

# FOR LEASE

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

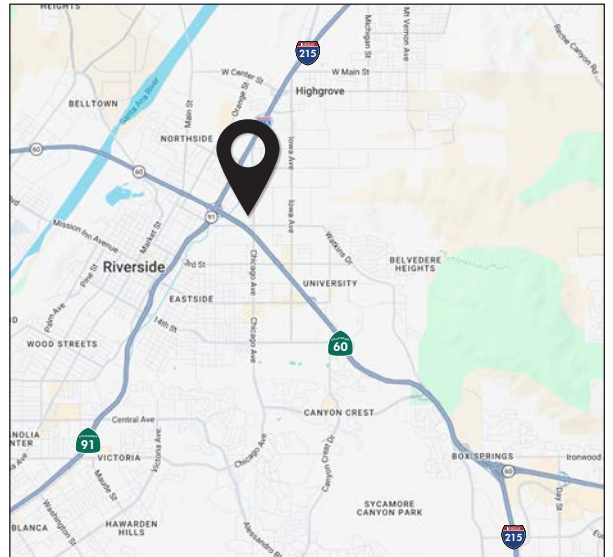


## CHICAGO BUSINESS CENTER

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

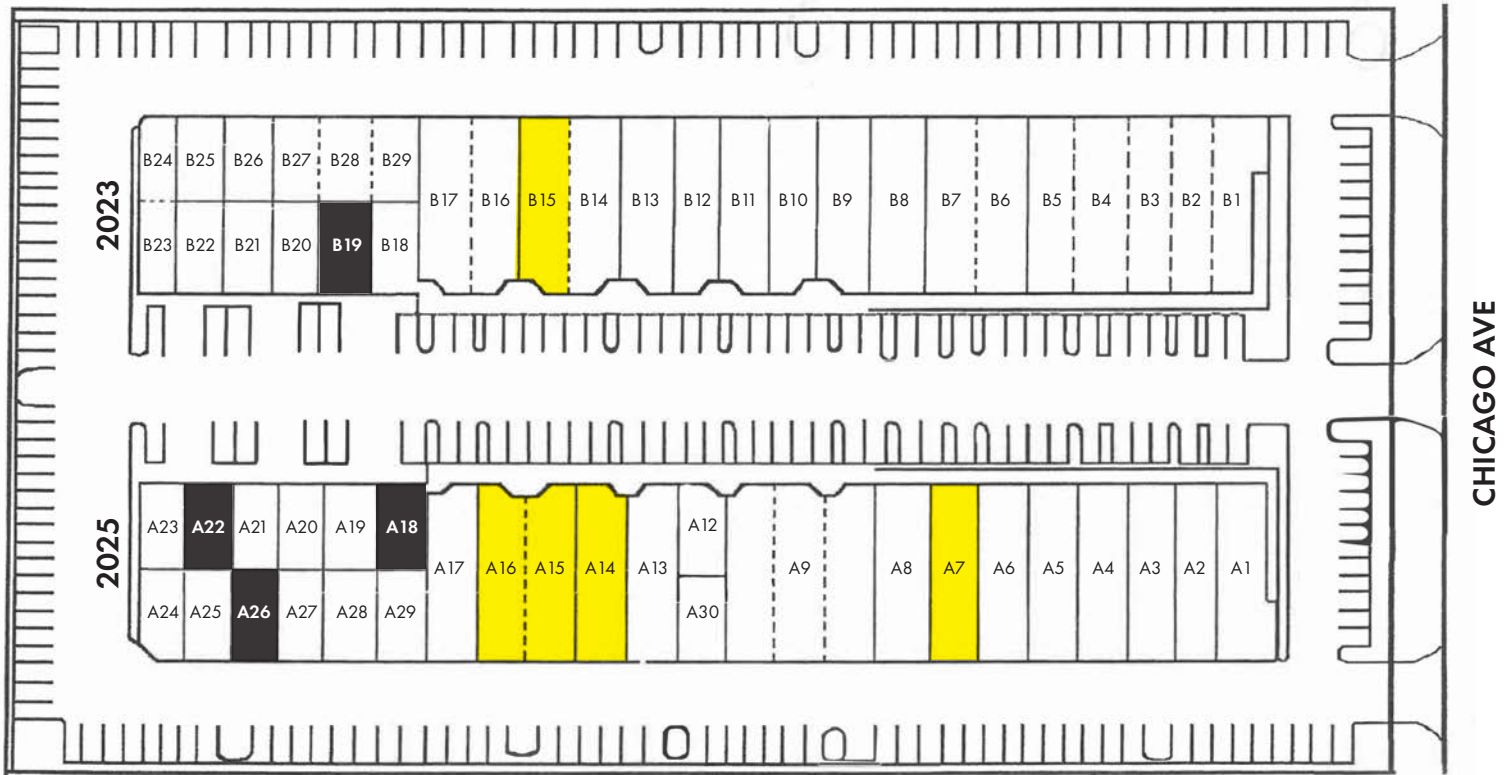
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## SITE PLAN



### AVAILABILITIES

| SUITE  | SIZE     | RATE                                 | TOTAL MONTHLY | COMMENTS                                                                                                    |
|--------|----------|--------------------------------------|---------------|-------------------------------------------------------------------------------------------------------------|
| A7     | 1,872 SF | \$0.92/SF<br>+ \$0.43/SF NNN Expense | \$2,527.20    | 100% Office Build Out. Large Room with A/C in the Back. 1 GL Door. Restroom.                                |
| A14    | 1,560 SF | \$0.92/SF<br>+ \$0.43/SF NNN Expense | \$2,106.00    | Commercial Kitchen. 2 Walk-In Freezers, Sink, Ice Maker & Hood. No Grease Interceptors (Will Need Permits). |
| A15/16 | 3,452 SF | \$0.92/SF<br>+ \$0.43/SF NNN Expense | \$4,660.20    | Two Ground Level Loading Doors. 10% Office Build Out. Private Restrooms.                                    |
| B15    | 1,872 SF | \$0.92/SF<br>+ \$0.43/SF NNN Expense | \$2,527.20    | 80% Office Build Out. 1 GL Door. Restroom. Small Warehouse in Back.                                         |

### AVAILABILITIES

| SUITE | SIZE   | RATE                                 | TOTAL MONTHLY | COMMENTS                                                                      |
|-------|--------|--------------------------------------|---------------|-------------------------------------------------------------------------------|
| A18   | 800 SF | \$0.92/SF<br>+ \$0.43/SF NNN Expense | \$1,080.00    | 100% Office Build Out. Small Vanity with Sink in Unit. Common Area Restrooms. |
| A22   | 800 SF | \$0.92/SF<br>+ \$0.43/SF NNN Expense | \$1,080.00    | 100% Office Build Out. Common Area Restrooms.                                 |
| A26   | 750 SF | \$0.92/SF<br>+ \$0.43/SF NNN Expense | \$1,012.50    | 100% Office Build Out. Common Area Restrooms.                                 |
| B19   | 800 SF | \$0.92/SF<br>+ \$0.43/SF NNN Expense | \$1,080.00    | 100% Warehouse. 1 GL door. Private restroom                                   |

## PROPERTY IMAGES



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