



Central Location!

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

For more information:

Zach Hubbard, SIOR
816.932.5504
zhu Hubbard@blockllc.com

Blaise Gunnerson
816.878.6314
bgunnerson@blockllc.com

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Building Specifications

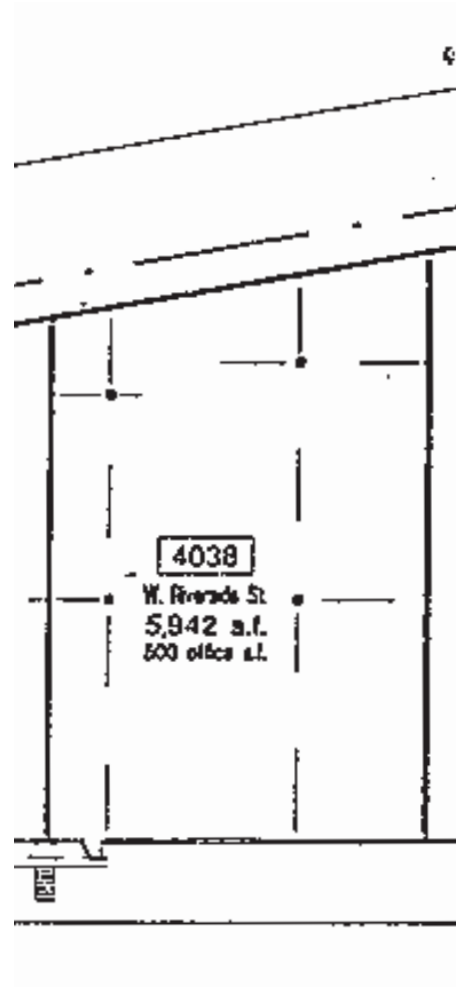
Square Feet Available:	5,942 SF	
Office Space:	500 SF	
Total Building Area:	27,216 SF	
Year Built:	1982	
Clear Height:	18'	
Column Spacing:	32' x 40'	
Sprinkler:	Wet system	
Electric Service:	3 Phase, 277/480V, 100 amp	
Type of Lease:	NNN	
Offering Rate:	TBD	
Net Charges: (2026 Estimates)	CAM:	\$1.34 PSF
	Property Taxes:	\$1.37 PSF
	<u>Insurance:</u>	<u>\$0.41 PSF</u>
	Total	\$3.12 PSF

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Unit 4038 Floor Plan



SITE PLAN

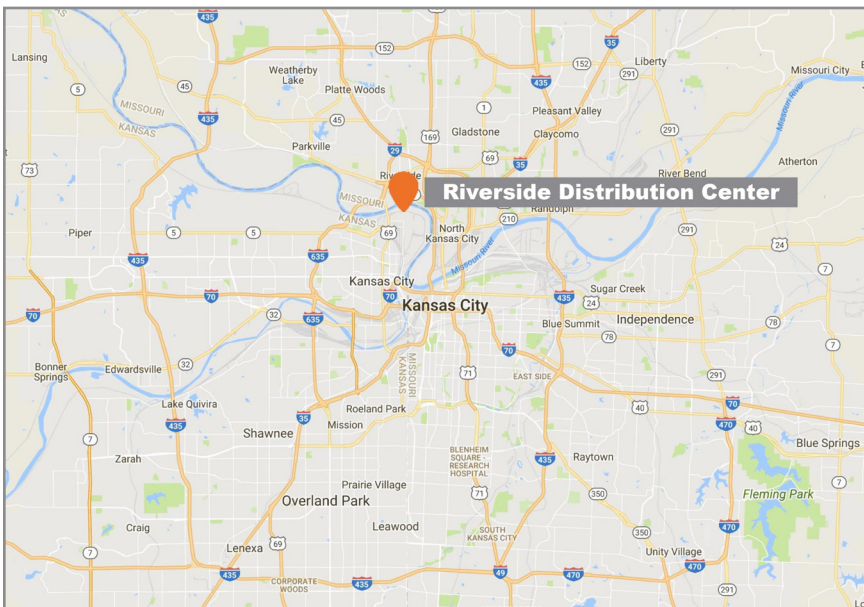
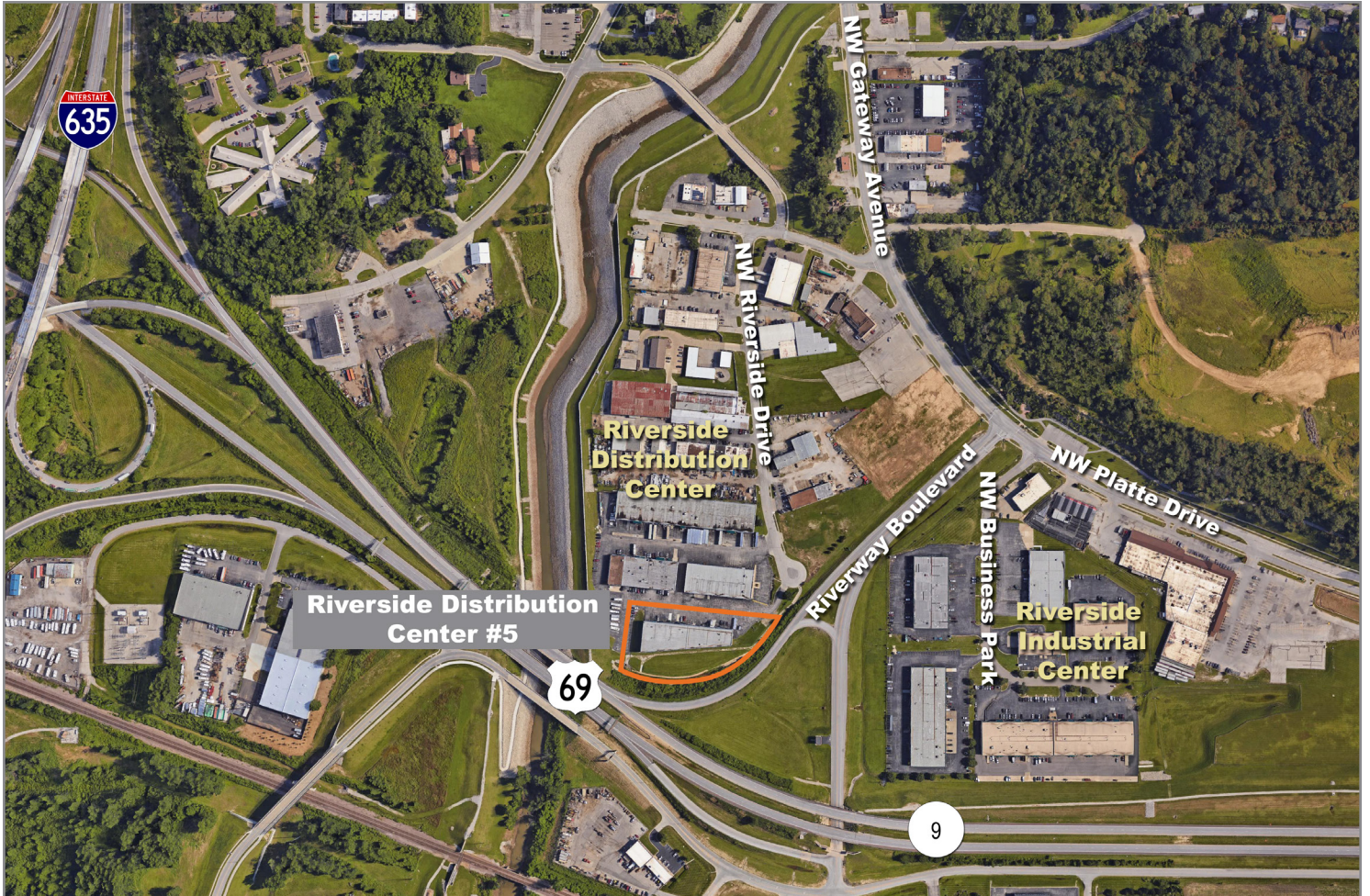
1" = 50'-0"



Riverside Distribution Center #5

4038 NW Riverside Street, Riverside, Missouri 64150

For Lease



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zhuhammad@blockllc.com

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

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REAL ESTATE SERVICES, LLC