

RIVERSIDE BUSINESS PARK

3330-3392 DURAHART STREET & 3343-3494 CHICAGO AVENUE
RIVERSIDE, CA 92507

INDUSTRIAL + OFFICE – FOR LEASE

1,800 SF - 14,400 SF



JACKIE BEAUCHAMP

Director of Property Management & Brokerage

951-684-1251 // jbeauchamp@mcgproperties.com
CA DRE LIC: 01461175

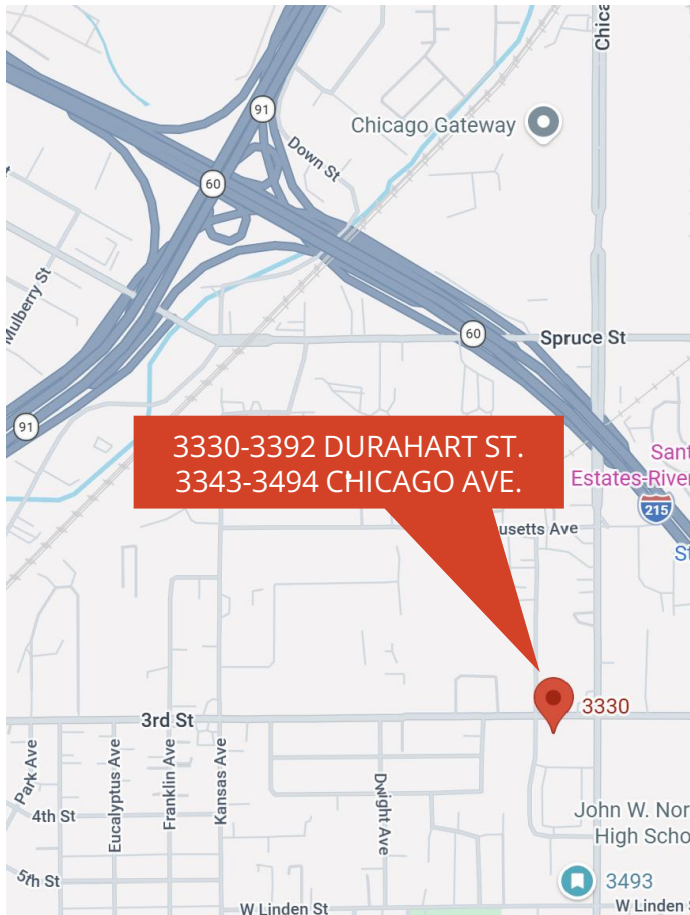
SAM GREEK

President

714-241-1141 // sgreek@mcgproperties.com
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PROPERTY HIGHLIGHTS

- Convenient Access to the 60, 215 & 91 Freeways
- Free-Standing and Multi-Tenant Buildings
- 17 ft Clear Height
- 12x12 and 16x14 GL Loading Doors
- Ample Parking
- Street Frontage (Select Units)
- Individual Tenant Signage
- Sprinklered (Select Units)
- Fully Air-Conditioned Offices (Select Units)
- 120/208 Volt - 100 Amp to 600Amp 3Phase Power (Verify)
- Professionally Managed
- Industrial Unit Sizes: 1,800 - 1,875 - 1,944 - 3,200 - 3,600 - 3,628 - 3,702 - 3,880 - 3,888 - 3,928 - 5,840 - 7,543 - 7,727 - 8,004 - 8,327 - 8,712 - 10,000 - 14,400 SF
- Office Suites: 753- 1,129 - 1,413 - 2,344 - 2,636 SF - Office/Warehouse Combination & 100% Office Suites Available
- Located Near UCR/Close to Downtown Riverside - Beautification Award Recipient (City of Riverside)

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Orange County: 714-241-1141 // Inland Empire: 951-684-1251
HQ: 1495 E. Warner Avenue, Santa Ana, CA 92705 // CA DRE LIC: 01899258

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.



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AVAILABILITIES

SUITE	SF	BASE RENT	CAM	DESCRIPTION	AVAIL. DATE
3349 CHICAGO AVENUE	3,628 SF	\$1.00/SF & \$1.19/SF GROSS	\$435.00 / MONTH (WATER/TRASH)	Reception, 2 Private Offices, 2 Restrooms, Warehouse, 1 - 12x12 GL Loading Door, 200A, 3P/4W (Verify), PROMO: \$1/SF (Mos 1-12) \$1.19/SF (Mos 13- 24) 24+ month term, no additional free rent	Immediately

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