

Riverside Distribution Center #3

4102 West Riverside Street, Riverside, Missouri 64150

For Lease



Excellent Location

- 25,000 SF available
- 4,160 SF office
- Dock-high and drive-in loading
- Central Metro location
- Nearby interstate access to I-635, I-70, I-35, I-29
- No city earnings tax
- Free Standing
- Highway visibility

For more information:

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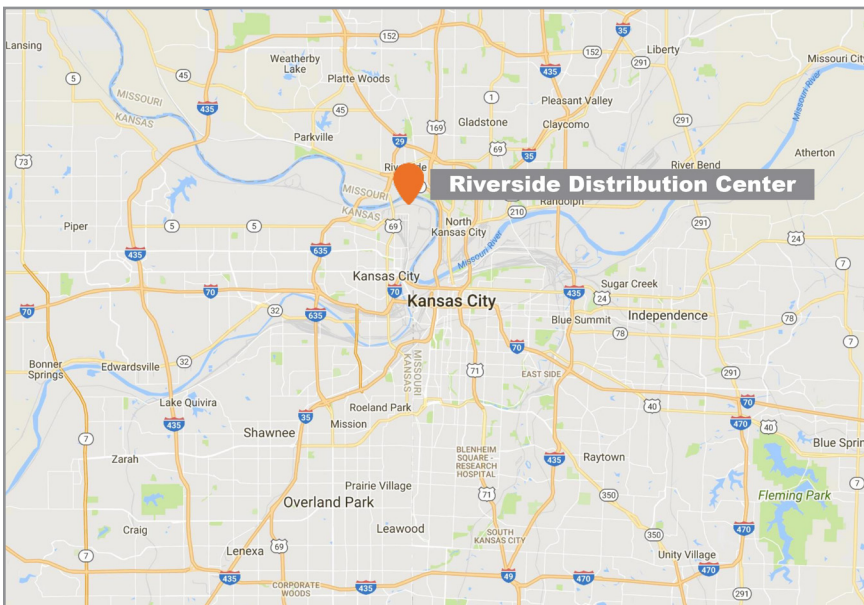
Building Specifications

Total Square Feet:	25,000 SF	
Square Feet Available:	25,000 SF	
Office:	4,160 SF (1st floor)	
Year Built:	1975	
Ceiling Height:	18'	
Loading:	4 loading docks (8' x 9') 1 drive-in door (8' x 9')	
Column Spacing:	32' x 34'	
Floor Type:	6" - reinforced concrete	
Lighting:	Fluorescent	
Sprinkler:	Wet	
Electric Service:	400 amp, 120/208V, 3 phase	
Type of Lease:	Net	
Offering Rate:	\$3.50	
Net Charges: (2024 Estimates)	CAM:	\$1.03 PSF
	Property Taxes:	\$1.18 PSF
	<u>Insurance:</u>	<u>\$0.32 PSF</u>
	Total	\$2.53 PSF

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