

Riverside Distribution Center #5

4038 W. Riverside St., Riverside, Missouri

For Lease



Excellent Site!

- 5,942 SF warehouse space
- 500 SF office space
- 18' clear height
- Heavy power
- 1 Dock-high & 1 ramped drive-in door

For more information:

Zach Hubbard, SIOR
816.932.5504
zhu Hubbard@blockllc.com

Hagen Vogel
816.878.6338
hvogel@blockllc.com

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Building Specifications

Square Feet Available:	5,942 SF
Office Space:	500 SF
Total Building Area:	27,216 SF
Year Built:	1982
Ceiling Height:	18'
Column Spacing:	32' x 40'
Floor Type:	6" thick – reinforced concrete
Sprinkler:	Wet system
Electric Service:	3 Phase 277/480 - 200 amp
Type of Lease:	Net, Net
Offering Rate:	\$5.75 PSF

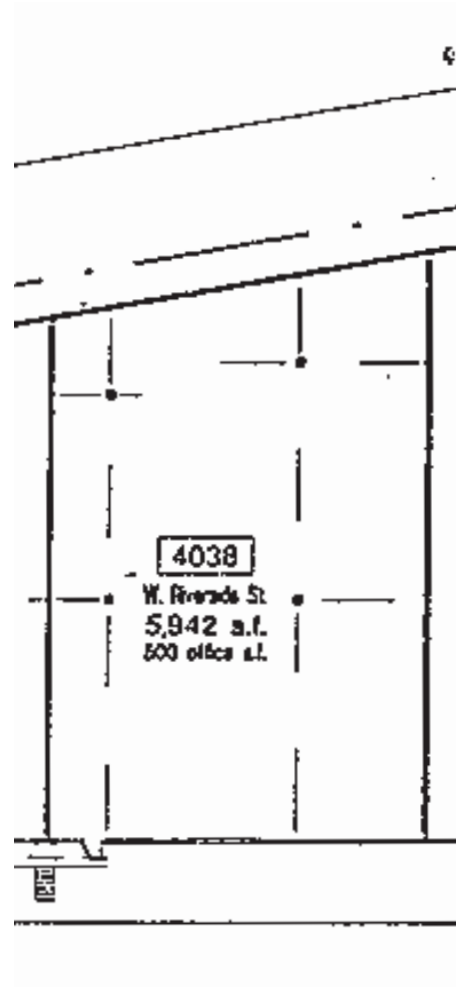
Net Charges: (2024 Estimates)	CAM:	\$1.11 PSF
	Property Taxes:	\$1.21 PSF
	<u>Insurance:</u>	<u>\$0.30 PSE</u>
	Total	\$2.62 PSF

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Unit 4038 Floor Plan



SITE PLAN

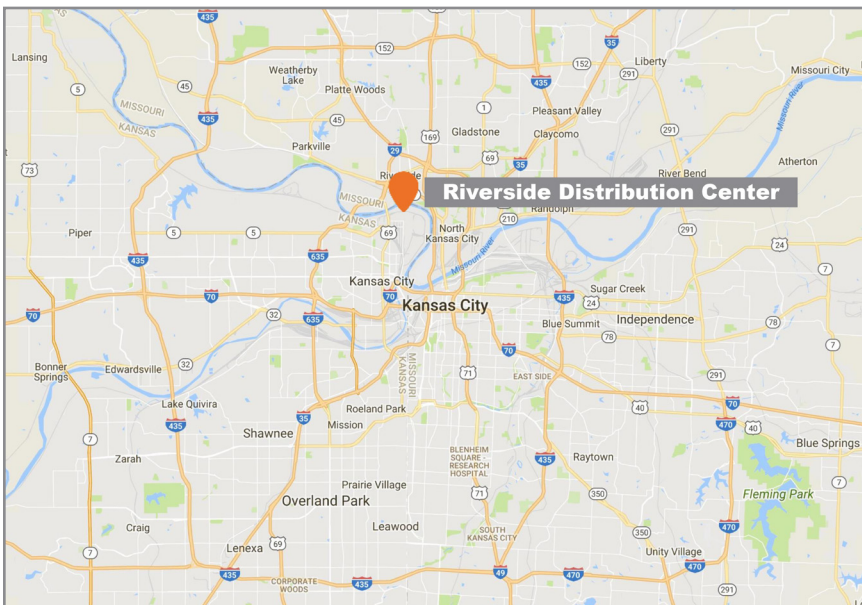
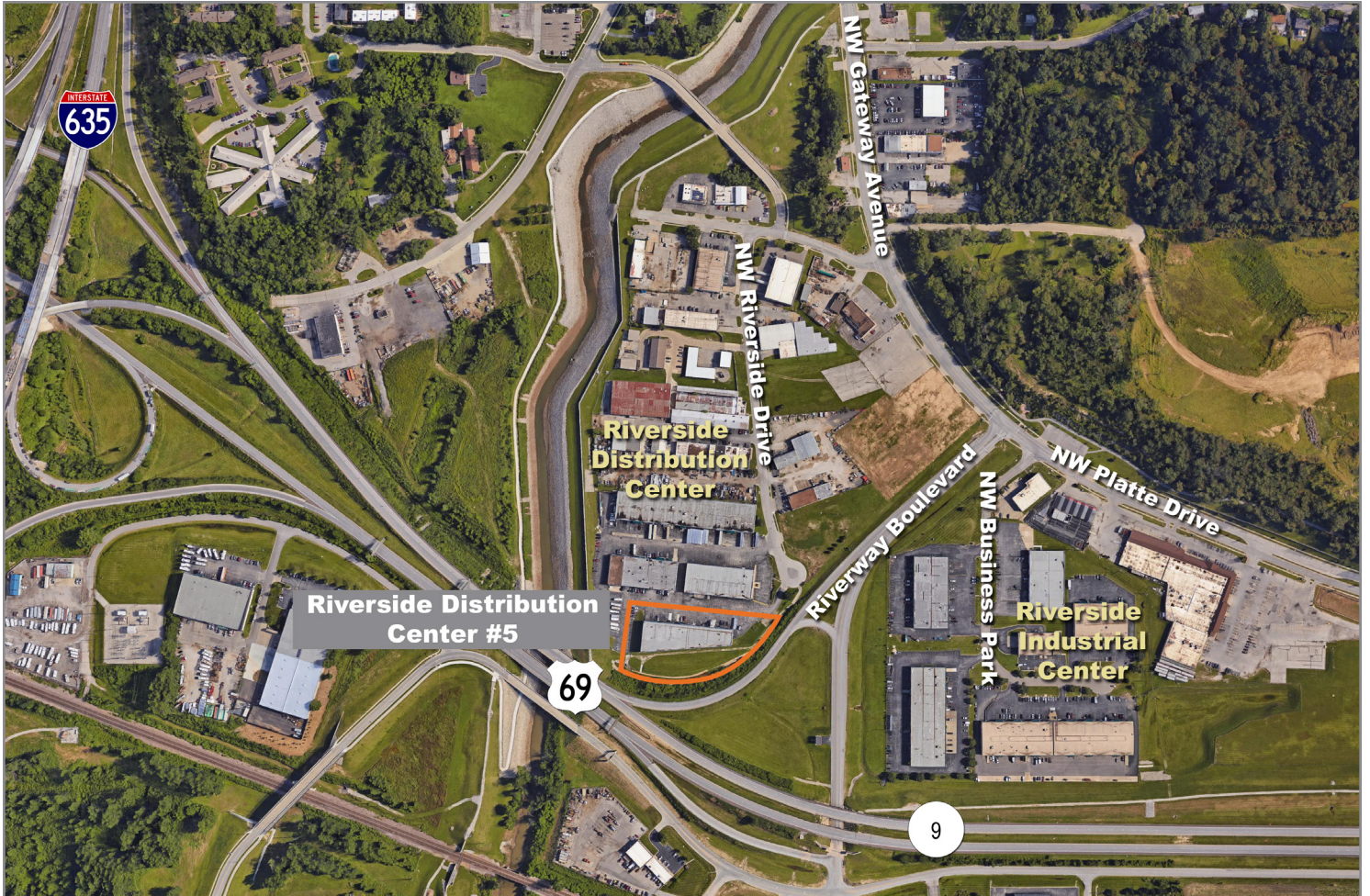
1" = 50'-0"



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4622 Pennsylvania Avenue, Suite 700
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com

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