

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

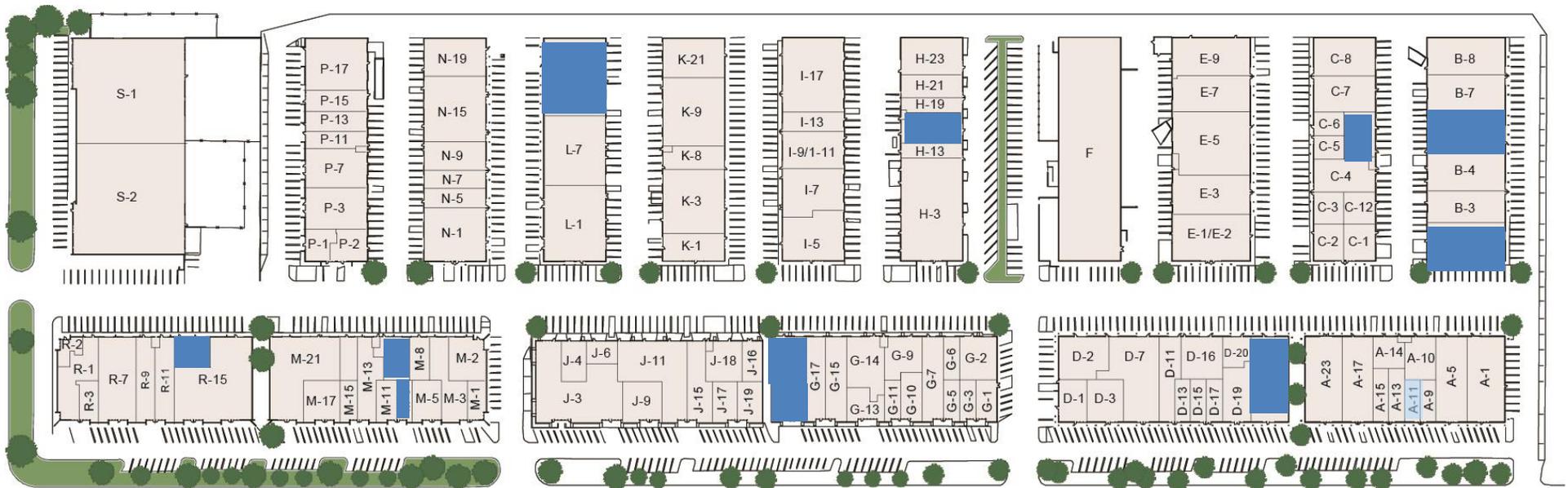
Direct (949) 656.4018

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



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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	
1600 Chicago, R-12	1,912	\$ 1.20 psf + \$ 0.15 CAM	\$ 2,581.00 MG	Two Offices and warehouse	
1960 Chicago, D-23	5,654	\$ 1.12 psf + \$ 0.12 CAM	\$ 7,086.00 MG	SUBLEASE through 7/31/27 *** Chicago Frontage	
2060 Chicago, B-5	5,339	\$ 1.10 psf + \$ 0.15 CAM	\$ 6,684.00 MG	Two offices and warehouse	
2060 Chicago, C-10	1,200	\$ 1.20 psf + \$ 0.15 CAM	\$ 1,680.00 MG	Warehouse and restroom	
2060 Chicago, C-9	1,200	\$ 1.25 psf + \$ 0.15 CAM	\$ 1,680.00 MG	One office 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	
2060 Chicago Ave, A-11	1,240	\$ 1.20 psf + \$ 0.15 CAM	\$ 1,684.00 MG	100% office space, NO warehouse	



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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

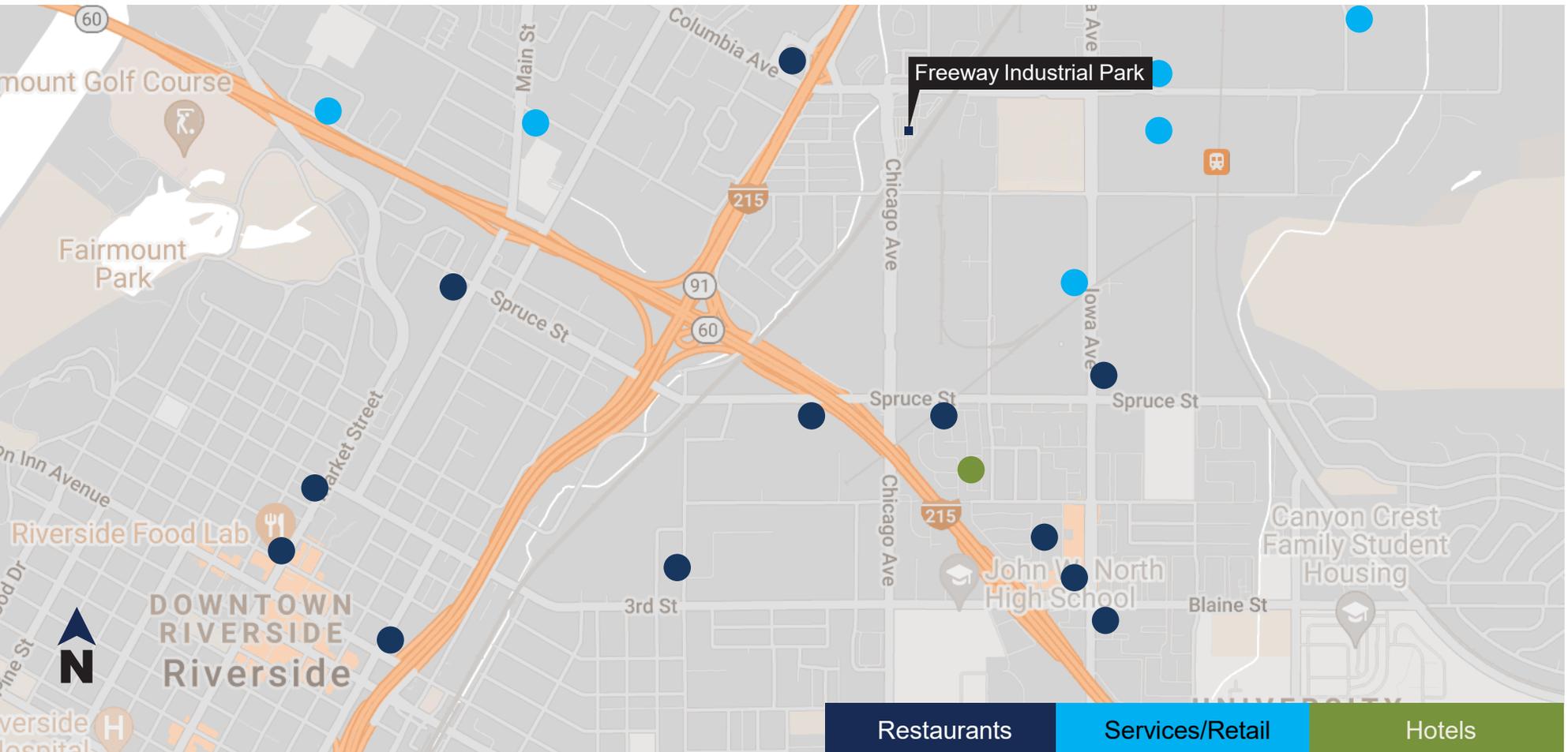


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Amenity Map



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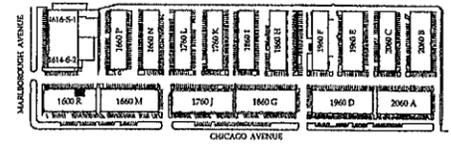
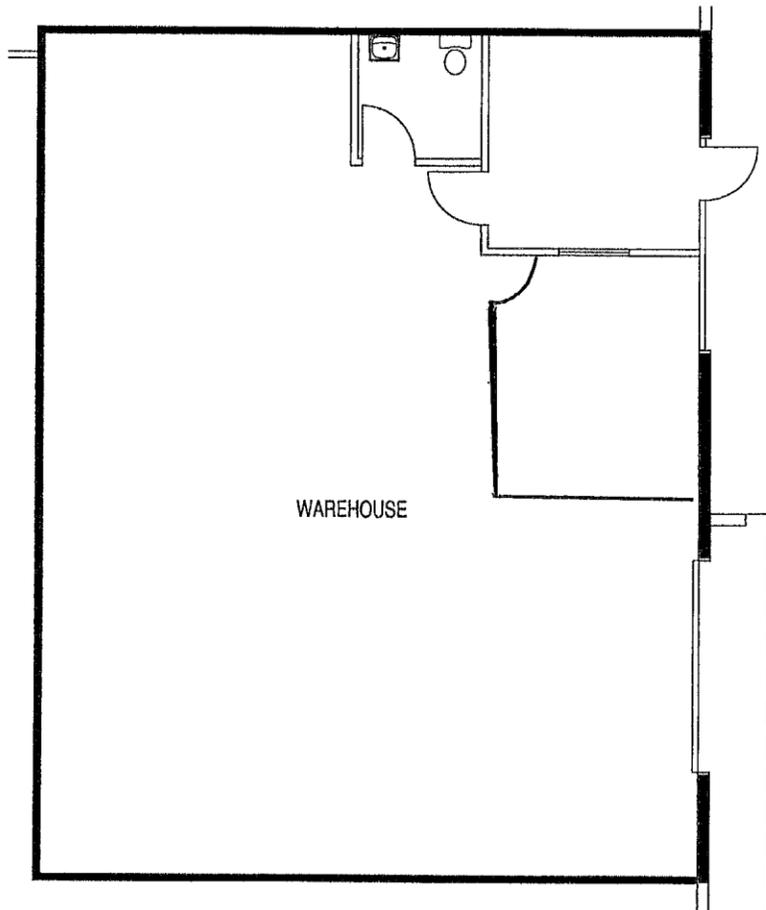
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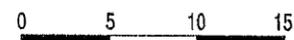


No warranty or representative has been made to the accuracy of the forgoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



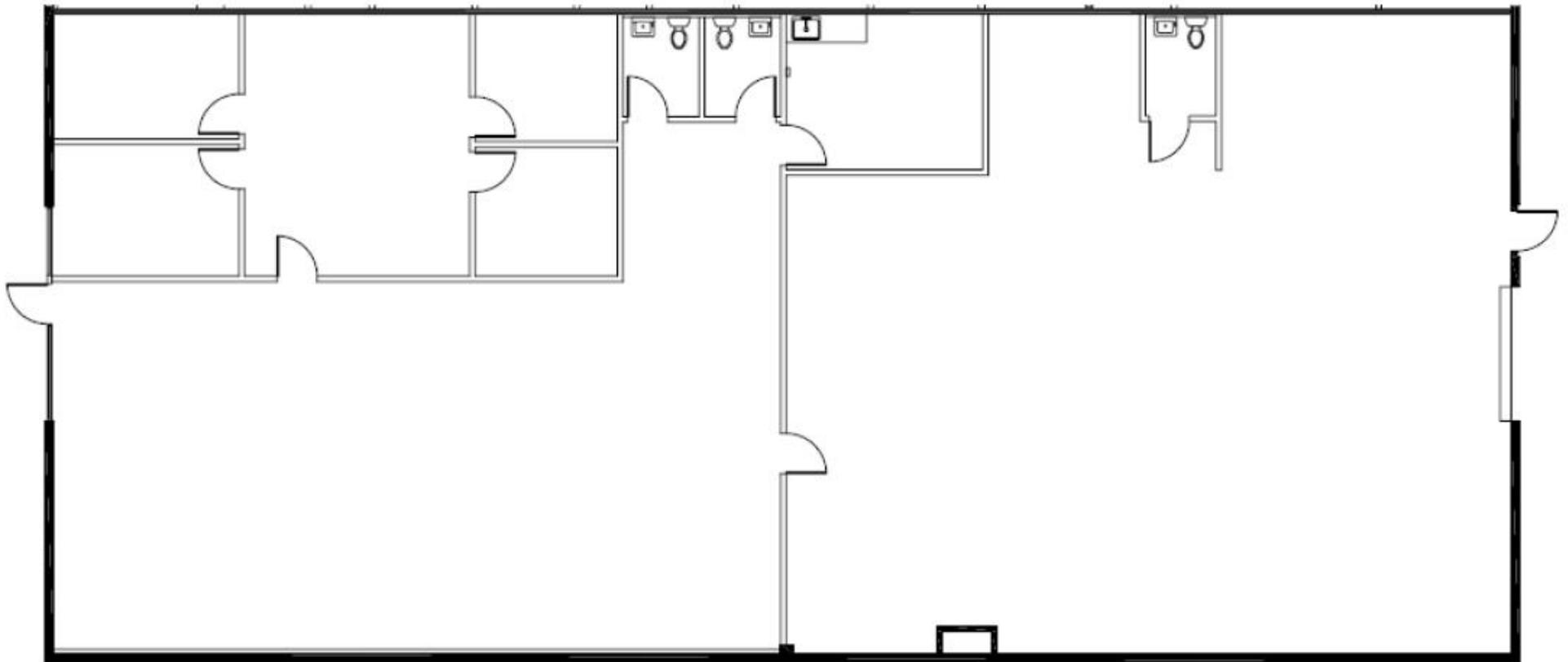
KEY PLAN

WAREHOUSE

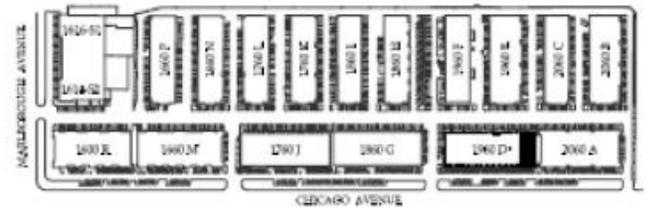


Scale: 1"=10'

1600 Chicago Ave, Suite R-12
 Riverside, CA 92507



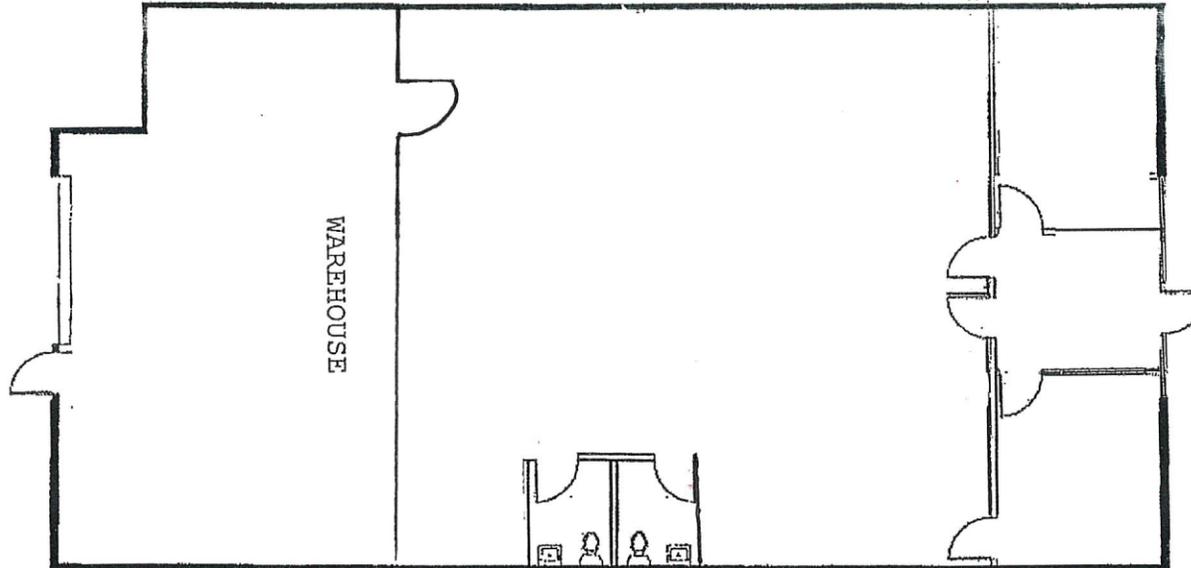
SITE PLAN



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

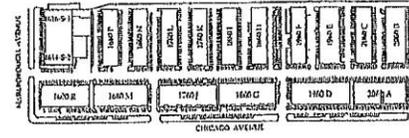
5,654 Square Feet

FREWAY INDUSTRIAL PARK

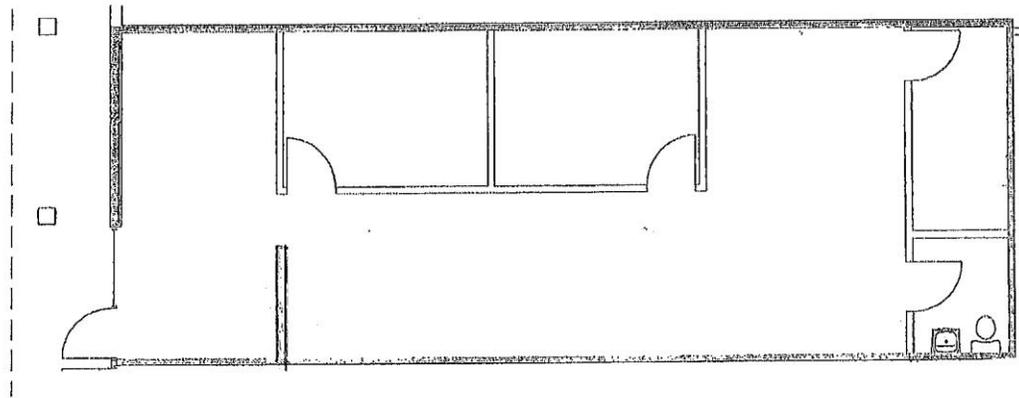


SIAA
ARCHITECTURAL & ENGINEERING
RIVERSIDE, CALIFORNIA

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



KEY PLAN



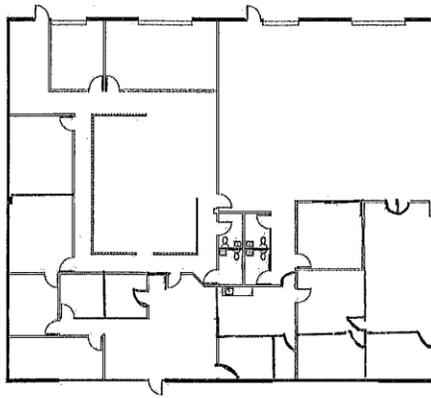
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Leasing information:
951.682.6000

2060 Chicago Ave, Suite A-11
Riverside, CA 92507

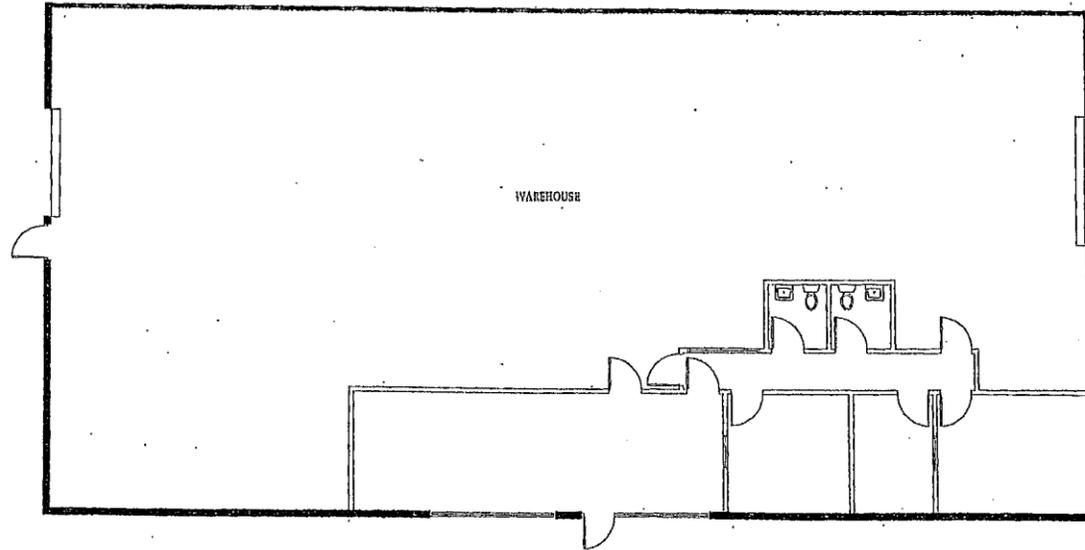


SQUAREFOOT STUDIOS
10936 CAMINITO ALTO
SAN DIEGO CA 92131
858.201.8156



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





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

5,171 Square Feet