

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

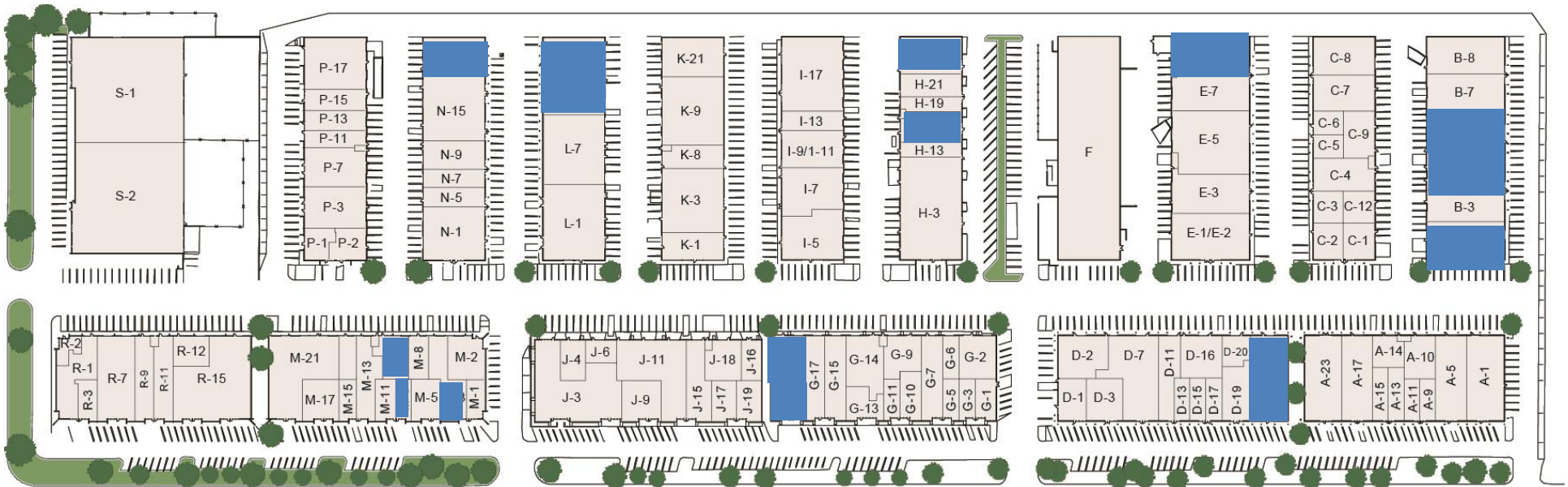
dsilverman@mca-realty.com

Freeway Industrial Park

1600 - 2060 Chicago Ave.
Riverside, CA

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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MCA PROPERTY
MANAGEMENT

MCA REALTY

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	
2060 Chicago, C-6	2,331	\$ 1.20 psf + \$ 0.15 CAM	\$ 3,157.00 MG	Three offices, open area, two restrooms and warehouse	
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	
1960 Chicago Ave, D-16	2,950	\$ 1.20 psf + \$ 0.15 CAM	\$ 3,993.00 MG	Reception, one office and warehouse	
1860 Chicago Ave, H-23	3,968	\$ 1.20 psf + \$ 0.15 CAM	\$ 5,367.00 MG	Reception, one office and warehouse	
1660 Chicago Ave, N-19	4,153	\$ 1.20 psf + \$ 0.15 CAM	\$ 5,517.00 MG	Renovation underway! Reception, two offices, two restrooms, open area and warehouse	



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Available Industrial Units

Address	Size (SF)	Rental Rate PSF	Monthly Rent	Description	Materials
1860 Chicago, G-19	1,930	\$ 1.20 psf + \$ 0.15 CAM	\$ 2,616.00 MG	100 percent office space	
1860 Chicago, G-20	2,769	\$ 1.20 psf + \$ 0.15 CAM	\$ 3,748.00 MG	One office, restroom and warehouse	
1760 Chicago, L-21	8,624	\$ 1.10 psf + \$ 0.15 CAM	\$ 10,790.00 MG	Heavy office buildout and warehouse	
1660 Chicago, M-10	2,111	\$ 1.20 psf + \$ 0.15 CAM	\$ 2,860.00 MG	Open office area, two restrooms and warehouse	
1660 Chicago, M-3	3,465	\$ 1.20 psf + \$ 0.15 CAM	\$ 4,698.00 MG	Three offices, conference room and warehouse	

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



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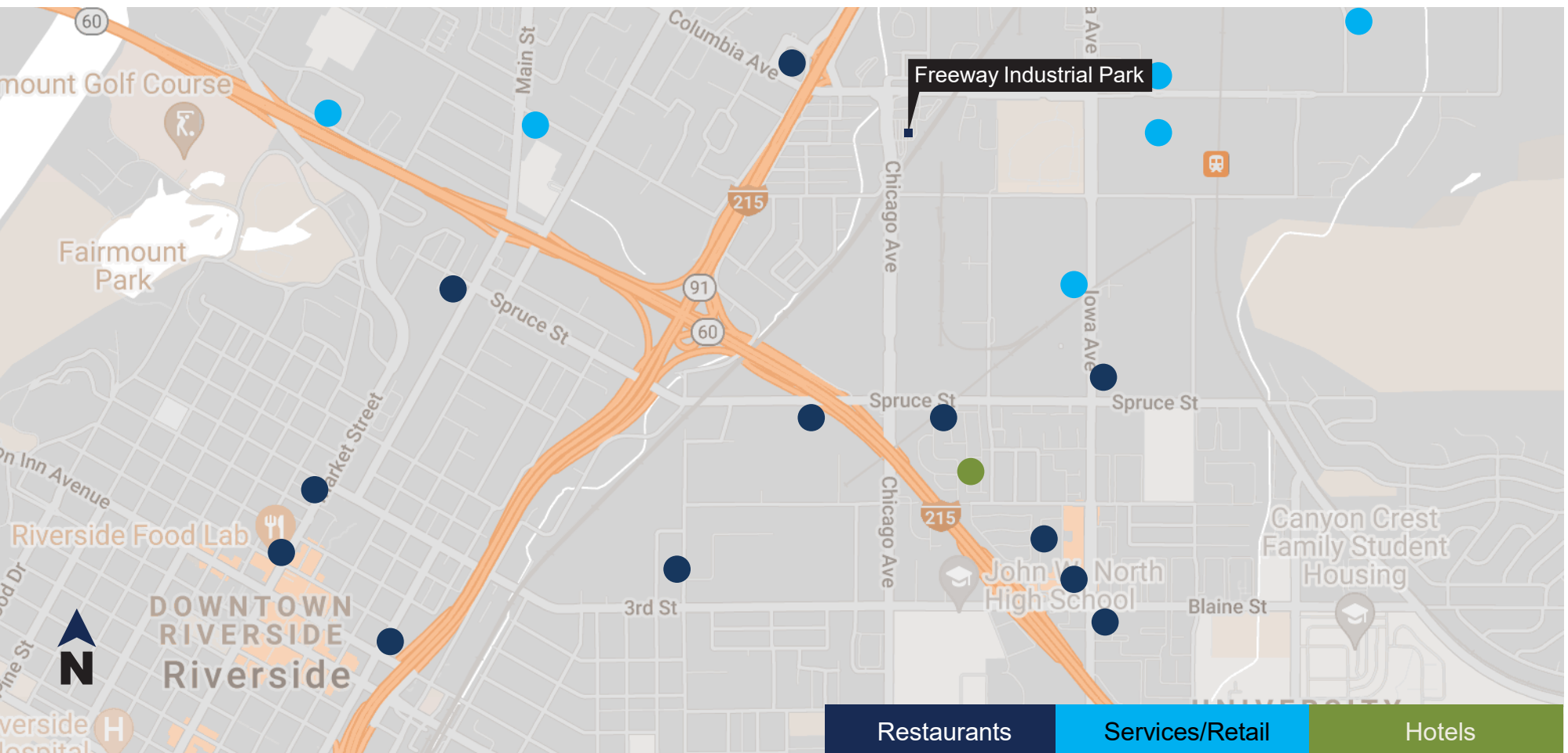
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Amenity Map



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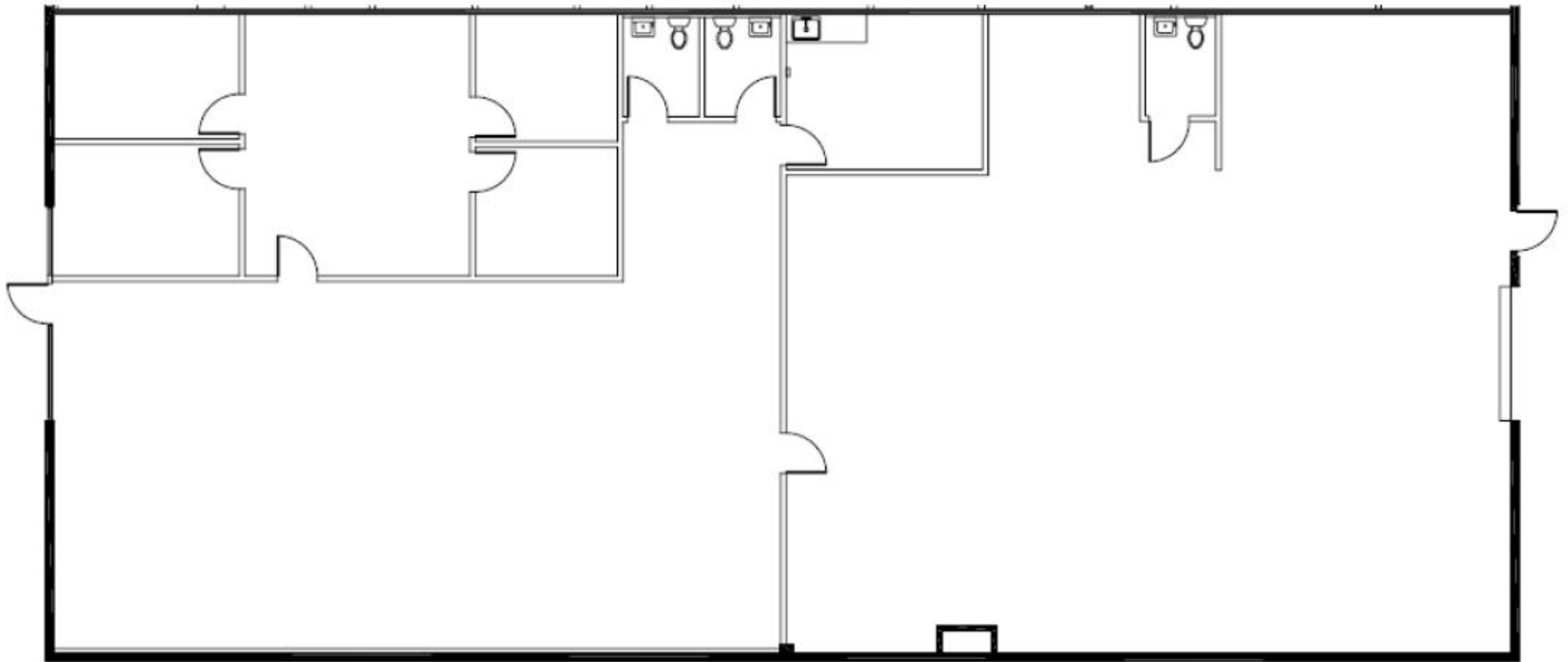
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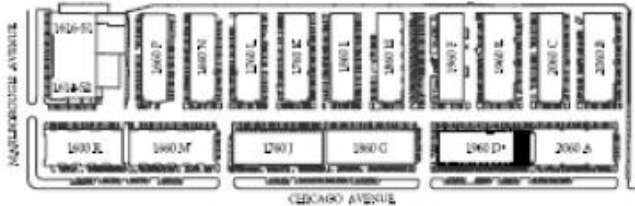
No warranty or representative has been made to the accuracy of the forgoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



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

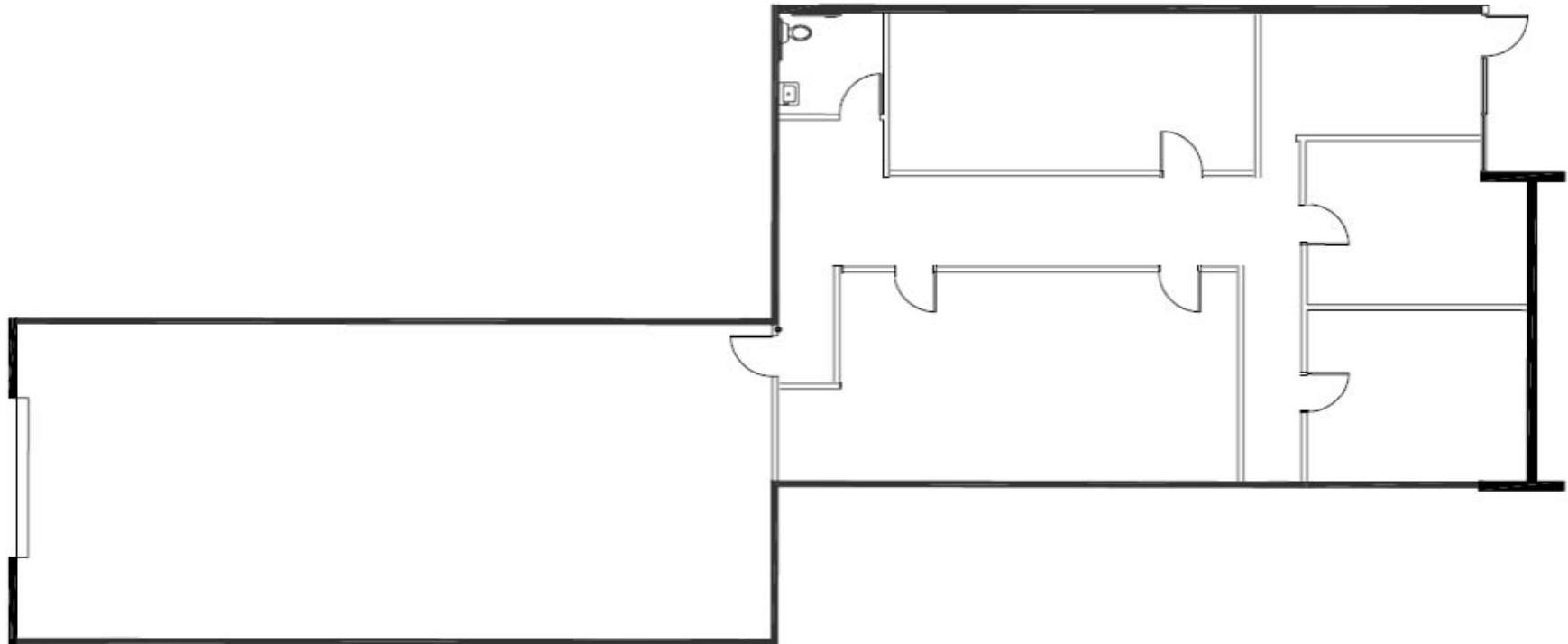
5,654 Square Feet

SITE PLAN



RIVERSIDE TECHNOLOGY BUSINESS PARK

Riverside, California



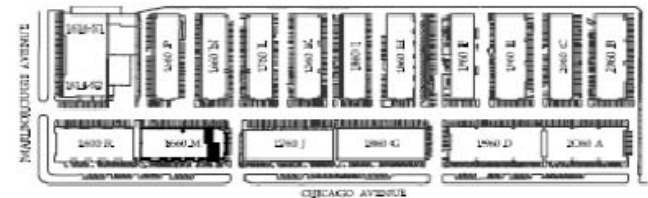
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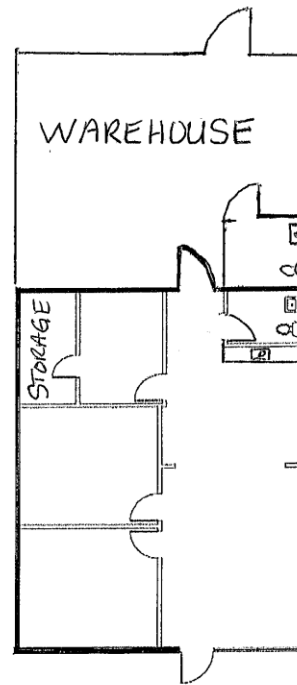
1660 Chicago Ave., Suite M-3
Riverside, California 92507

3,465 Square Feet

SIAA
SHLEMMER + ALSATZ ASSOCIATES
ARCHITECTS AND INTERIORS

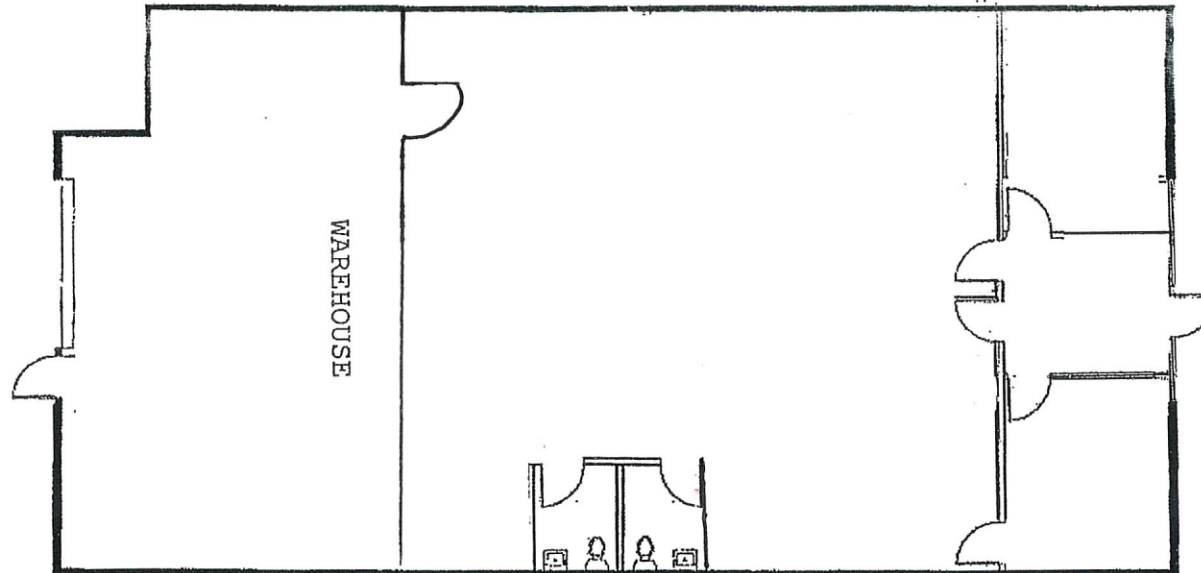
SITE PLAN





2060 Chicago Ave, C-6, Riverside CA 92507
2,331 Square Feet

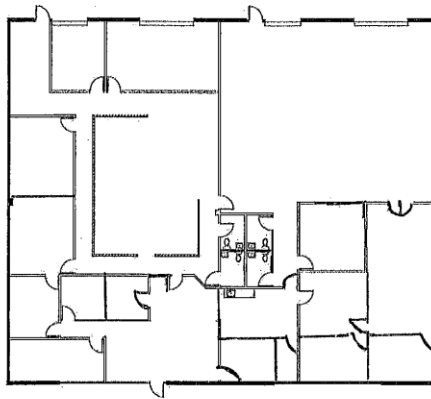
FREEWAY INDUSTRIAL PARK



0 5' 10' 15'

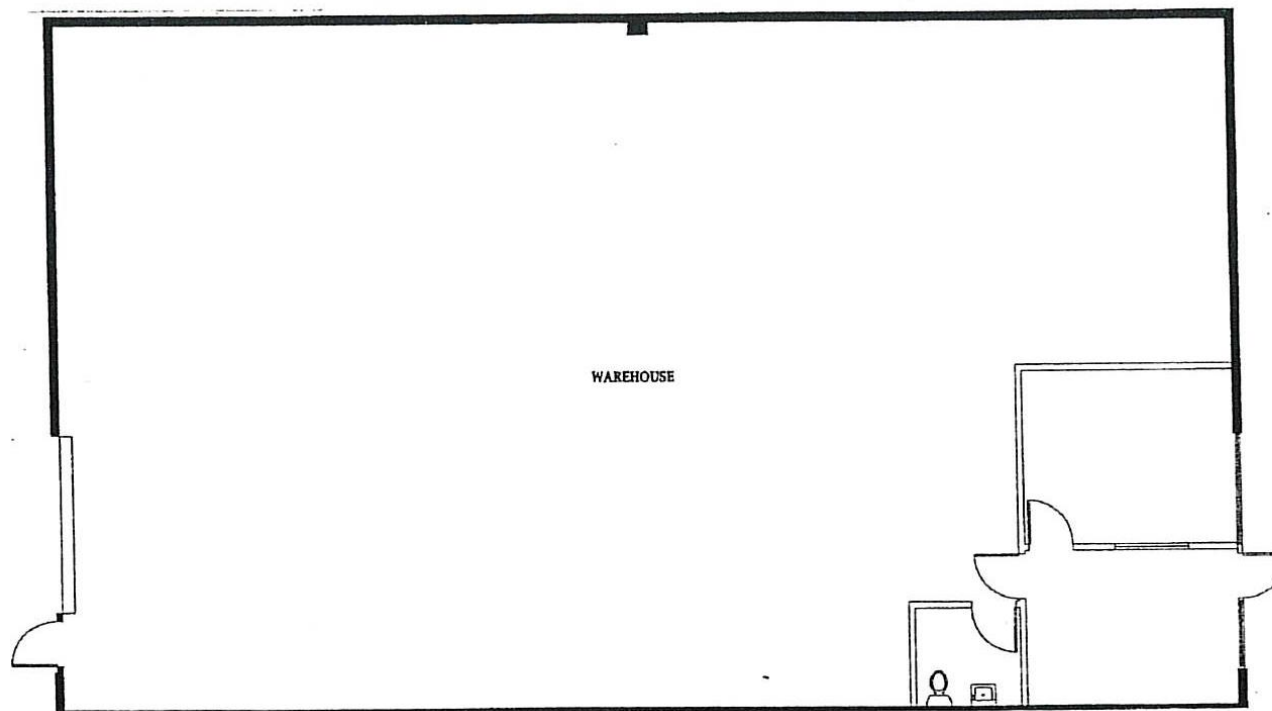
SIAA
ARCHITECTURAL
SERVICES

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



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





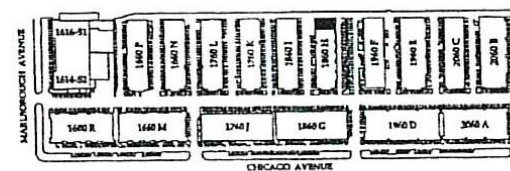
SITE PLAN



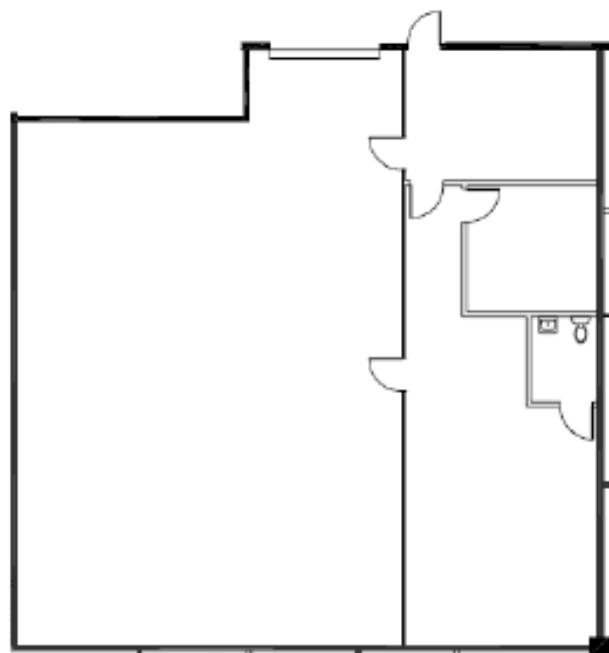
SIAA
 MILLER + ALBERT ASSOCIATES
 INTERIOR AND ARCHITECTURE

1860 Chicago Ave., Suite H-23
 Riverside, California 92507

3,968 Square Feet



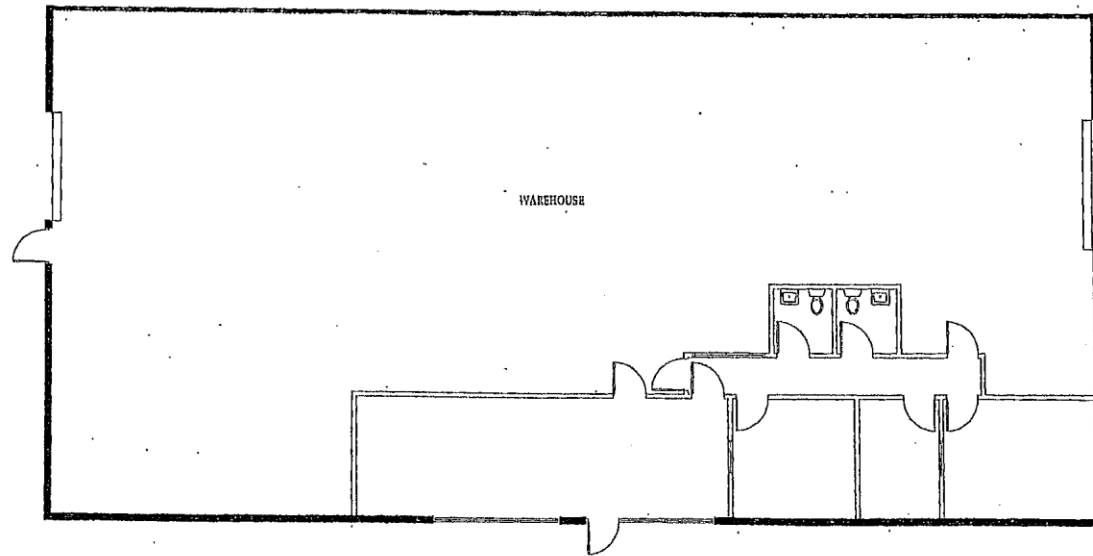
3/27/06



1960 Chicago Ave., Suite D-16
Riverside, California 92507

2,950 Square Feet

1960 CHICAGO AVE. &
RIVERSIDE, CALIF. 92507
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RIVERSIDE, CALIF. 92507



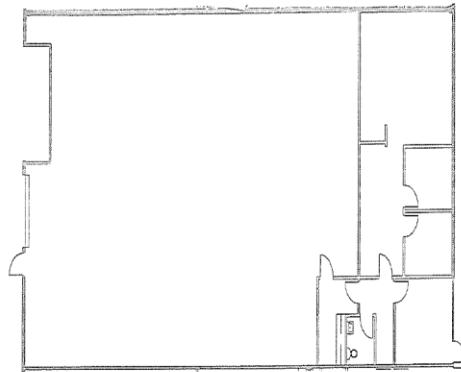
2060 Chicago Ave., Suite B-1
Riverside, California 92507

5,171 Square Feet

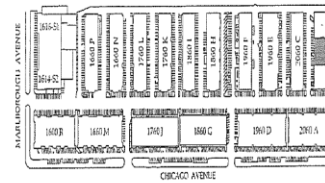
Leasing information:

951.682.6000

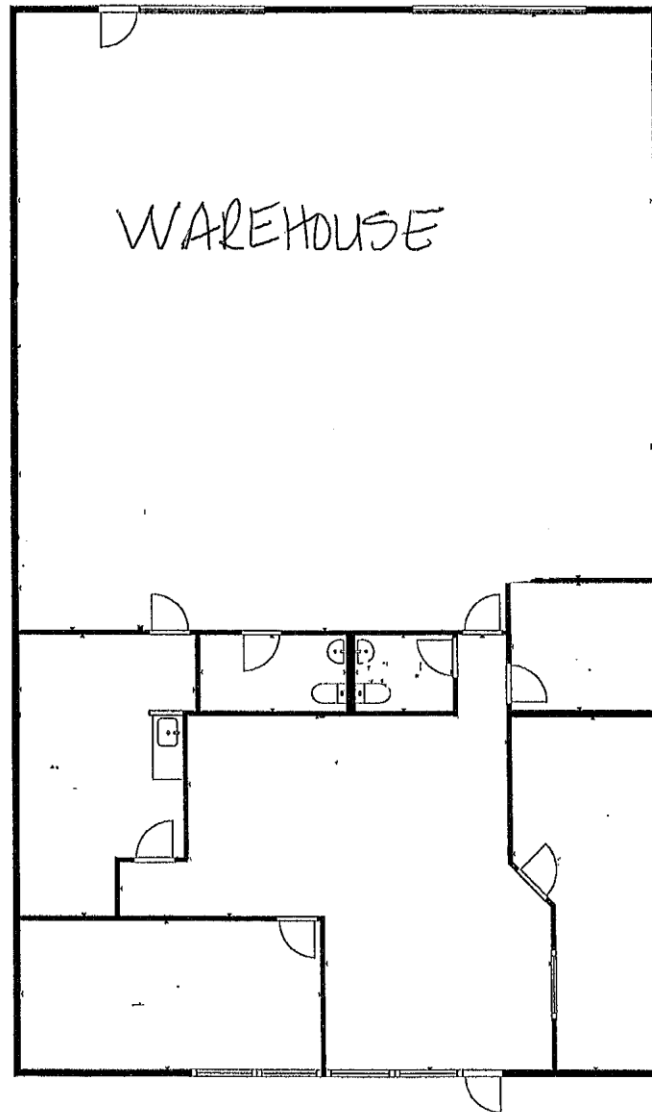
Riverside, California



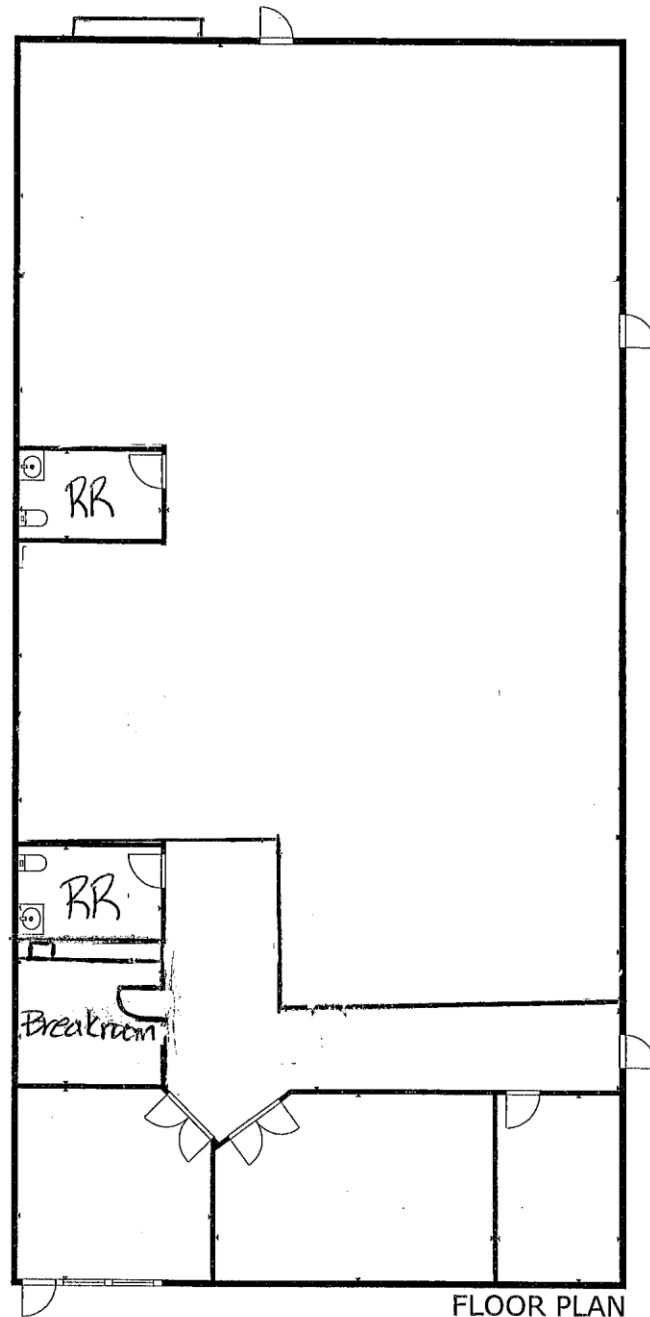
SITE PLAN



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

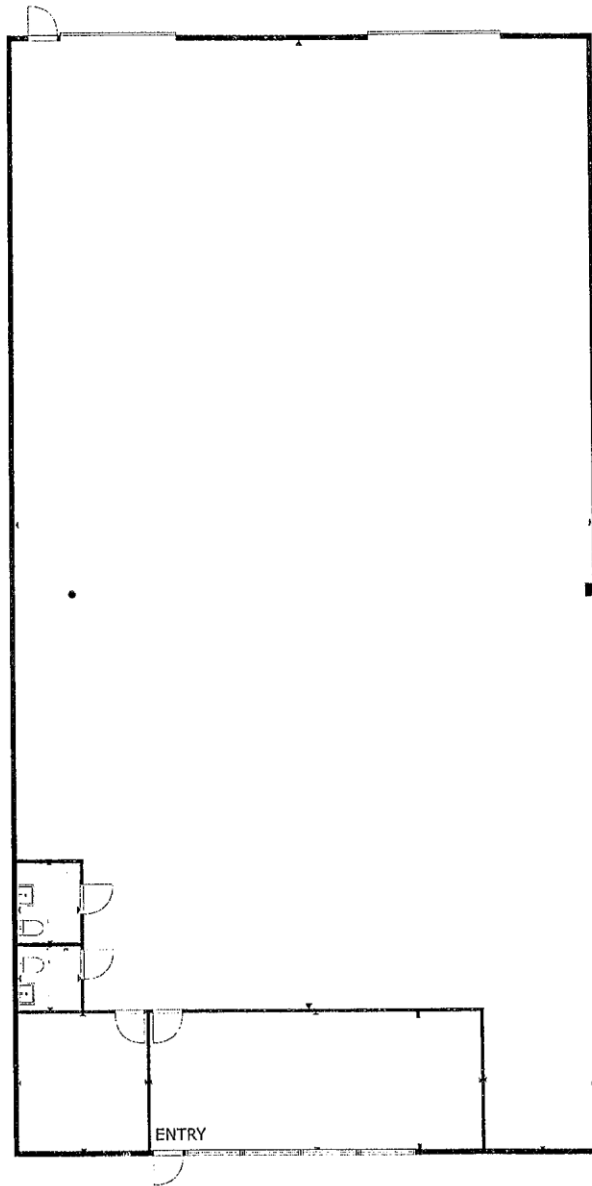


11660 CHICAGO, N-19
4,153 SQ FT



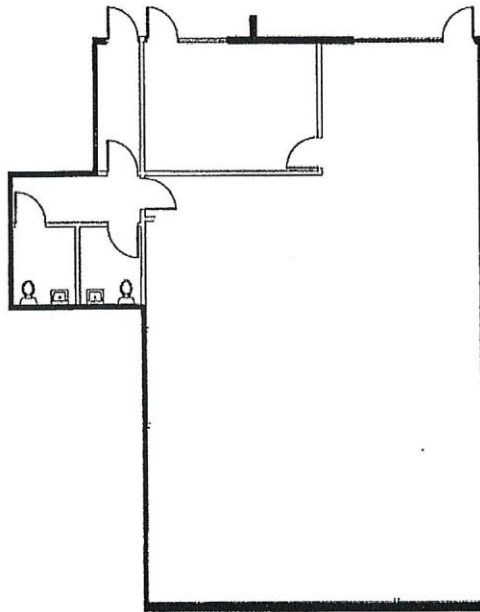
FLOOR PLAN

1960 CHICAGO, E-9



2060 Chicago Ave, Unit B-5

5,339 Square Feet



0 5' 10' 15'

SIAA

1660 Chicago Ave., Suite M-10
Riverside, California 92507

SITE PLAN

