

Riverside Distribution Center #4

Located at 4104 West Riverside St., in Riverside, Missouri

For Lease



Excellent Site!

- 6,000 SF available
- 800 SF office
- 1 dock-high door
- 1 grade level drive-in door

For more information:

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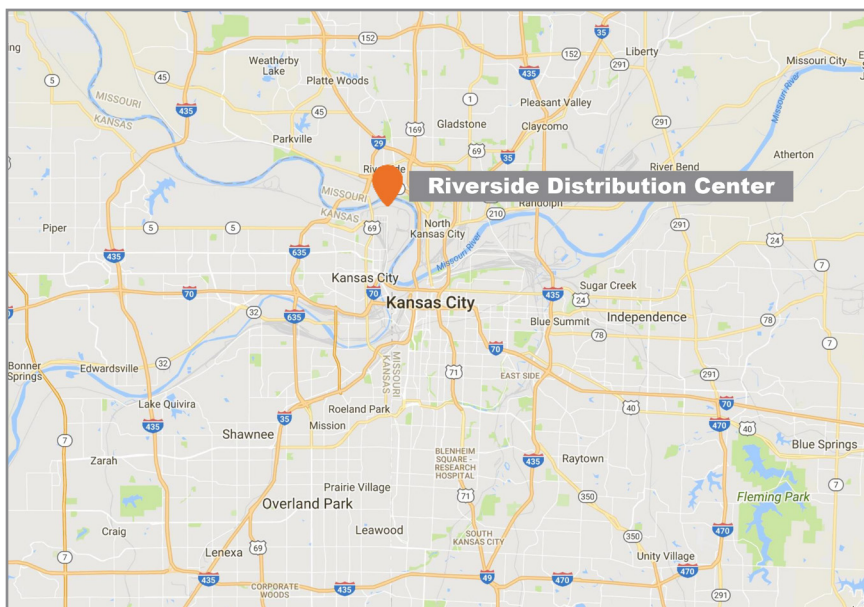
Building Specifications

Total Building Area:	25,000 SF	
Square Feet Available:	6,000 SF	
Office Space:	800 SF	
Year Built:	1973	
Ceiling Height:	18’	
Column Spacing:	35’ x 52’	
Floor Type:	6” thick – reinforced concrete	
Electric Service:	3 Phase - 277/408	
Type of Lease:	Net	
Offering Rate:	\$4.75 PSF	
Net Charges: (2024 Estimates)	CAM:	\$1.00 PSF
	Property Taxes:	\$1.20 PSF
	<u>Insurance:</u>	<u>\$0.32 PSF</u>
	Total	\$2.52 PSF

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Floor Plan

