

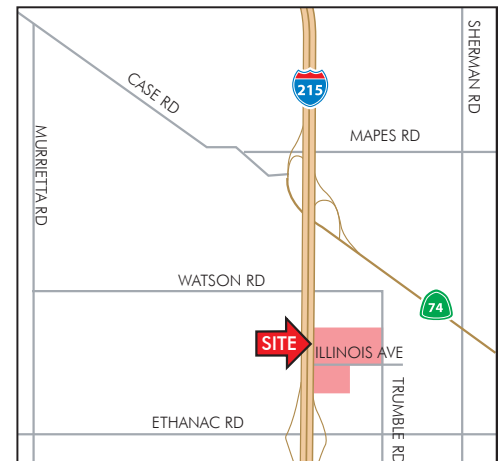
# CLASSIC PACIFIC BUSINESS PARK

## 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

# CLASSIC PACIFIC BUSINESS PARK

# Multi-Tenant/Industrial Available For Lease

## PERRIS, CALIFORNIA

**1654 Illinois Ave. 1680 Illinois Ave.**



\*Areas are based on drip line, Total building area includes overall area & electrical room, and Ratio is total building area/usable area.

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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	<b>LEASED</b>				
18	1,910	<b>LEASED</b>				
17	1,911	<b>LEASED</b>				
16	1,910	<b>LEASED</b>				
15	1,911	<b>LEASED</b>				
14	2,412	<b>LEASED</b>				
13	2,412	<b>LEASED</b>				
10/11/12	5,730	<b>LEASED</b>				
9	1,911	Office, Reception, Restroom	200 Amps	1	18'	\$0.84 MG
8	2,412	<b>LEASED</b>				
7	2,412	<b>LEASED</b>				
6	1,911	<b>LEASED</b>				
5	1,910	<b>LEASED</b>				
4	1,910	<b>LEASED</b>				
3	1,911	<b>LEASED</b>				
1/2	4,824	<b>LEASED</b>				

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	<b>LEASED</b>				
19	2,112	<b>LEASED</b>				
18	1,661	<b>LEASED</b>				
17	1,660	<b>LEASED</b>				
16	1,660	<b>LEASED</b>				
13-15	5,885	<b>LEASED</b>				
12	1,661	<b>LEASED</b>				
11	1,660	<b>LEASED</b>				
10	1,660	<b>LEASED</b>				
8/9	3,773	<b>LEASED</b>				
8	2,112	<b>LEASED</b>				
7	2,112	<b>LEASED</b>				
6	1,661	<b>LEASED</b>				
5	1,660	<b>LEASED</b>				
3/4	3,321	<b>LEASED</b>				
1/2	4,224	<b>LEASED</b>				

Total Square Feet: 36,821

Rev: 03/30/2020

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

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