

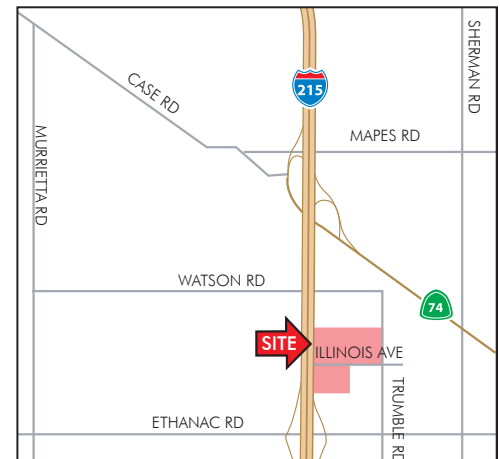
CLASSIC PACIFIC BUSINESS PARK

Multi-Tenant/Industrial Available For Lease PERRIS, CALIFORNIA



FEATURES:

- 1654 Illinois Avenue:
Total 42,222 SF
- 1680 Illinois Avenue:
Total 36,822 SF
- 79,044 Total SF
- Divisible Unit Sizes from 1,660 SF+
- Office/Reception/Coffee Bar
Rest Room in Unit
- 16' ft. Warehouse Clearance
- Oversized Grade Loading Doors
(12' X 14')
- Sprinklered
- 200 Amps - 120/208 Power/Unit
- 3.2/1,000 Parking - 1654 Illinois
- 3.7/1,000 Parking - 1680 Illinois
- Located on the I-215 Freeway
- **Marijuana uses NOT allowed**



**For Information
Contact:**

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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. 25240 Hancock Avenue, Suite 100 - Murrieta, CA 92562 | Corporate ID# 01048055 | www.lee-associates.com

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Multi-Tenant/Industrial Available For Lease PERRIS, CALIFORNIA

DIVISIBLE PRICE SHEET

Multi-Tenant / Office / Industrial • 1654 Illinois Avenue						
Suite	Rentable Square Ft	Office Build Out	Power	Grade Doors	Warehouse Clear Height	Gross Monthly Rental Rate*
19/20	4,824	LEASED				
18	1,910	LEASED				
17	1,911	LEASED				
15 /16	3,821	AVAILABLE	400 Amps	2	18'	\$0.84 MG
14	2,412	LEASED				
13	2,412	LEASED				
10/11/12	5,730	LEASED				
9	1,911	LEASED				
8	2,412	LEASED				
7	2,412	LEASED				
6	1,911	LEASED				
5	1,910	LEASED				
4	1,910	LEASED				
3	1,911	LEASED				
1/2	4,824	LEASED				
Total Square Feet: 42,222						

*Plus a Monthly Operating Expenses estimated at \$.16/SF. All square footage is based on Rentable to the Dripline.

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Multi-Tenant/Industrial Available For Lease PERRIS, CALIFORNIA

DIVISIBLE PRICE SHEET

Multi-Tenant / Office / Industrial • 1680 Illinois Avenue						
Suite	Rentable Square Ft	Office Build Out	Power	Grade Doors	Warehouse Clear Height	Gross Monthly Rental Rate*
20	2,112	LEASED				
19	2,112	LEASED				
18	1,661	LEASED				
17	1,660	LEASED				
16	1,660	LEASED				
13-15	5,885	LEASED				
12	1,661	LEASED				
11	1,660	LEASED				
10	1,660	LEASED				
8/9	3,773	LEASED				
8	2,112	LEASED				
7	2,112	LEASED				
6	1,661	LEASED				
5	1,660	LEASED				
3/4	3,321	LEASED				
1/2	4,224	LEASED				
Total Square Feet: 36,821						Rev: 06/17/2020

*Plus a Monthly Operating Expenses estimated at \$.16/SF. All square footage is based on Rentable to the Dripline.

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