



The Heart of Kansas City!

- 245,507 SF cross-dock distribution building
- Four drive-in loading doors (at the four corners)
- 32' clear height
- 70 docks (cross-dock configuration) plus future knockouts
- 269 car parking spaces in dedicated area
- 46 trailer parking spaces in dedicated area
- ESFR sprinkler system

For more information:

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Building Specifications

| | |
|---------------------|--|
| Address: | 5710-5870 NW 41st Street, Riverside, Missouri |
| Size: | 245,507 sf (750' x 320'+/-) |
| Land Area: | 14.285 acres |
| Parking Spaces: | 269 |
| Trailer Drop Lot: | 46 dedicated positions. Parking lot is 128' on the north side and 130' plus an additional 55' (trailer parking area) on the south side. A 7" thick un-reinforced concrete apron will extend 60' from the face of the building. |
| Roof: | TPO mechanically fastened with R-25 insulation |
| Floors: | 7" un-reinforced 4,000psi concrete on 4" of compacted granular fill |
| Heating: | Initial heating is by gas-fired unit heaters and/or Cambridge type units designed for freeze protection |
| Sprinkler Type: | In accordance with NFPA13, NFPA30 and NFPA231 |
| Lighting: | LED lighting with motion sensors and EM ballasts providing 25 F.C. at 36" AFF |
| Electrical Service: | 4,200amps. Bunzl (1600amps); Shell (200amps); Orange EV (1,200amps) |
| Column Spacing: | 54'6" East-West (except end bayspace 50') by 50' North-South except speed bays are 60' |
| Office: | Build-To-Suit with glass at the four corners, a fifth potential office area is in the middle on the north face of the building. |
| Drive-ins: | Four (4) 12' x 14' drive-in doors, each located at one corner of the building adjacent to the glass areas which are for build-to-suit offices |
| Docks: | All 9'x 10' with 30 on the north side of the building and 32 on the south. With each side having 18 doors designed for pitlevelers. |
| Clear Height: | 32' min clear height with pitch to 36' |
| Telecommunications: | Conduits for Technology cabling are provided to the building at the Dmarc location which is at the center of the east end in the electrical room. The building is located in Horizons Business Park with fiber in the street (north side of NW 41st). The copper provider is AT&T. Time Warner and some fiber runs on the main street, as provided through Level 3 Communications, but would need to be built to the site. |

Riverside Logistics Centre - Bldg. 1

All utilities except for water will be separately metered. Tenant will arrange for all utilities to be placed in their name.

Utilities:

- Water: Missouri American Water
- Sewer: Kansas City Water Services Department
- Electrical: KCPL
- Gas: Missouri Gas Energy
- Phone: AT&T

Net Charges:
(2025 Estimates)

| | |
|-------------|-------------------|
| RE Taxes: | \$1.43 PSF |
| Insurance: | \$0.25 PSF |
| <u>CAM:</u> | <u>\$1.43 PSF</u> |
| Total: | \$3.11 PSF |

Incentives:

- Low real estate taxes due to Riverside's lack of City Real Estate Tax
- Located within an Enhanced Enterprise Zone
- The lowest permit fees in the KC Metro per SIOR/UMKC study
- Developer Incentive paid directly to Tenant based upon payroll
- No E-Tax
- KCPL Economic Development Rider Program eligible

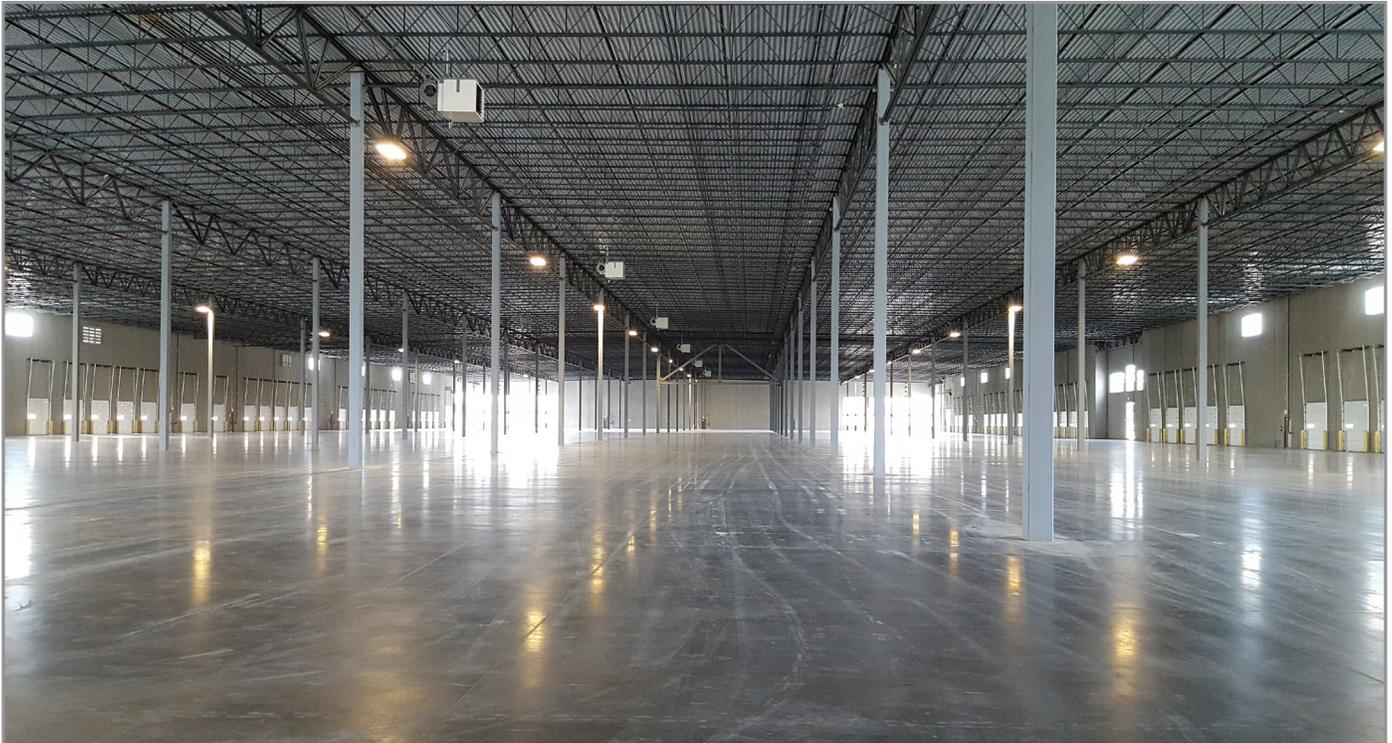
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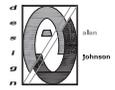
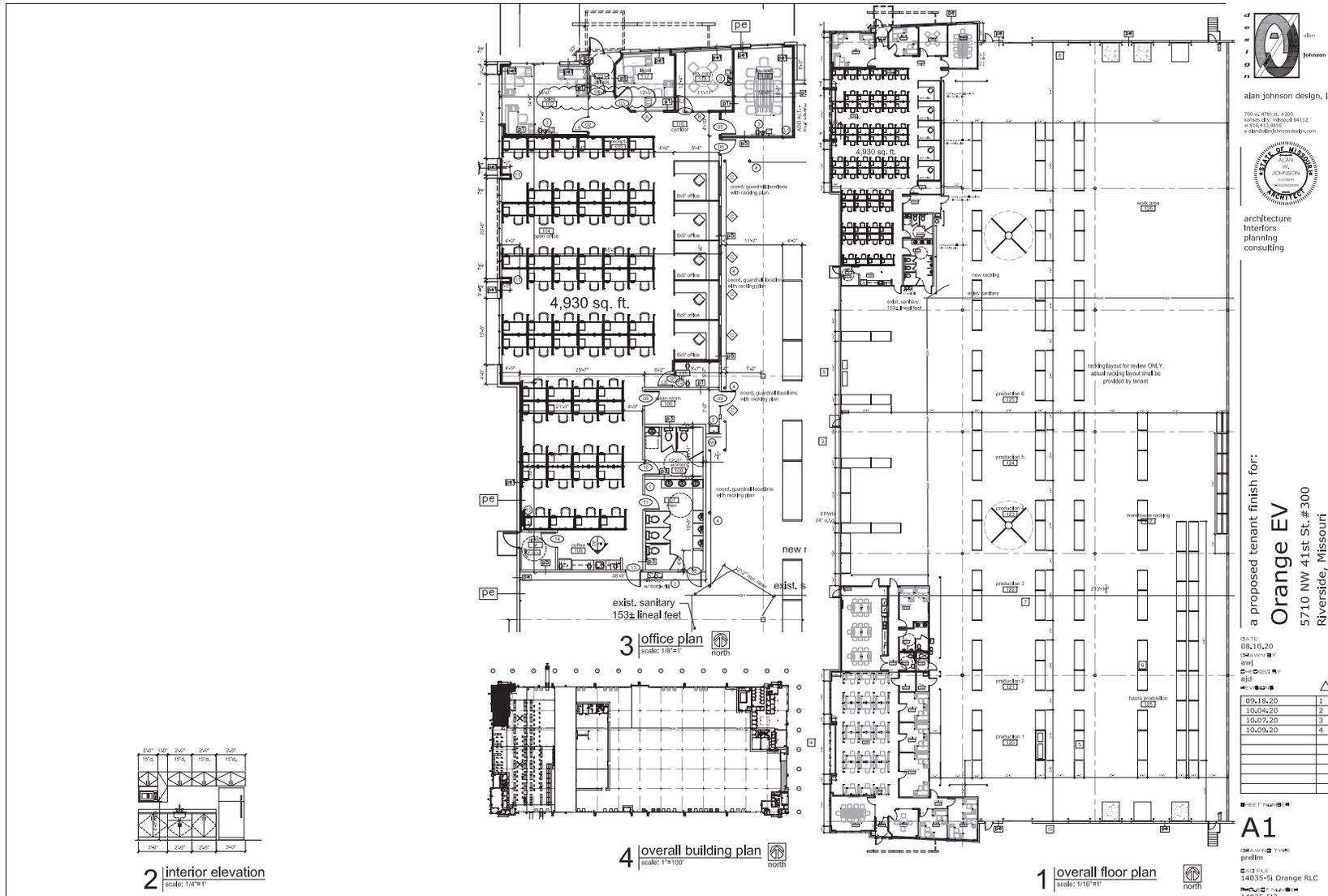
Property Photos



Riverside Logistics Centre - Bldg. 1

5710-5870 NW 41st Street, Riverside, Missouri

For Lease



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architecture
 interiors
 planning
 consulting

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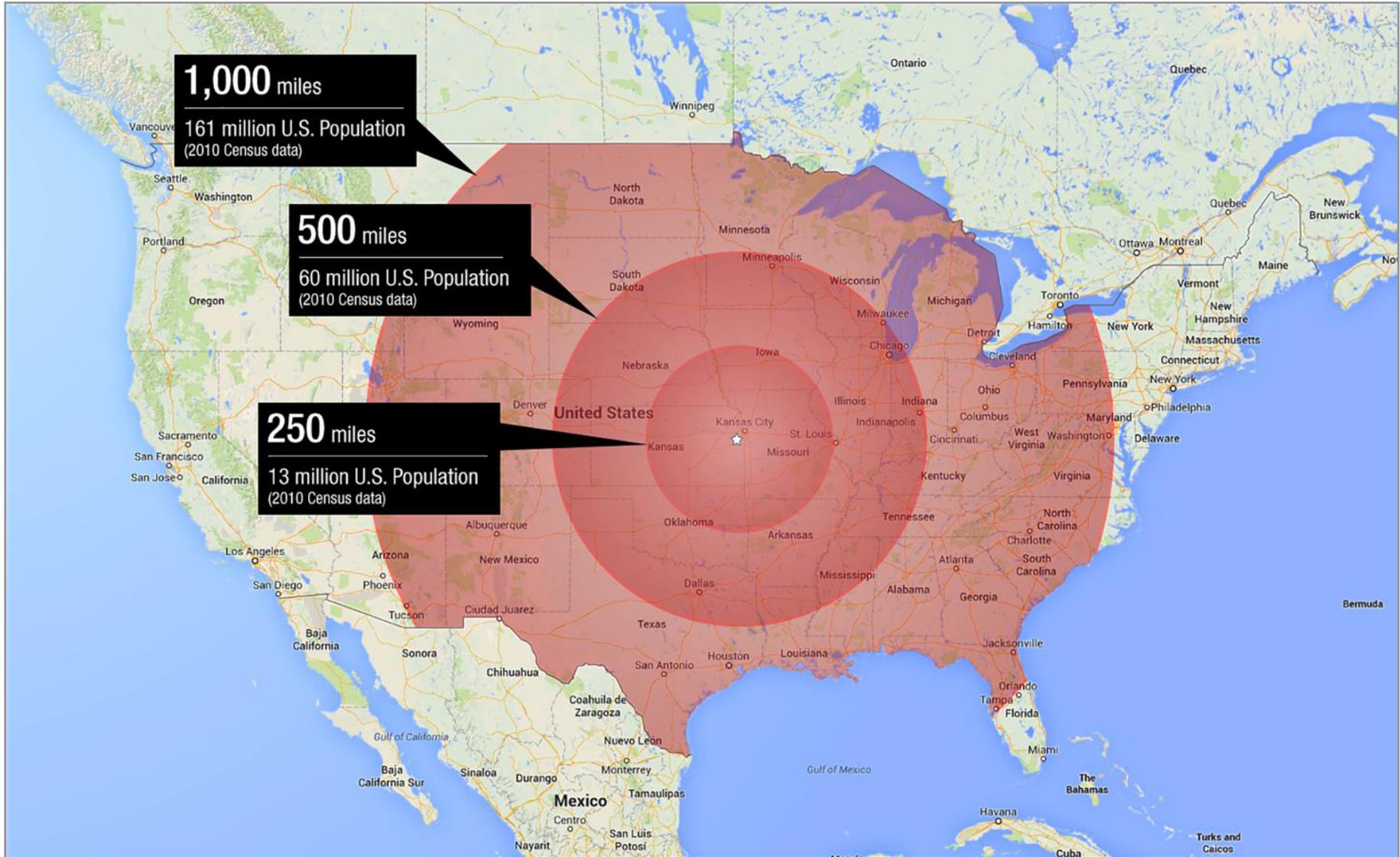
4622 Pennsylvania Avenue, Suite 700
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REAL ESTATE SERVICES, LLC

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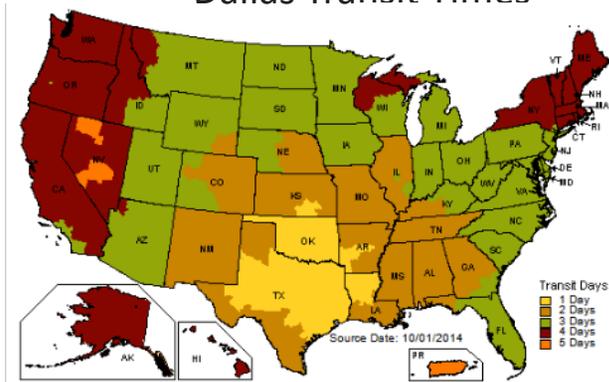


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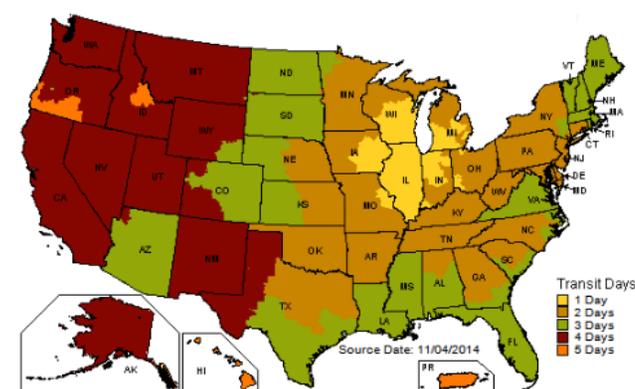
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REAL ESTATE SERVICES, LLC

National Travel Times - UPS Study

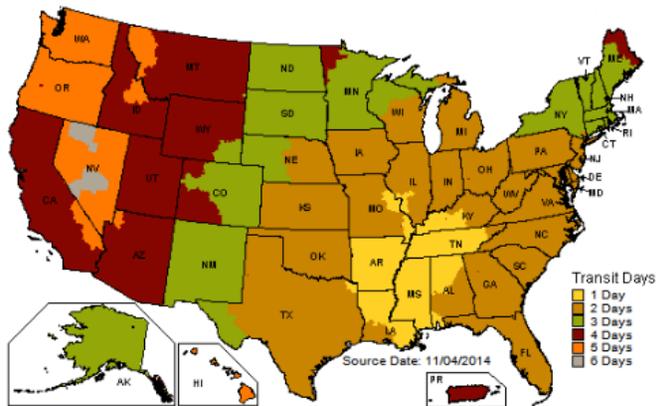
Dallas Transit Times



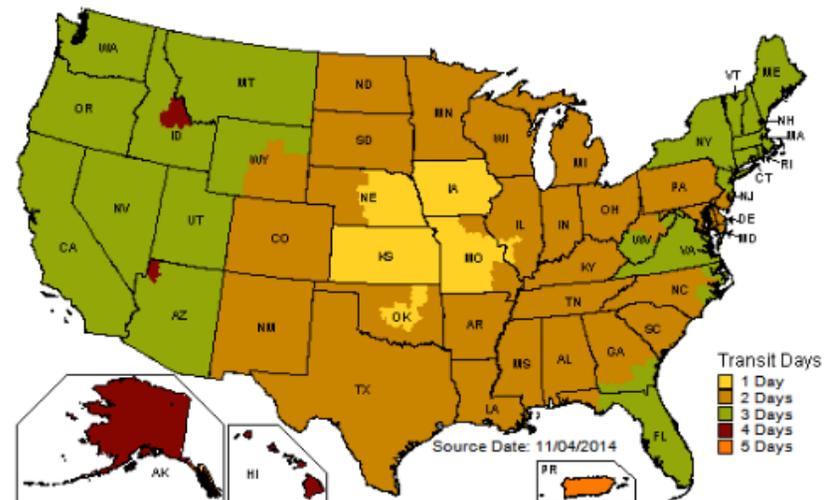
Chicago Transit Times



Memphis Transit Times



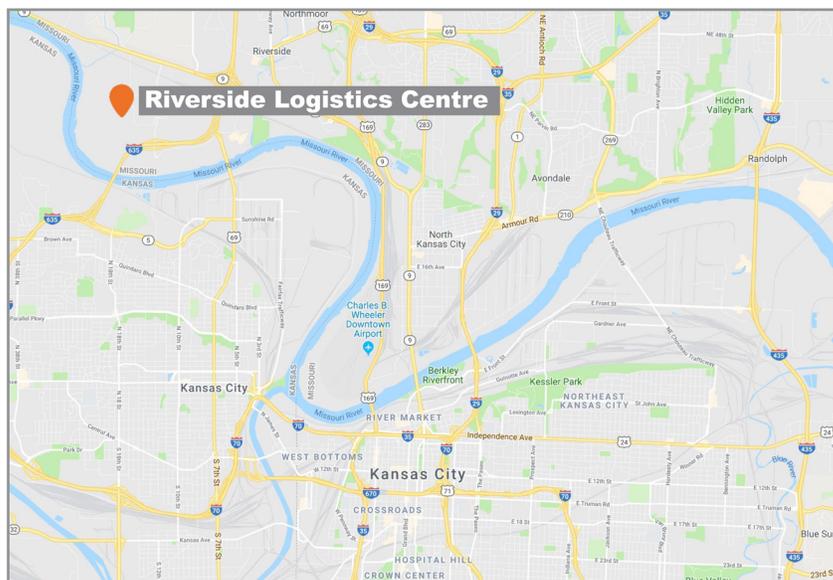
Kansas City Covers the Majority of U.S. in 3 Days of Less



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