

# Riverside Distribution Center #5

4038 NW Riverside Street, Riverside, Missouri 64150

# For Lease



## Excellent Site!

- 5,942 SF Available
- 500 SF of Office
- 18' Clear Height
- 1 Dock-High Door
- I-35, I-29, I-635, & Hwy-9 Accessible

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: NNN

Offering Rate: \$5.75 PSF

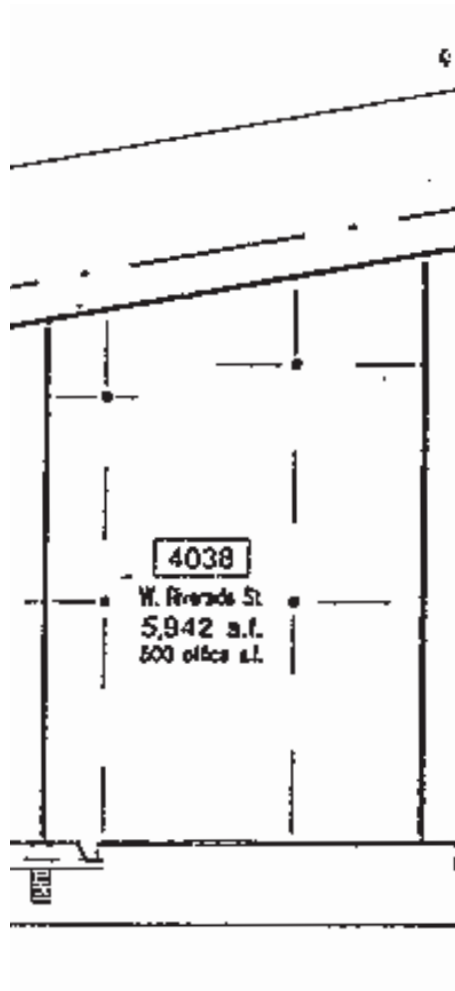
Net Charges: (2025 Estimates)	CAM:	\$1.19 PSF
	Property Taxes:	\$1.37 PSF
	<u>Insurance:</u>	<u>\$0.41 PSF</u>
	Total	\$2.97 PSF

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Unit 4038 Floor Plan



SITE PLAN

1" = 50'-0"

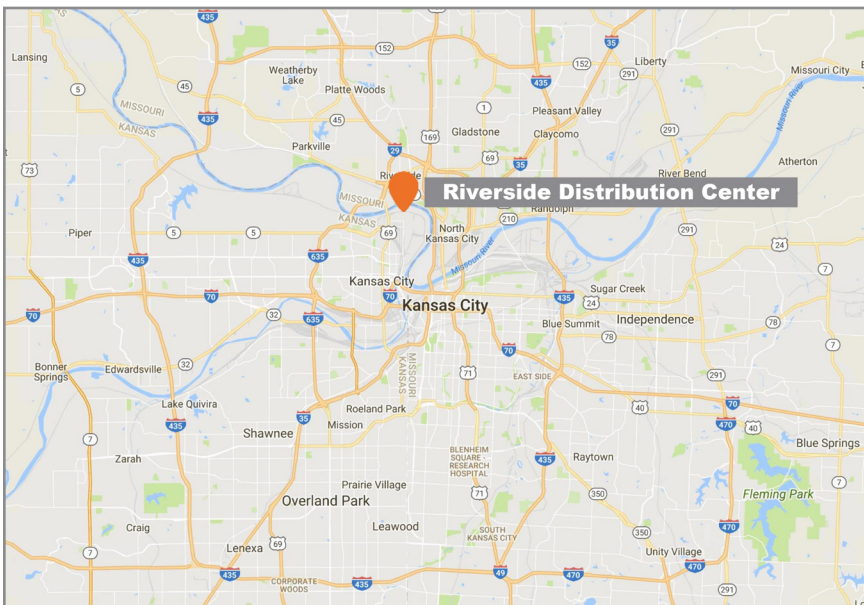




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