

Riverside Distribution Center #5

4038 NW Riverside Street, Riverside, Missouri 64150

For Lease



Excellent Site!

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

For more information:

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816.878.6314
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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
Clear Height:	18'
Column Spacing:	32' x 40'
Floor Type:	6" thick – reinforced concrete
Sprinkler:	Wet system
Electric Service:	3 Phase, 277/480V, 100 amp
Type of Lease:	NNN
Offering Rate:	\$5.75 PSF

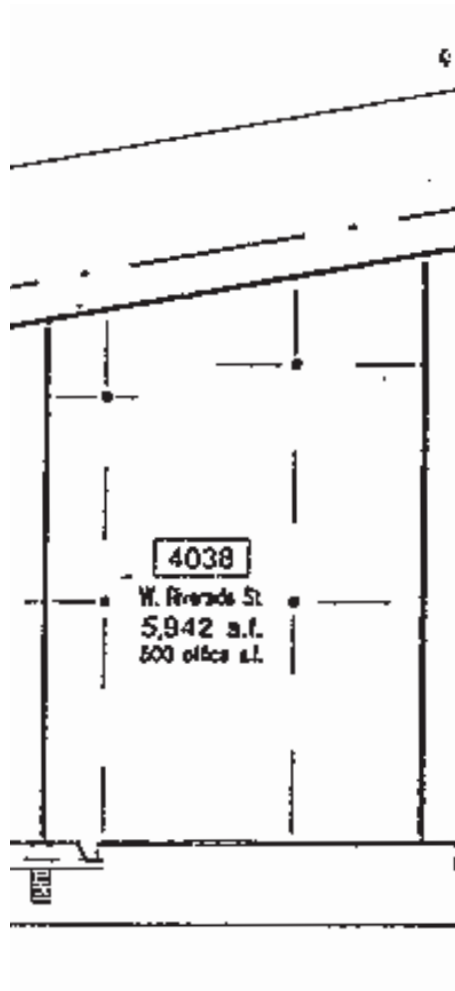
Net Charges: (2025 Estimates)	CAM:	\$1.19 PSF
	Property Taxes:	\$1.37 PSF
	<u>Insurance:</u>	<u>\$0.41 PSF</u>
	Total	\$2.97 PSF

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Unit 4038 Floor Plan



SITE PLAN

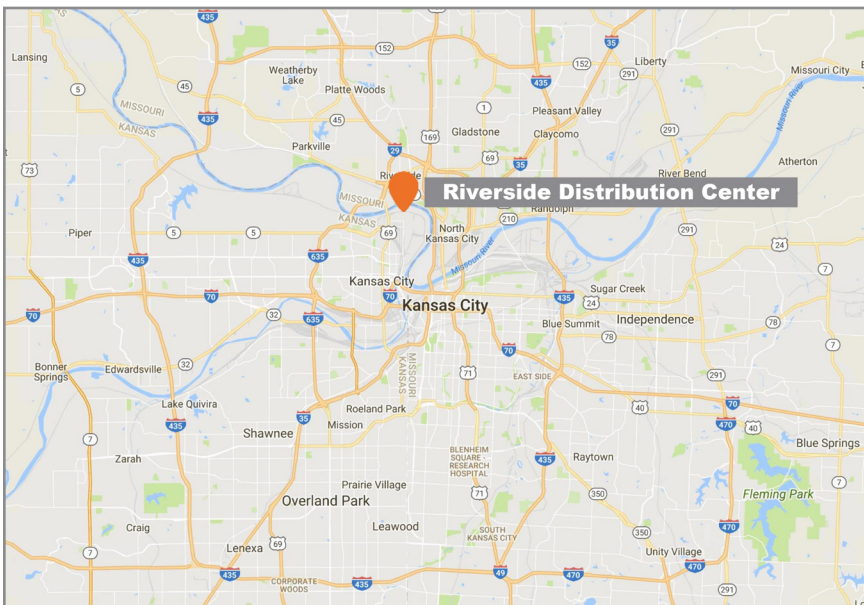
1" = 50'-0"



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