

FOR LEASE

INDUSTRIAL UNITS AVAILABLE

CLASSIC PACIFIC BUSINESS PARK

1622 ILLINOIS AVE - 51,118 SF SHOWROOM INDUSTRIAL BUILDING
1654 ILLINOIS AVE - 42,222 SF MULTI-TENANT INDUSTRIAL BUILDING
1680 ILLINOIS AVE - 36,822 SF MULTI-TENANT INDUSTRIAL BUILDING



ILLINOIS AVE



84,315 CPD





ILLINOIS AVE

PROPERTY FEATURES

SCOTT STEWART
951.445.4514
sstewart@leetemecula.com
DRE #01342575

CONNOR STRODE
951.445.4529
cstrode@leetemecula.com
DRE #02170137

- ±130,162 SF, Three Building Business Park
- Professionally Owned and Managed by Hamann Companies
- Long-Term Ownership with Extensive Local Portfolio, Stable Operating Expenses, and Highly Responsive Property Management
- Outstanding I-15 Freeway Frontage & Visibility
- 84,315 Cars per Day (I-215 & Ethanac Rd .)
- Oversized Ground Level Loading Doors (12'x14')
- Upgraded Power 200 Amps - 120/208 Power/Unit
- Upgraded Offices
- 16' to 22' Warehouse Clear Height
- Divisible Units from 1,660 SF +
- Flexible Zoning
- Sprinklered
- Marijuana uses NOT Allowed



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 | DRE# 01048055

AVAILABILITY

FOR LEASE

±1,661 SF - ±4,824 SF INDUSTRIAL CLASSIC PACIFIC BUSINESS PARK

1654 ILLINOIS AVE, SUITE 13/14 | PERRIS
1680 ILLINOIS AVE, SUITE 6 | PERRIS



1680 ILLINOIS AVENUE - MULTI-TENANT INDUSTRIAL

SUITE	SQ. FT.	POWER	GRADE LEVEL LOADING	W/H CLEAR HEIGHT	BUILD-OUT	\$/SF/MONTH (MG*)
6	1,661	200 AMPS (Verify)	1 (12'x14')	16'	Office, Reception, Restroom	\$1.10 MG

1654 ILLINOIS AVENUE - MULTI-TENANT/INDUSTRIAL

SUITE	SQ. FT.	POWER	GRADE LEVEL LOADING	W/H CLEAR HEIGHT	BUILD-OUT	\$/SF/MONTH (MG*)
13/14	4,824 SF	400 Amps (Verify)	2 (12'x14')	16'	Office, Reception, Coffee Bar, Restroom (Demising wall in place with pass through)	\$1.10 MG

1622 ILLINOIS AVENUE - RETAIL/SHOWROOM/OFFICE/INDUSTRIAL WITH 1-215 FREEWAY FRONTAGE

SUITE	SQ. FT.	POWER	GRADE LEVEL LOADING	W/H CLEAR HEIGHT	BUILD-OUT	\$/SF/MONTH (MG*)
100% LEASED						

*Plus a Monthly Operating Expenses estimated at \$.2256/PSF.
All square footage is based on Rentable to the Dripline.



FOR LEASE

±1,661 SF - ±4,824 SF INDUSTRIAL

CLASSIC PACIFIC BUSINESS PARK

1654 ILLINOIS AVE, SUITE 13/14 | PERRIS
1680 ILLINOIS AVE, SUITE 6 | PERRIS



SITE PLAN

1654 & 1680 ILLINOIS AVENUE

±1,661 SF - ±4,824 SF INDUSTRIAL

CLASSIC PACIFIC BUSINESS PARK

1654 ILLINOIS AVE, SUITE 13/14 | PERRIS

1680 ILLINOIS AVE, SUITE 6 | PERRIS

FOR LEASE

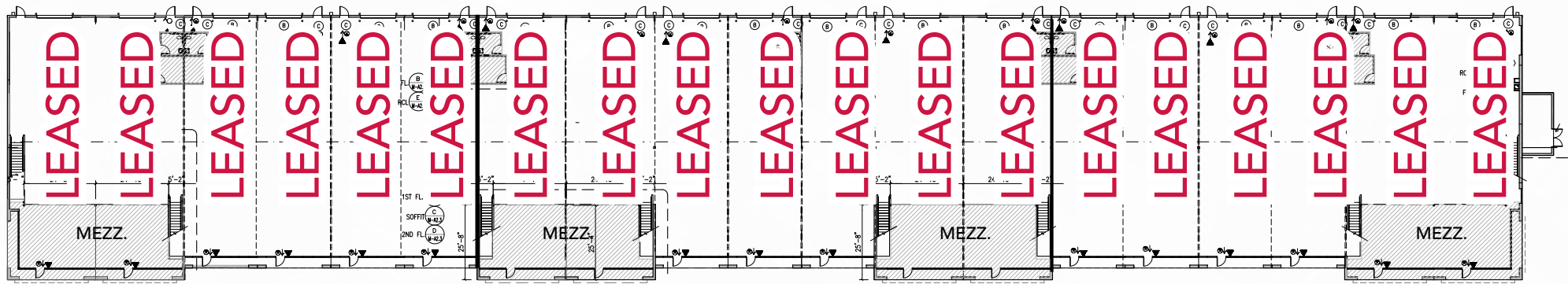


SITE PLAN 1622 ILLINOIS AVENUE

±1,661 SF - ±4,824 SF INDUSTRIAL

CLASSIC PACIFIC BUSINESS PARK

1654 ILLINOIS AVE, SUITE 13/14 | PERRIS
1680 ILLINOIS AVE, SUITE 6 | PERRIS



FOR LEASE

LOCATION MAP



FOR LEASE

±1,661 SF - ±4,824 SF INDUSTRIAL
CLASSIC PACIFIC BUSINESS PARK
1654 ILLINOIS AVE, SUITE 13/14 | PERRIS
1680 ILLINOIS AVE, SUITE 6 | PERRIS



FOR LEASE

±1,661 SF - ±4,824 SF INDUSTRIAL CLASSIC PACIFIC BUSINESS PARK

1654 ILLINOIS AVE, SUITE 13/14 | PERRIS
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 **LEE &
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COMMERCIAL REAL ESTATE SERVICES

 **HAMANN
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