	

Address	Size (SF)	Rental Rate PSF	Monthly Rent	Description	Materials
1860 Chicago Ave, H-15	3,320	\$ 1.20 psf + \$ 0.15 CAM	\$ 4,502.00 MG	Reception, 2 offices, 2 restrooms and warehouse	



For leasing information, please contact:

Dalida Silverman

Vice President of Property Management

DRE# 01209320

Direct (949) 656.4018

Mobile (951) 206.9364

dsilverman@mca-realty.com



Available Industrial Units

Address	Size (SF)	Rental Rate PSF	Monthly Rent	Description	Materials
1860 Chicago, G-19	1,930	\$ 1.35 psf + \$ 0.14 CAM	\$ 2,889.00 MG	Sublease through 9/30/26	
1860 Chicago, G-20	2,769	\$ 1.35 psf + \$ 0.14 CAM	\$ 4,142.00 MG	Sublease through 9/30/26	
1760 Chicago, L-21	8,624	\$ 1.10 psf + \$ 0.15 CAM	\$ 10,790.00 MG	Heavy office buildout and warehouse	
1660 Chicago, M-9	3,397	\$ 1.35 psf + \$ 0.14 CAM	\$ 5,089.00 MG	Sublease through 9/30/26	

Address	Size (SF)	Rental Rate PSF	Monthly Rent	Description	Materials

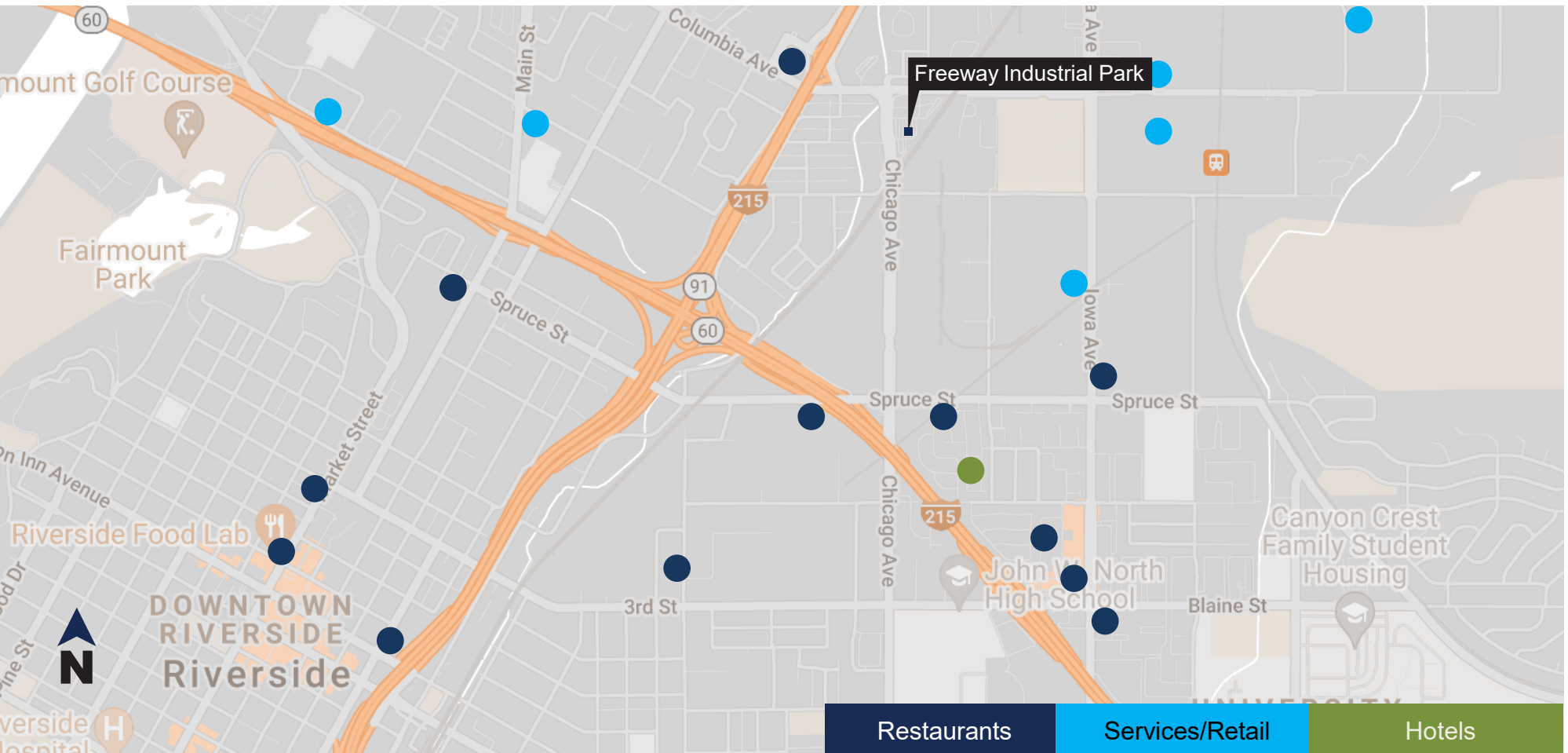


For leasing information, please contact:

Dalida Silverman
 Vice President of Property
 Management
 DRE# 01209320
Direct (949) 656.4018
Mobile (951) 206.9364
dsilverman@mca-realty.com



Amenity Map



For leasing information, please contact:

Dalida Silverman
Vice President of Property
Management
DRE# 01209320
Direct (949) 656.4018
Mobile (951) 206.9364
dsilverman@mca-realty.com





For leasing information, please contact:

Dalida Silverman

Vice President of Property
Management

DRE# 01209320

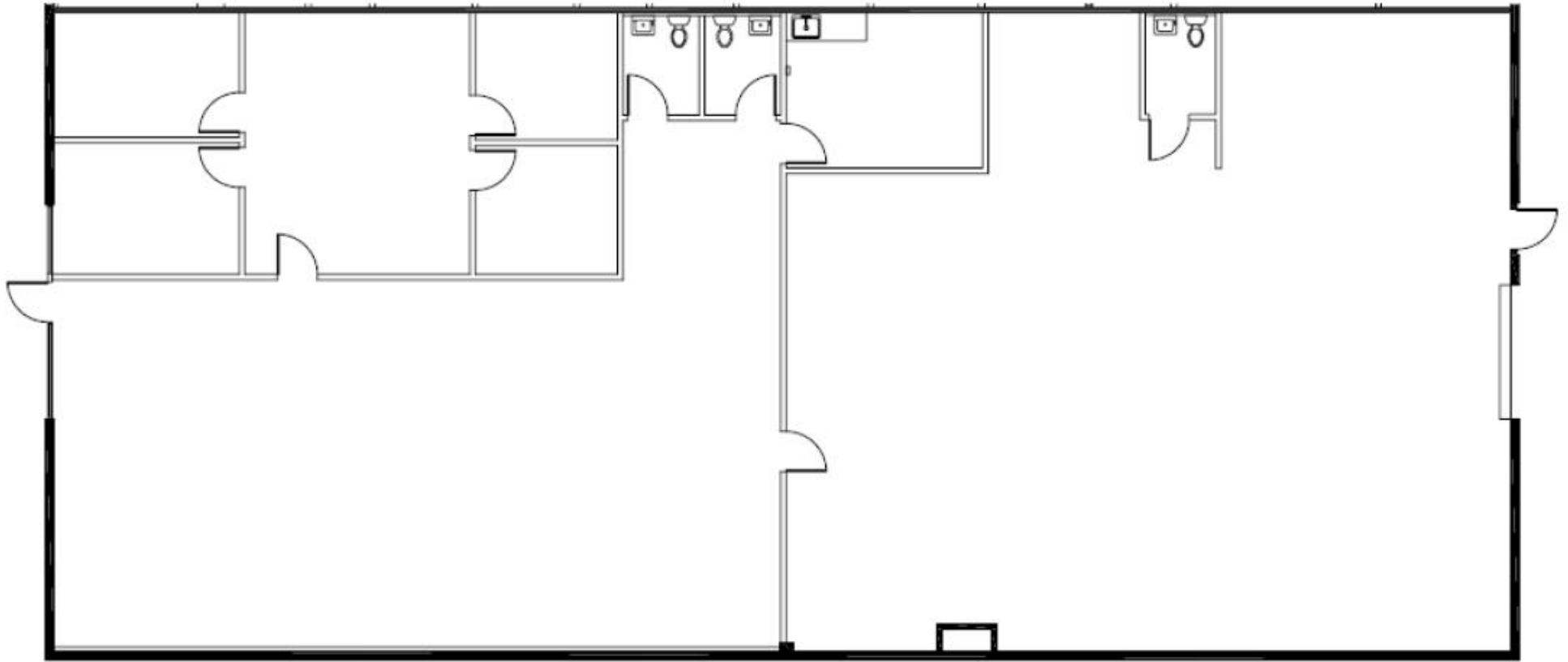
Direct (949) 656.4018

Mobile (951) 206.9364

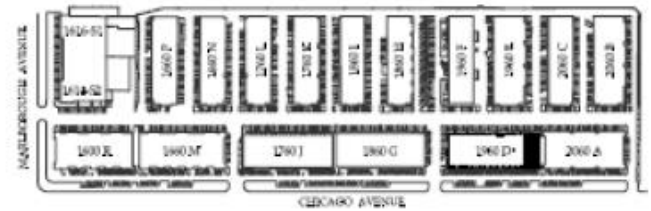
dsilverman@mca-realty.com



No warranty or representative has been made to the accuracy of the forgoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



SITE PLAN

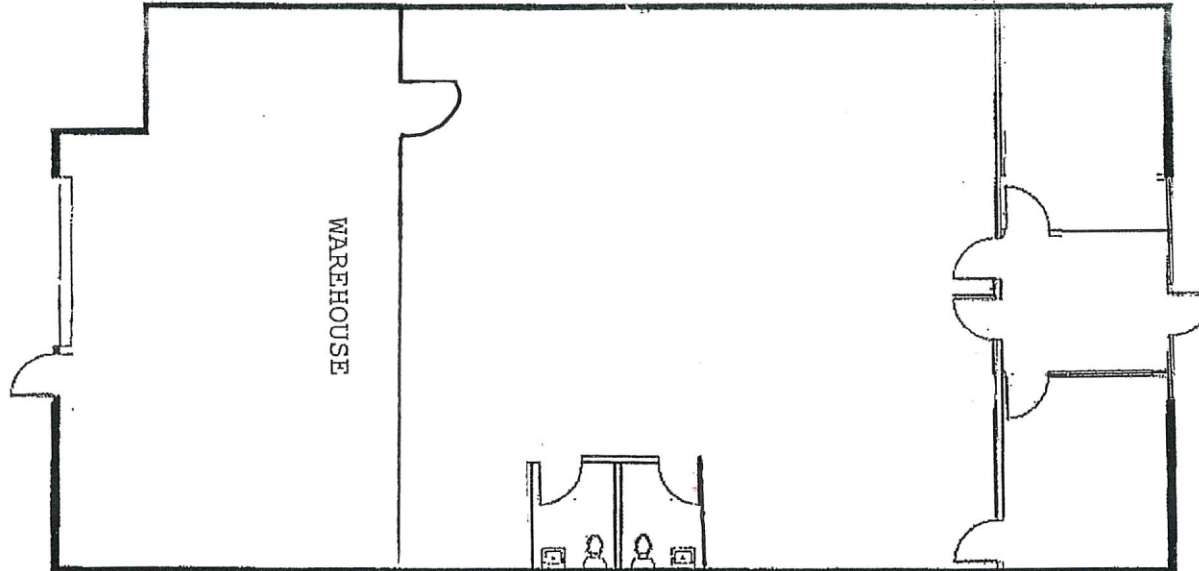


1960 Chicago Ave., Suite D-23&24
 Riverside, California 92507

5,654 Square Feet

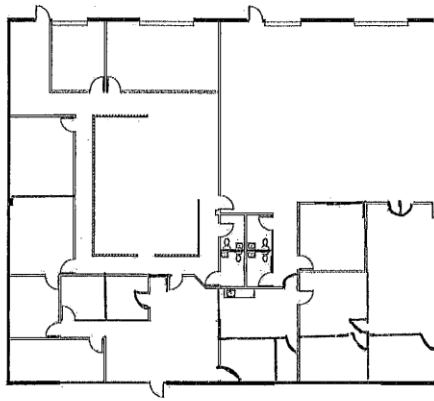


FREWAY INDUSTRIAL PARK



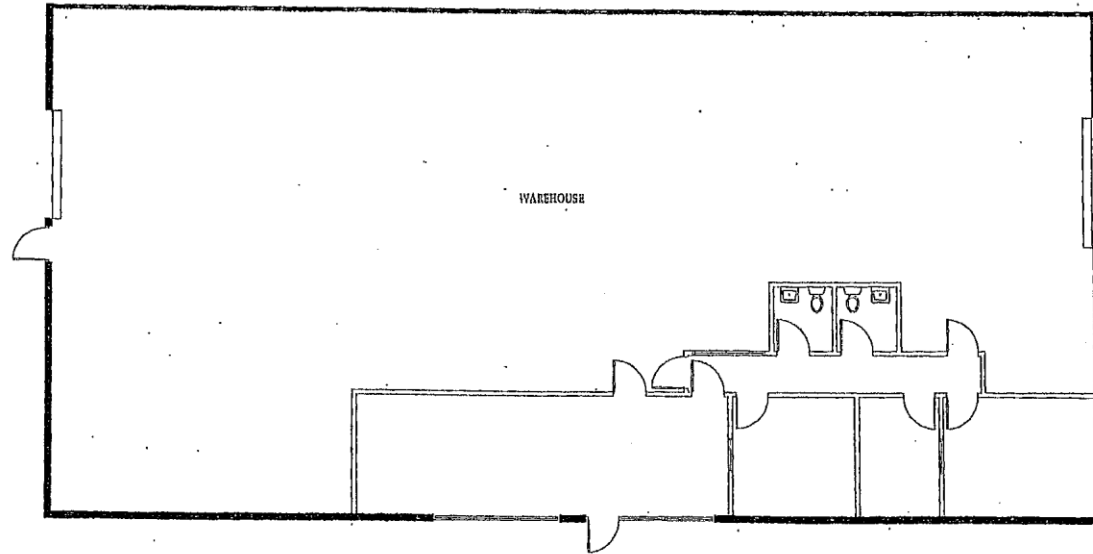
SIAA
ARCHITECTURAL & ENGINEERING
1860 CHICAGO AVE., SUITE H-15
RIVERSIDE, CALIFORNIA 92507

1860 Chicago Ave., Suite H-15
Riverside, California 92507



1760 Chicago Ave., Suite L-21
Riverside, California 92507



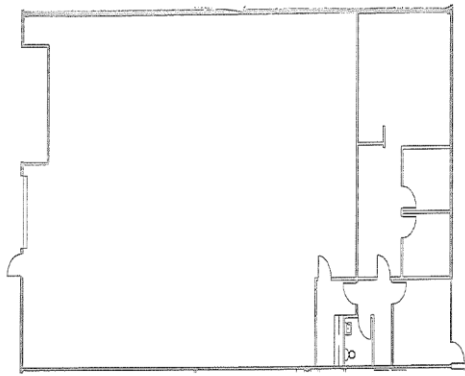


2060 Chicago Ave., Suite B-1
Riverside, California 92507

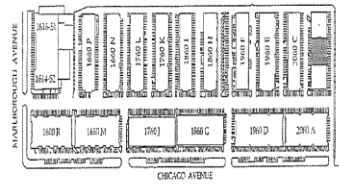
5,171 Square Feet

Leasing information:
951.682.6000

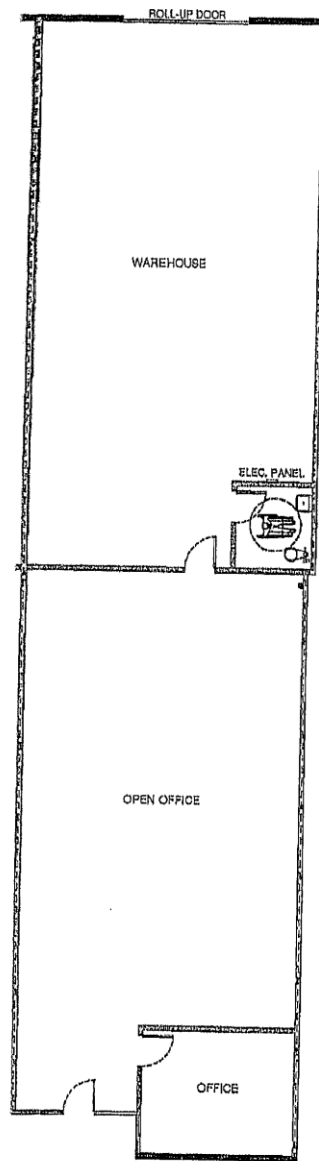
Riverside, California



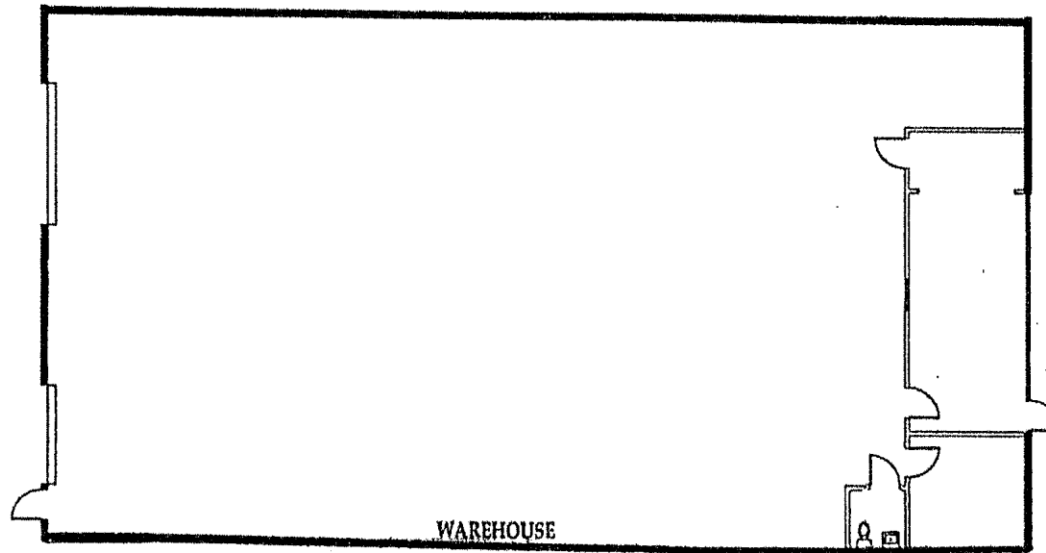
SITE PLAN



2060 Chicago Ave., Suite B-4
Riverside, California 92507



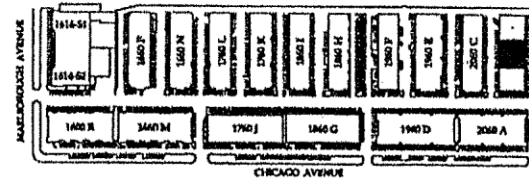
1860 CHICAGO AVE, G-15

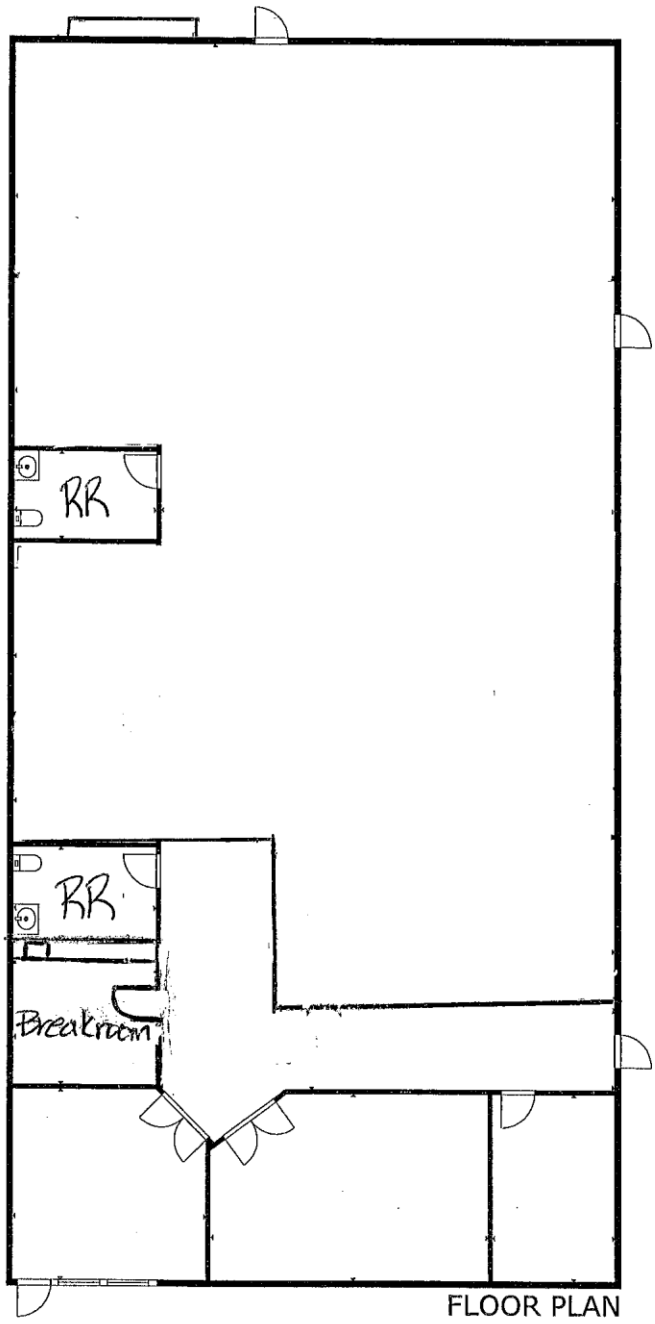


2060 Chicago Ave., Suite B-5
 Riverside, California 92507

5,339 Square Feet

SITE PLAN





FLOOR PLAN

1960 CHICAGO, E-9