

2 BUILDINGS ON LARGE LOT
±4,088 SF MAIN BUILDING & ±1,200 STORAGE WAREHOUSE



For more information, contact:

TOBY TEWELL
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FENCED, PAVED YARD AREA

±5,288 SF FOR LEASE

3640 CHICAGO AVENUE, RIVERSIDE, CA 92507

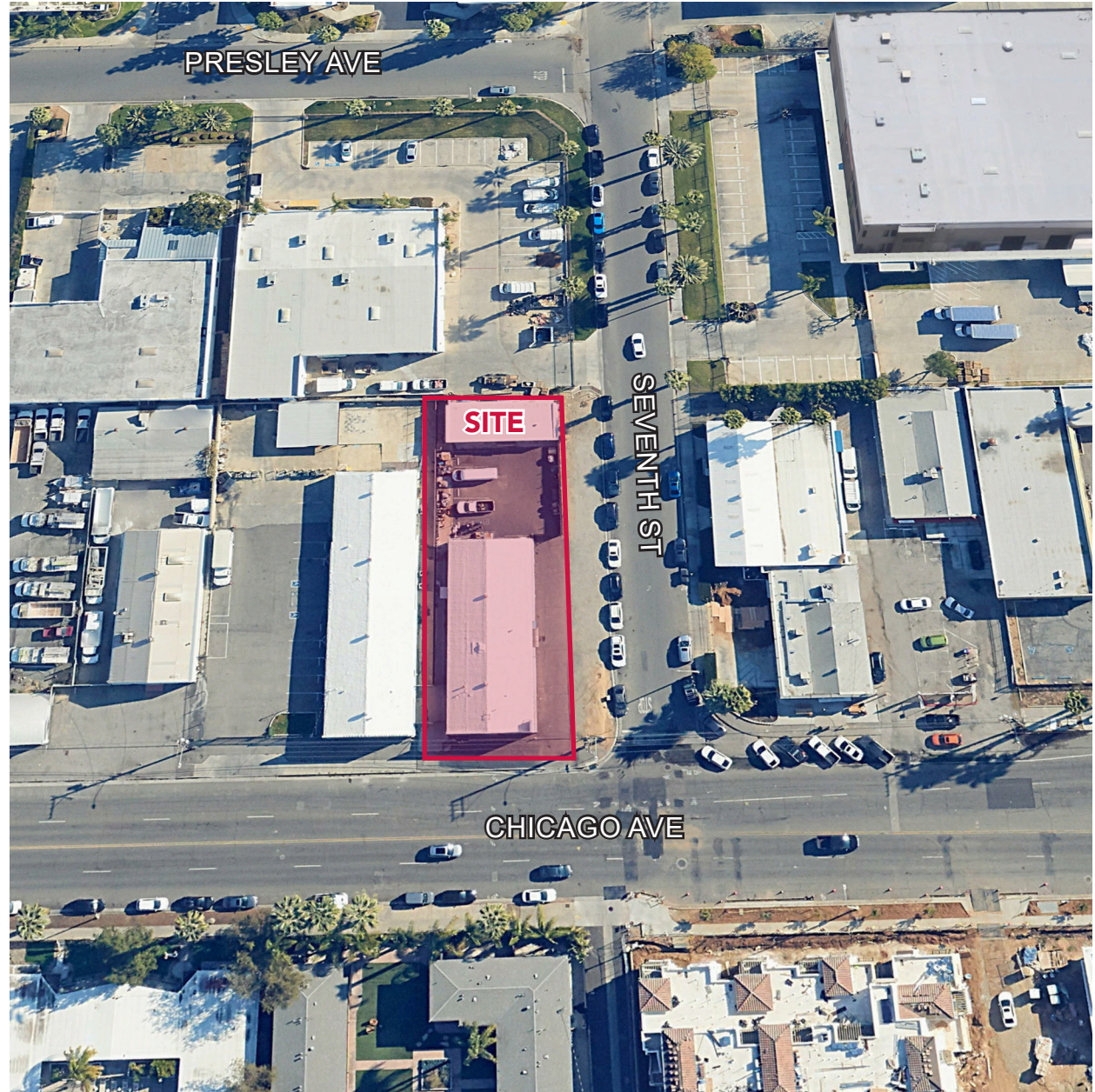
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3640 Chicago Avenue, Riverside, CA 92507

AERIAL

PROPERTY FEATURES

Total Building Size	2 Buildings on Large Lot ±4,088 SF Main Building ±1,200 SF Storage Warehouse
Yard	Fenced, Paved Yard Area
Office Layout	Office Layout: 2 Offices, 2 Restrooms, Kitchenette, Showroom/Bullpen Office
GL Doors	3
Warehouse	2 Large Warehouse Areas with Storage Mezzanine
Power	200 Amps, 120/208 Volt Phase 3 (Verify)
Utilities	Shared Electric Bill With Airgas (Next Door)
HVAC	HVAC 4 Years Old
Roof	New Roof
Providers	Spectrum or AT&T Internet
Freeway	Great Freeway Access to I-215/ 60/91Freeways
Zoning	CR Zoning (Commercial Retail)



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No warranty or representation has been made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
Lee & Associates Commercial Real Estate Services, Inc. - Riverside | 4193 Flat Rock Drive, Suite 100 | Riverside, CA 92505

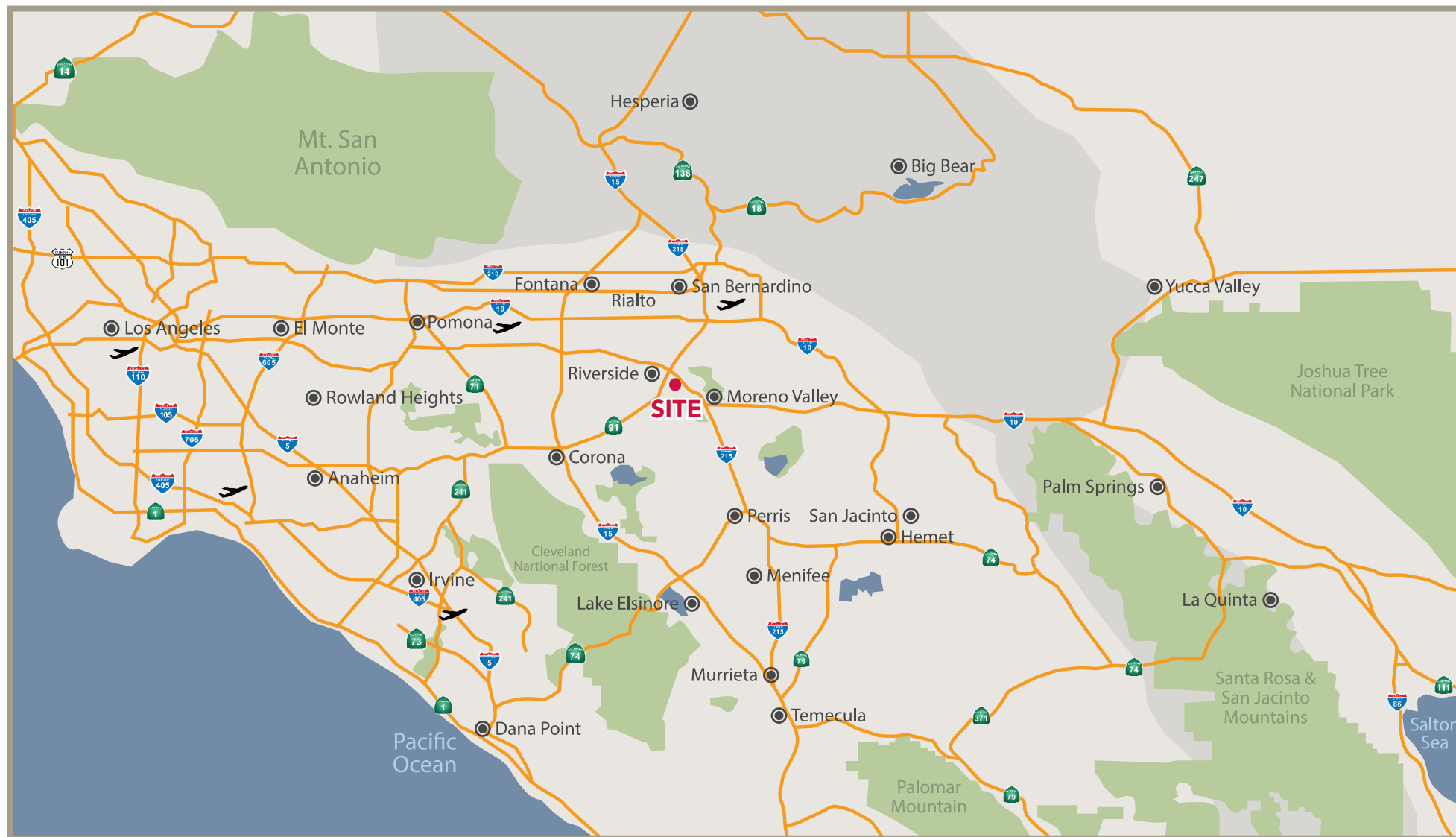


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