

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

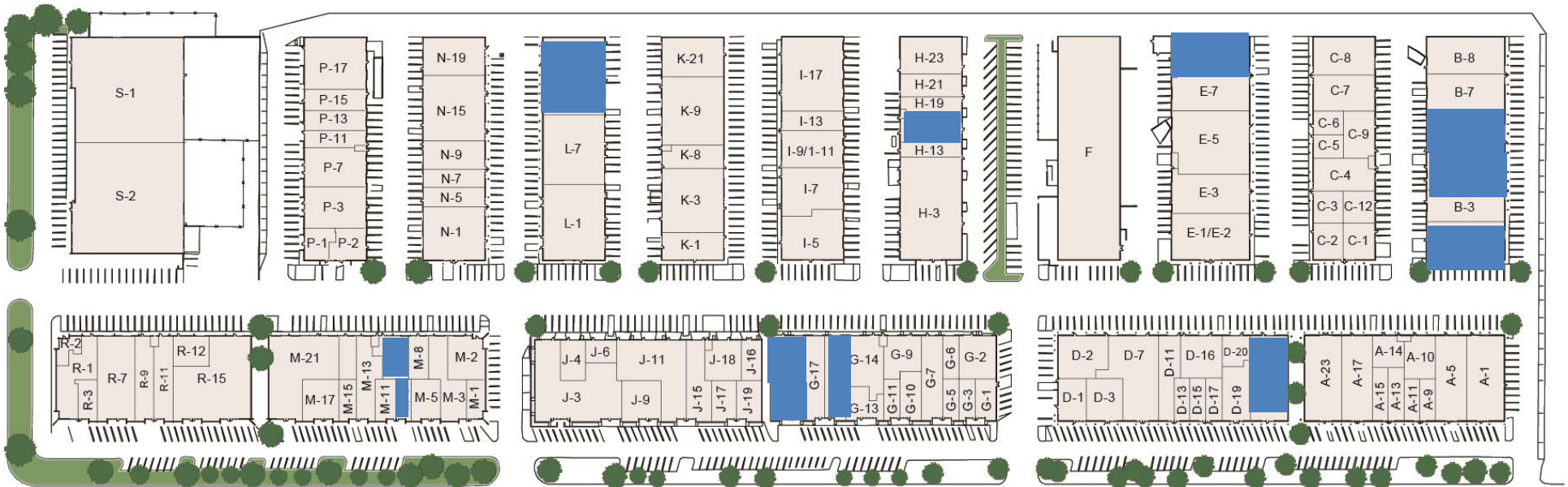
dsilverman@mca-realty.com

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	
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	
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	Heavy office, 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	\$ 1.35 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	
2060 Chicago, C-6	2,331	\$ 1.20 psf + \$ 0.15 CAM	\$ 3,157.00 MG	Three offices, open area, two restrooms, coffee bar	

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



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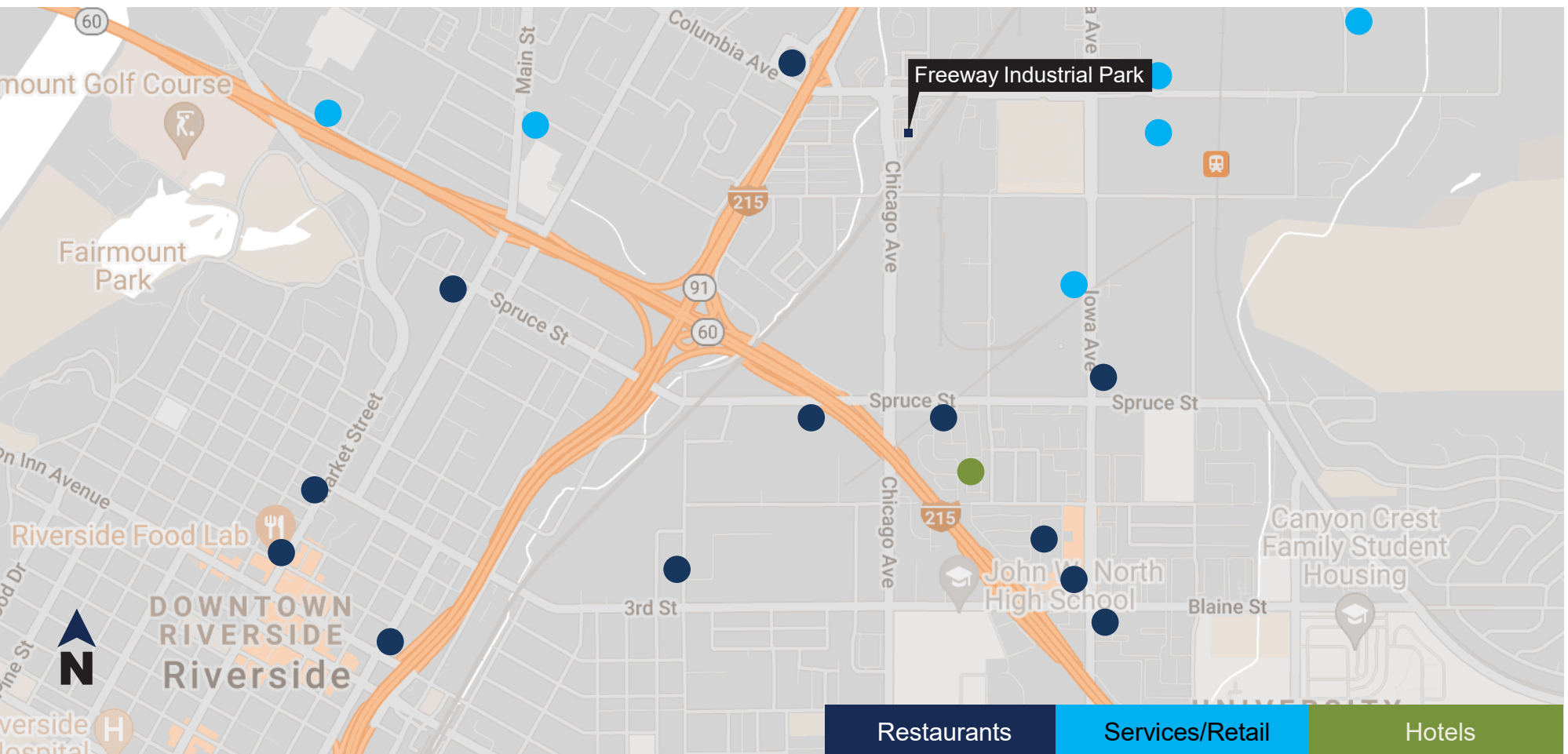
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Amenity Map



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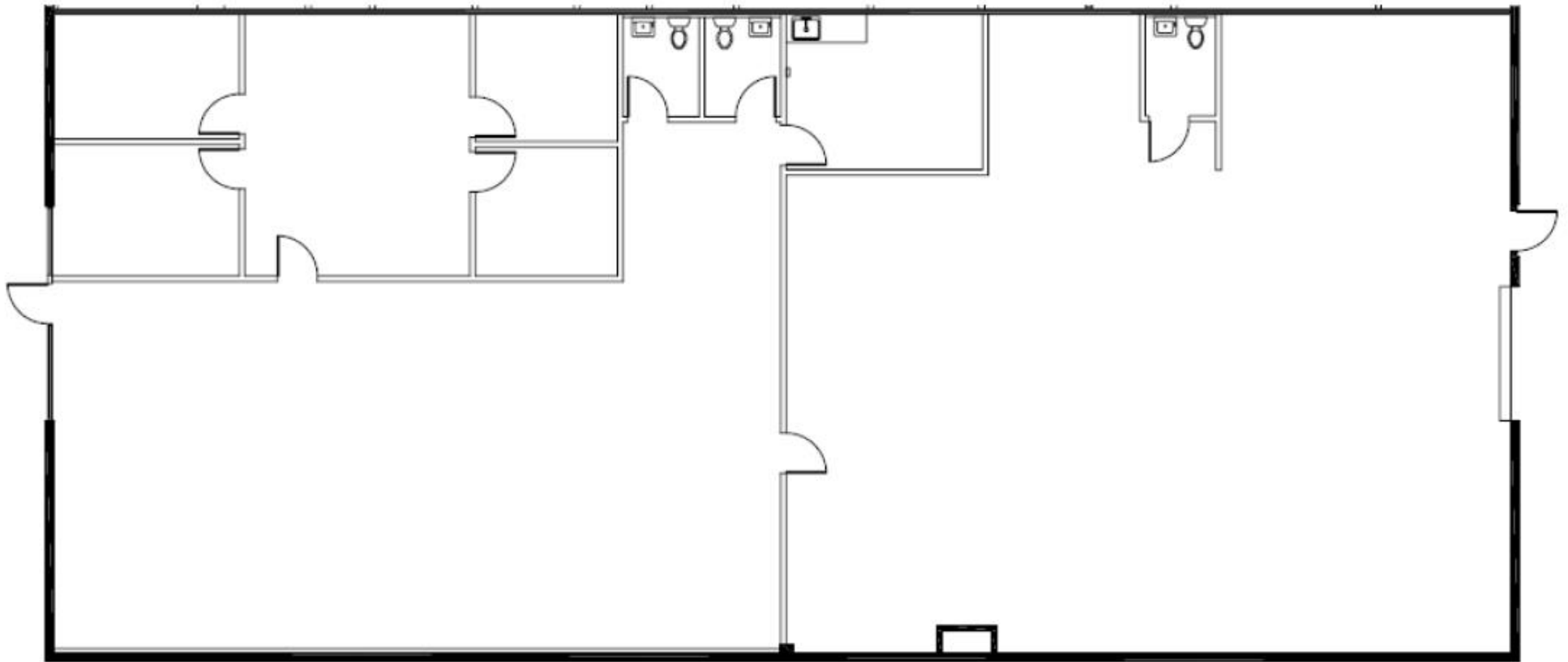
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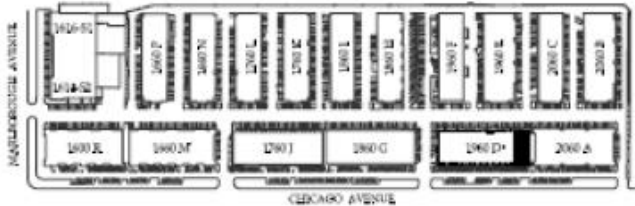
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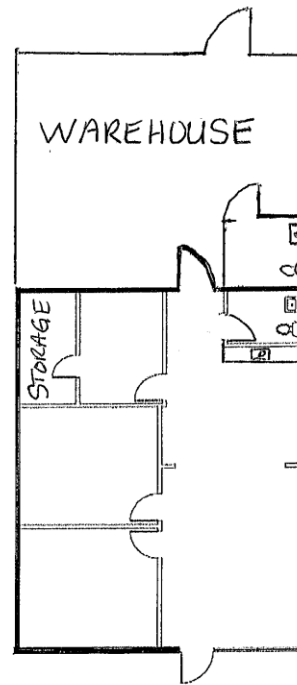


1960 Chicago Ave., Suite D-23&24
 Riverside, California 92507

5,654 Square Feet

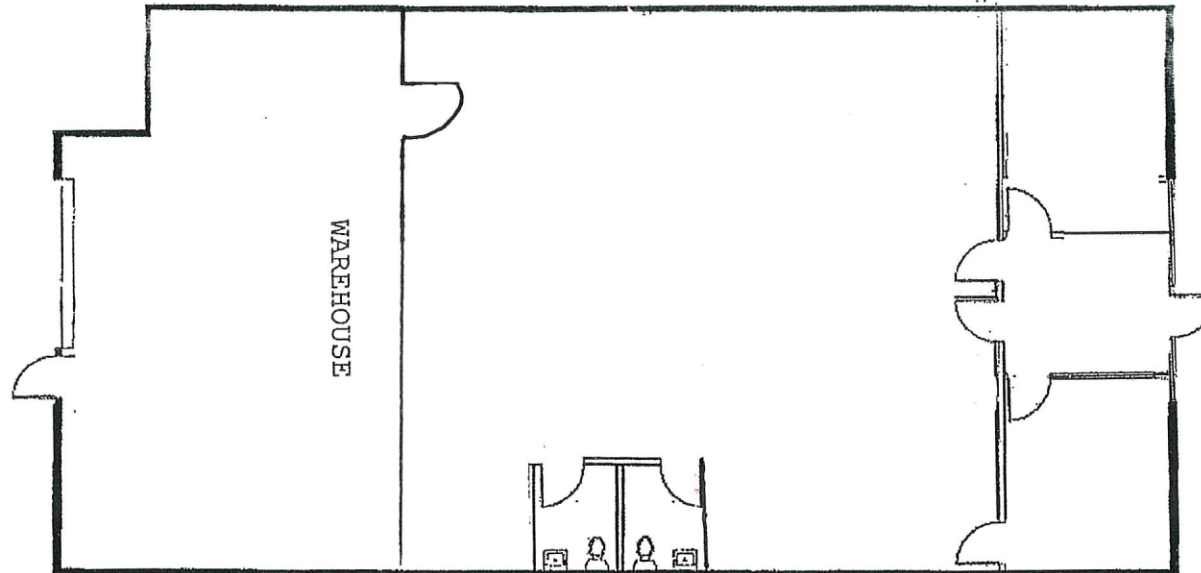
SITE PLAN





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

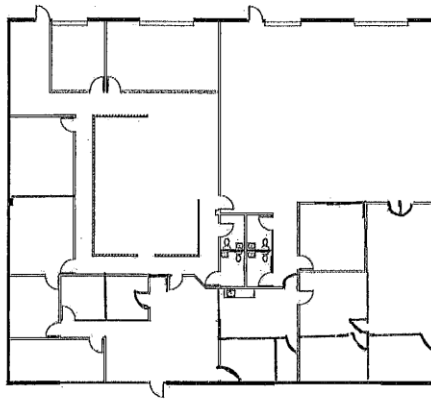
FREEWAY INDUSTRIAL PARK



0 5' 10' 15'

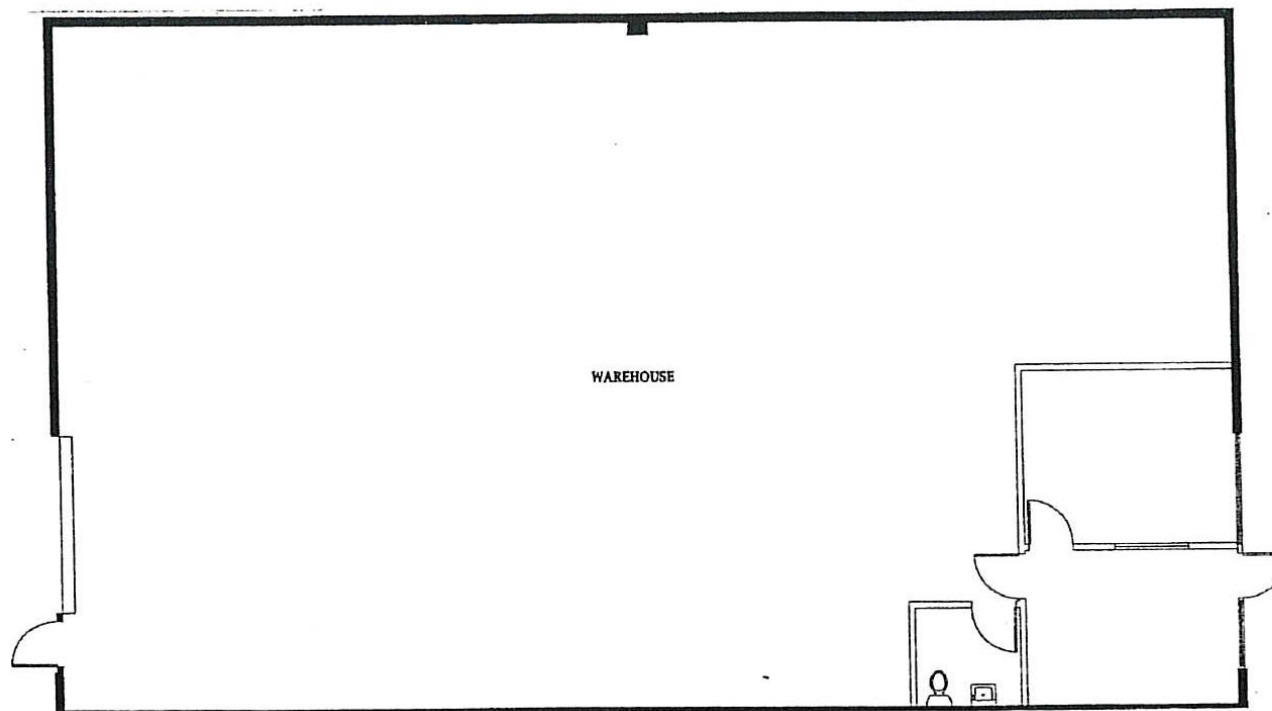
SIAA
ARCHITECTURAL
SERVICES, INC.

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



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





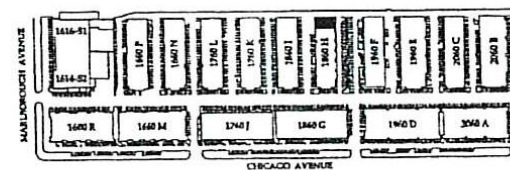
SITE PLAN



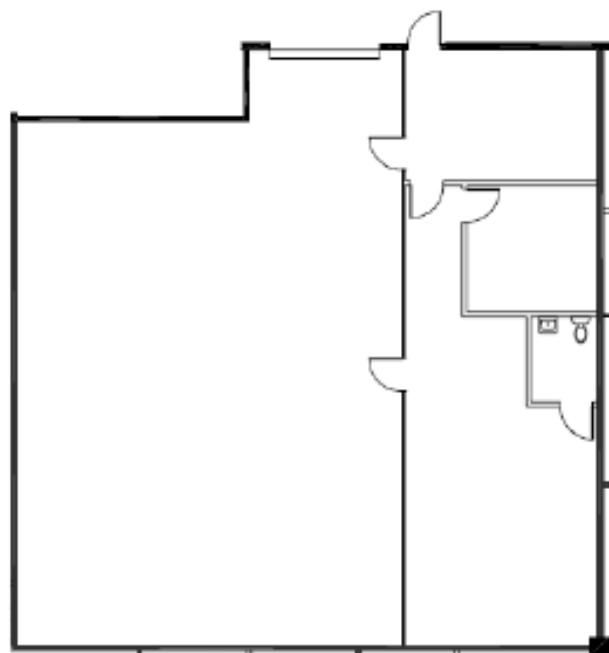
SIAA
 SHLEINER+ALSAZ+ASSOCIATES
 INTERIORS AND ARCHITECTURE

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

3,968 Square Feet



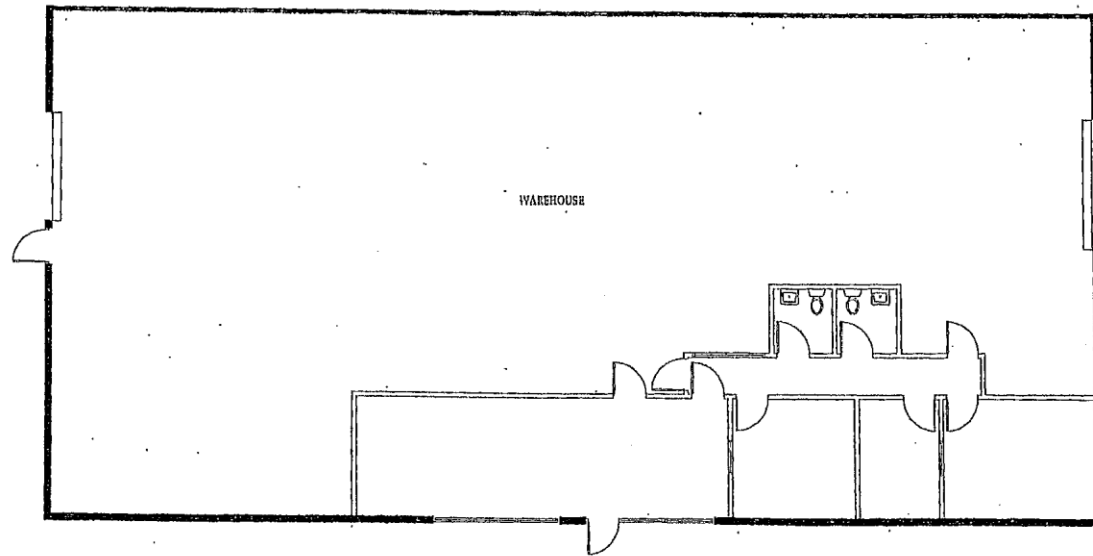
3/27/06



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

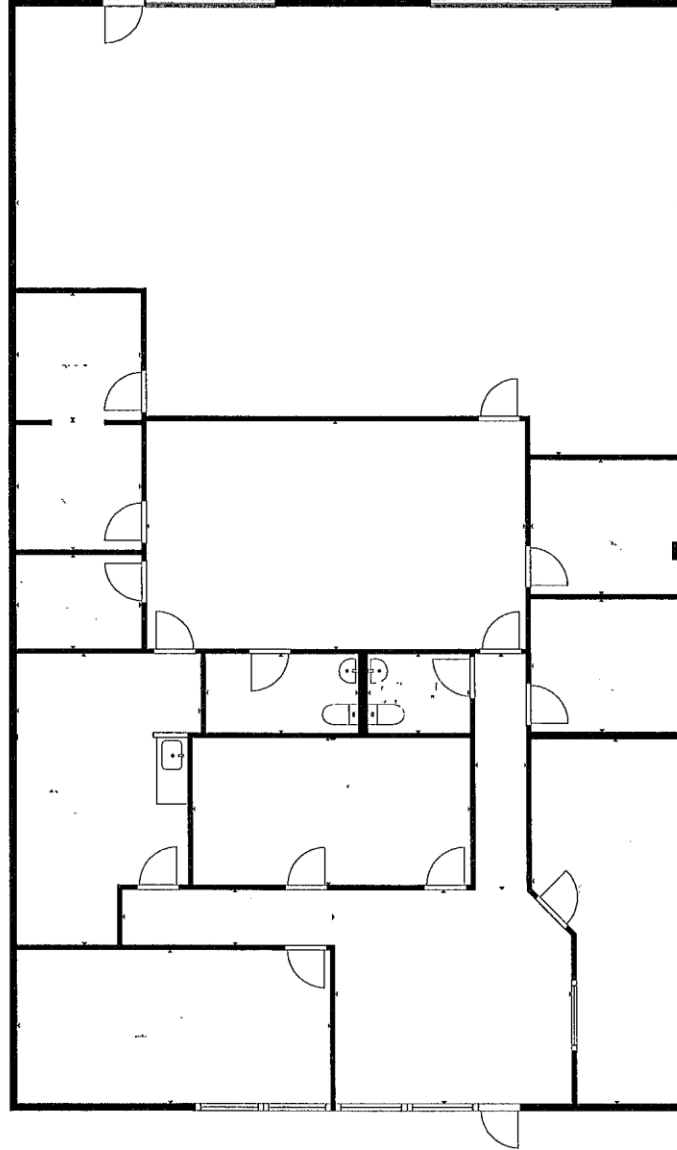
2,950 Square Feet

1960 CHICAGO AVE. &
RIVERSIDE, CALIFORNIA 92507



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

5,171 Square Feet

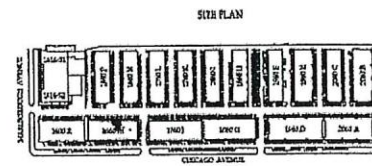


1660 CHICAGO, N-19
4,153 SQ FT

3.0.0.0 (2018-01-01) 1.0.0.0 (2018-01-01) 1.0.0.0 (2018-01-01) 1.0.0.0 (2018-01-01)



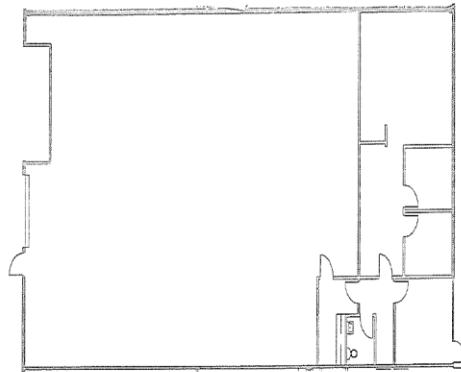
1660 Chicago Ave., Suite M-10
Riverside, California 92507



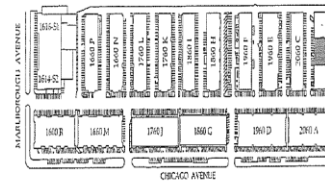
Leasing information:

951.682.6000

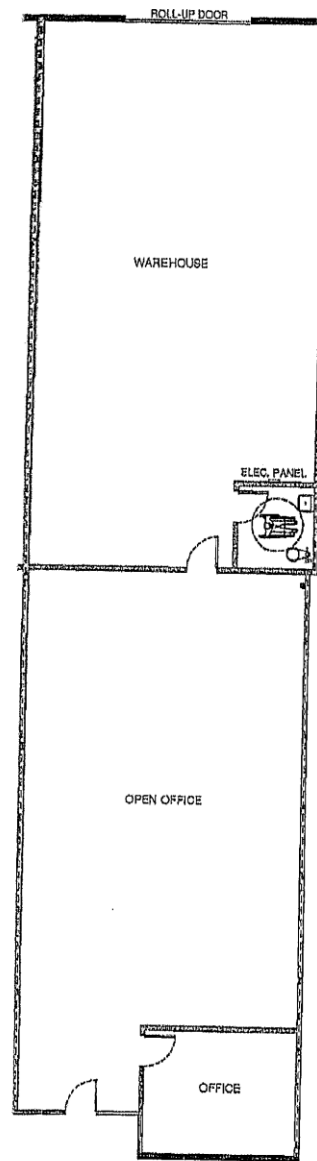
Riverside, California



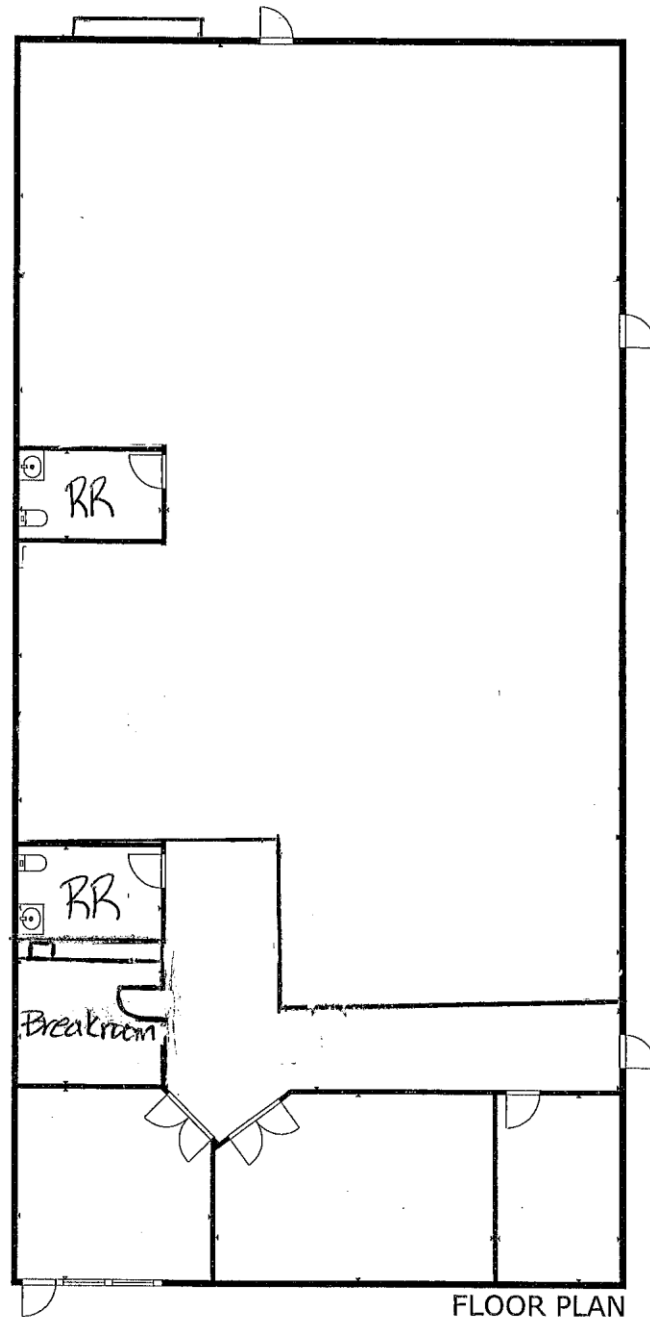
SITE PLAN



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

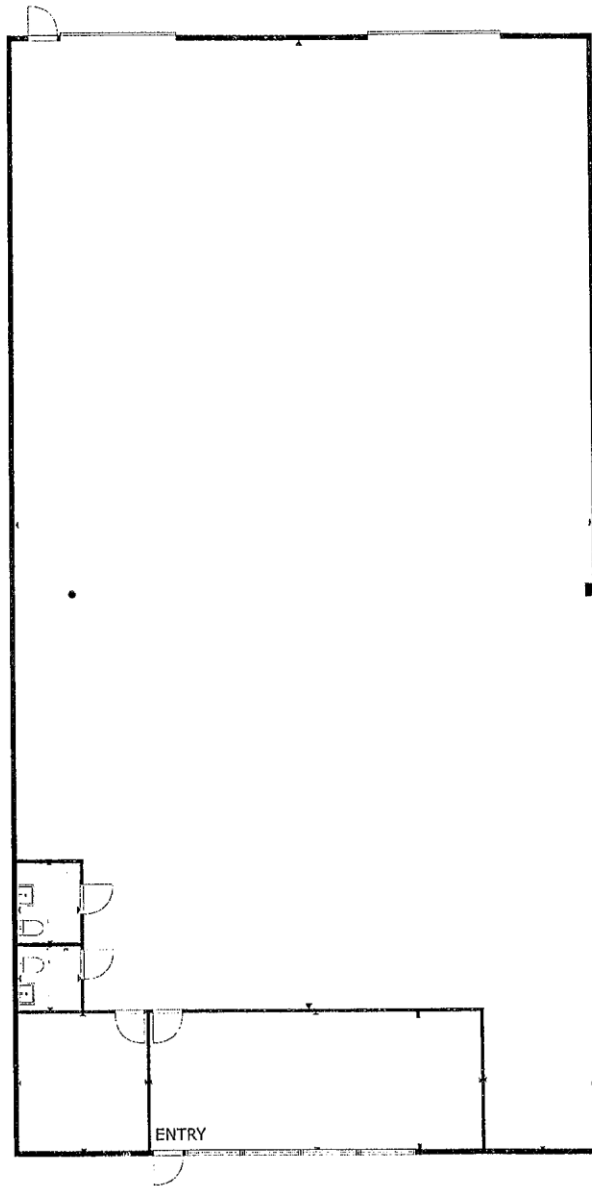


1860 Chicago Ave, G-15



FLOOR PLAN

1960 CHICAGO, E-9



2060 Chicago Ave, Unit B-5

5,339 Square Feet