

Riverside Distribution Center #5

4038 NW Riverside Street, Riverside, Missouri

For Lease



Excellent Site!

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

For more information:

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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: (2025 Estimates)	CAM:	\$1.19 PSF
	Property Taxes:	\$1.37 PSF
	<u>Insurance:</u>	<u>\$0.41 PSF</u>
	Total	\$2.97 PSF

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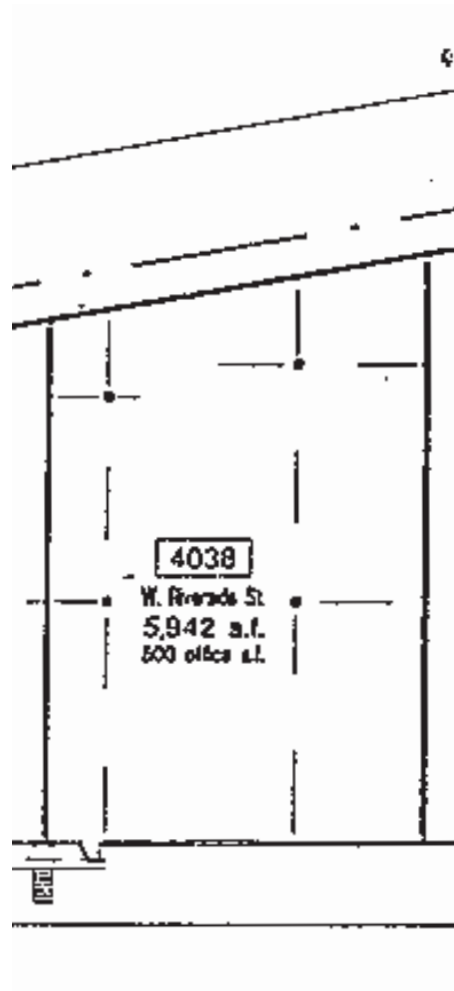
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Unit 4038 Floor Plan



SITE PLAN

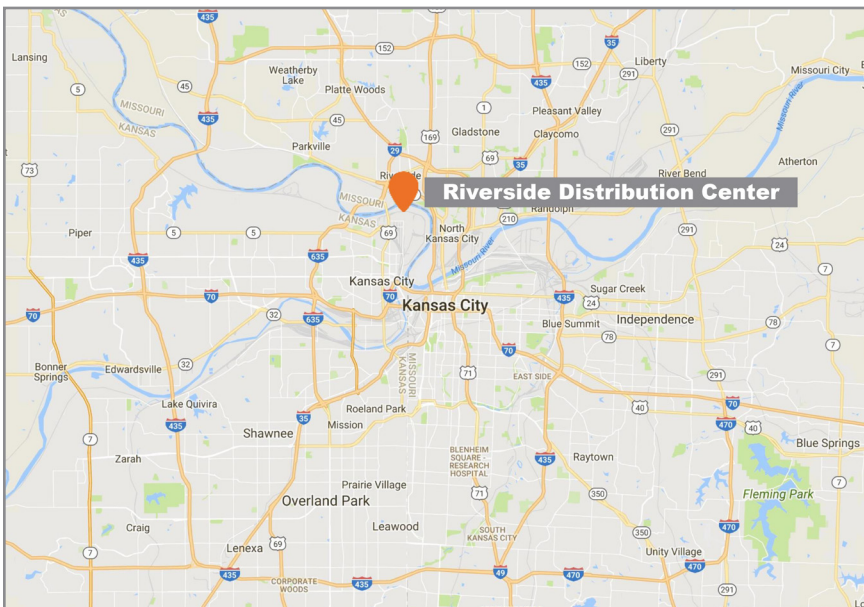
1" = 50'-0"



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