Riverside Distribution Center #2

4112 West Riverside St., Riverside, Missouri

For Lease

Excellent Site!

- 8,000 SF available
- 840 SF of office space
- 2 dock-high doors
- 18’ clear height
- Quick access to I-35, I-70, I-635 and I-29

For more information:

Zach Hubbard, SIOR
816.932.5504
zhubbard@blockllc.com

Hagen Vogel
816.88.6338
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4622 Pennsylvania Avenue, Suite 700
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816.756.1400 | www.BLOCKLLC.com

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Building Specifications

Total Square Feet:	50,000 SF
Square Feet Available:	8,000SF
Office Space:	854 SF
Loading:	2 dock-high doors (8’6” x 10’)
Year Built:	1978
Ceiling Height:	18’
Column Spacing:	25’ x 50’
Floor Type:	6” thick - reinforced concrete
Sprinkler:	Yes
Electric Service:	277/480
Type of Lease:	Net
Offering Rate:	$4.75 PSF
Net Charge: (2024 Estimates)	CAM: $0.90 PSF Taxes: $1.24 PSF Insurance: $0.21 PSF Total: $2.35 PSF

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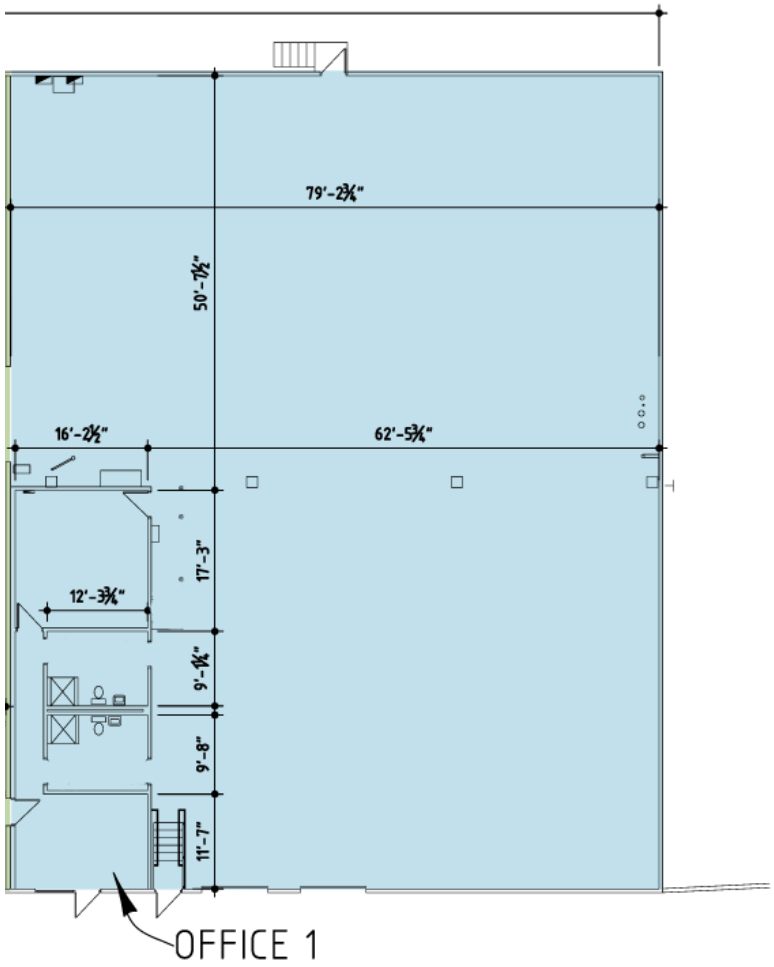

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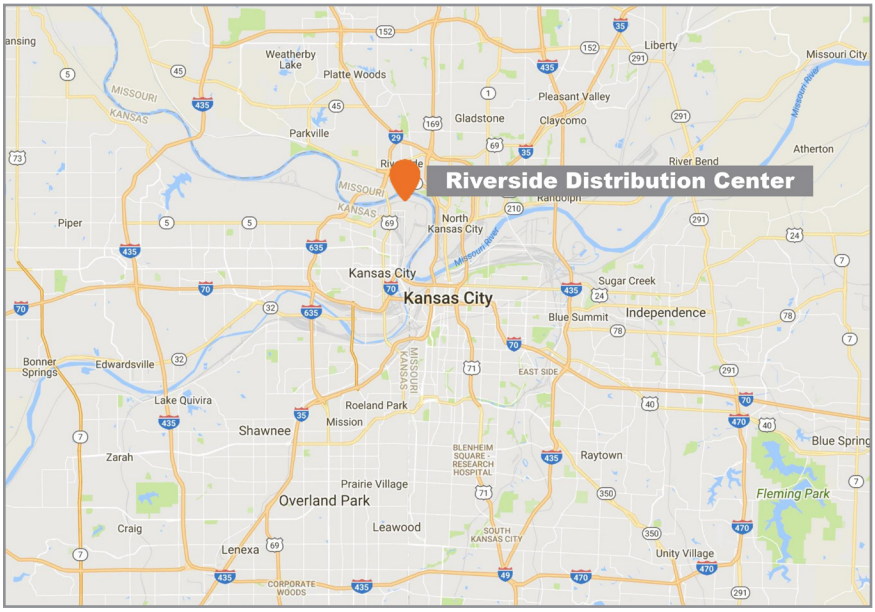

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