

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

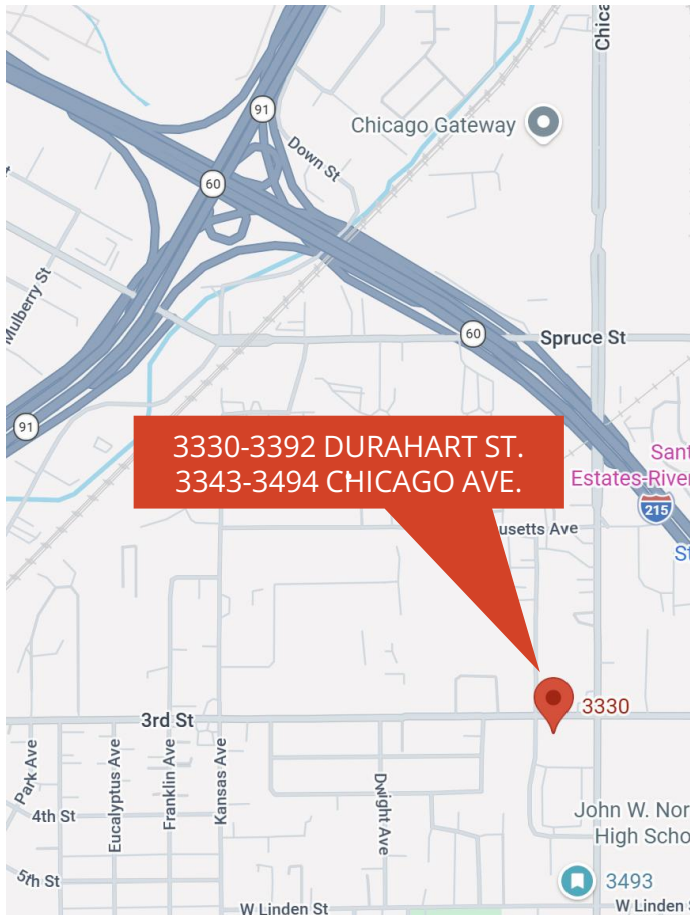
SAM GREEK

President

714-241-1141 // sgreek@mcgproperties.com
CA DRE LIC: 01240614

RIVERSIDE BUSINESS PARK

INDUSTRIAL + OFFICE – FOR LEASE
1,800 SF - 14,400 SF



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)

JACKIE BEAUCHAMP

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

SAM GREEK

714-241-1141 // sgreek@mcgproperties.com
CA DRE LIC: 01240614



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.



RIVERSIDE BUSINESS PARK

INDUSTRIAL + OFFICE – FOR LEASE
1,800 SF - 14,400 SF



JACKIE BEAUCHAMP

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

SAM GREEK

714-241-1141 // sgreek@mcgproperties.com
CA DRE LIC: 01240614



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.



RIVERSIDE BUSINESS PARK

INDUSTRIAL + OFFICE – FOR LEASE
1,800 SF - 14,400 SF

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
3371 CHICAGO AVENUE	3,928 SF	\$1.00/SF & \$1.23/SF GROSS	\$470.00 / MONTH (WATER/TRASH)	Reception, 3 Private Offices, Conference Room, Warehouse, 2 - 12x12 GL Loading Doors, 100A, 3P/4W (verify) PROMO: - \$1/SF (Mos 1-12) \$1.23/SF (Mos 13-24) 24+ month term, no additional free rent	Immediately

JACKIE BEAUCHAMP

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

SAM GREEK

714-241-1141 // sgreek@mcgproperties.com
CA DRE LIC: 01240614



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.

