



The Heart of Kansas City!

- 328,320 SF cross-dock distribution building
- 36' clear height
- 36 - 9' x 10' overhead dock doors and 4 - 12' x 16' mechanically operated grade level drive-in doors, each of which will be located at the respective corners of the building.
- 88 trailer dedicated parking + 60 additional at blockouts
- ESFR sprinkler system

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Building Specifications

Address:	3910 NW Helena Road, Riverside, MO 64150
Zoning:	PD, Planned Development
Size:	328,320 SF
Land Area:	20.07 acres (981' x 330')
Bay Size:	Speed bays size are 65' x 54.5' and storage bays are 50' x 54.5'
Parking Spaces:	206 + 264 future = 470 (1.43/1,000 SF)
Trailer Parking:	88 dedicated to the west of the building each with concrete dolly pads. Parking lot is 135' on the north and south side of the building. A 7" thick un-reinforced concrete apron will extend 65' from the face of the building.
Roof:	Roof system is 45 mil TPO that mechanically fastened with an initial insulation value of R-20
Floors:	Concrete floors are 7" unreinforced, 4,000 PSI concrete on 4" of compacted granular fill material and a 15-mil vapor retarder under the entire floor slab
Heating:	Heated by 4 roof-mounted gas fired make-up air units (MAU) with design criteria of 50 degrees F at 0 degrees F outside
Insulation:	R-11 stick pin from the bottom of the roof down to 12'0" above the finished floor on the warehouse perimeter walls
Fire Sprinkler:	Hydraulically calculated E.S.F.R. fire protection system with an electric fire pump, designed in accordance with NFPA 13 and the design is based on a flow test of 127 PSI static, 107 PSI residual and flowing at 1,592 GPM. It provides protection for Class I – IV commodities stored to a maximum storage height of 35' and a maximum deck height of 40'. 18 hose valves are located on various columns throughout
Exterior Lighting:	LED wall packs at the car parking and trailer/truck parking and maneuvering areas
Interior Lighting:	The building shall be lighted with LED F-Bay fixtures with motion sensors to an average of 25FC based on an "open area" plan.
Electrical Service:	3,000 amp 277/480-volt electrical service located near the center of the east elevation
Column Spacing:	Dock/speed bays are 54'6" x 65' and storage bays are 54'6" x 50'

Building Specifications

Office: Build-To-Suit with glass at the four corners, a fifth potential office area is in the middle on the north face of the building.

Both north and south center glass areas have two block outs for 12' x 14' for future drive-in/ramps or storefront windows, should the center areas become offices.

Drive-ins: Four (4) 12' x 16' drive-in doors, each located at the four corners plus four future blockouts in the south and north center elevation.

Docks: 36 - 9' x 10' dock doors with full equipment including 45,000 lb pit levelers, seals, LED lighting. 60 - 9' x 10' block outs for future dock doors.

Clear Height: 36'

Phone and Fiber: Conduits for Technology cabling are provided to the building at the Dmarc location which is at the center of the east end in the electrical room. The building is located in Horizons Business Park with fiber in the street (north side of NW 41st). The copper provider is AT&T. Time Warner and some fiber runs on the main street, as provided through Level 3 Communications, but would need to be built to the site.

Utilities: All utilities except for water will be separately metered. Tenant will arrange for all utilities to be placed in their name.

- Water: Missouri American Water
- Sewer: City Of Riverside
- Electrical: Evergy
- Gas: Spire
- Phone: AT&T

Net Charges: (2025 Estimates)	RE Taxes*:	\$1.35 PSF	*PILOT in place with the City of Riverside to cap real estate taxes at \$1.25 PSF through the end of 2028. Levy assessment of \$0.06 PSF annually included in the amount above.
	Insurance:	\$0.35 PSF	
	<u>CAM</u>	<u>\$0.68 PSF</u>	
	Total:	\$2.38 PSF	

Incentives: The Landlord has negotiated a highly competitive and valuable tax program for the building with the city Riverside, MO. The city will provide a fixed PILOT payment of \$1.25 per square foot annually through 2028 as well as a Chapter 100 sales tax exemption for the property.

Riverside Logistics Centre - Bldg. 2

3910 NW Helena Road, Riverside, Missouri

For Lease



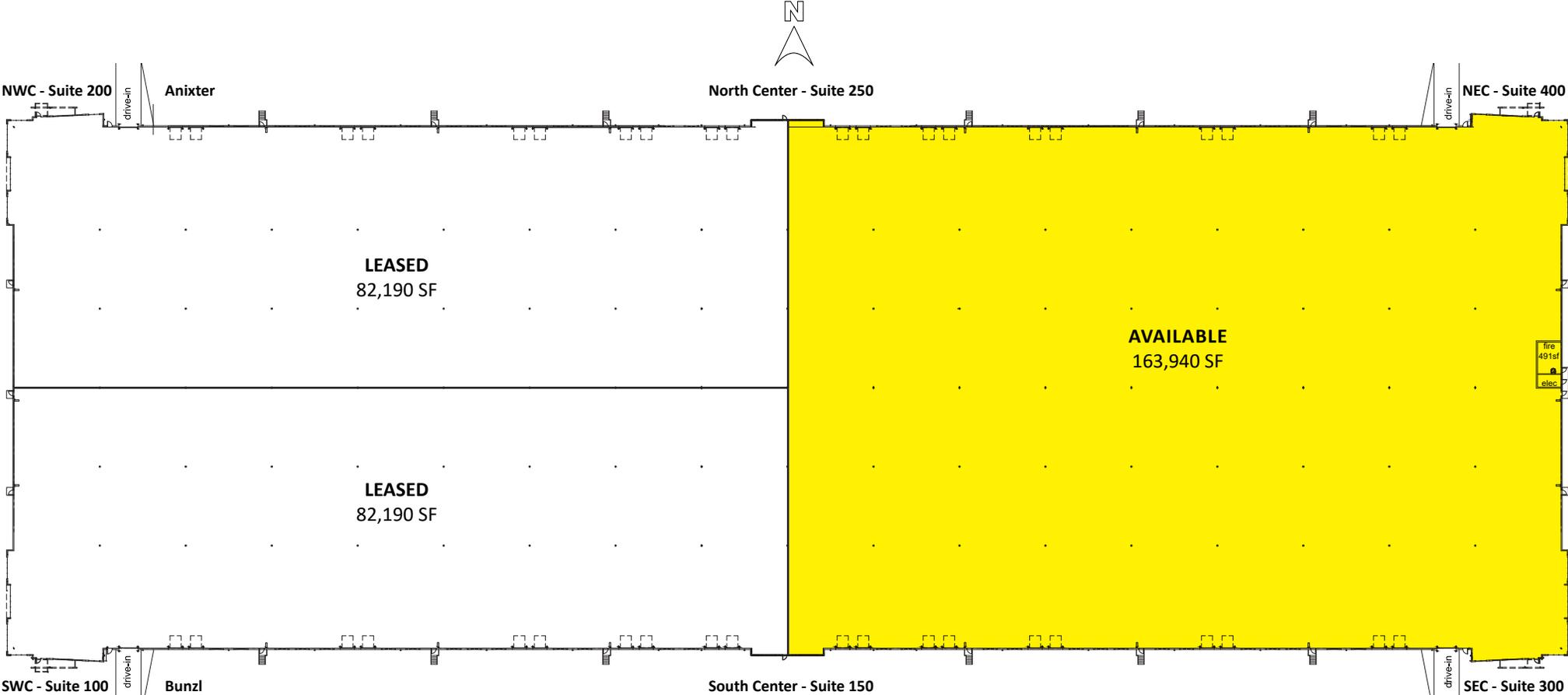
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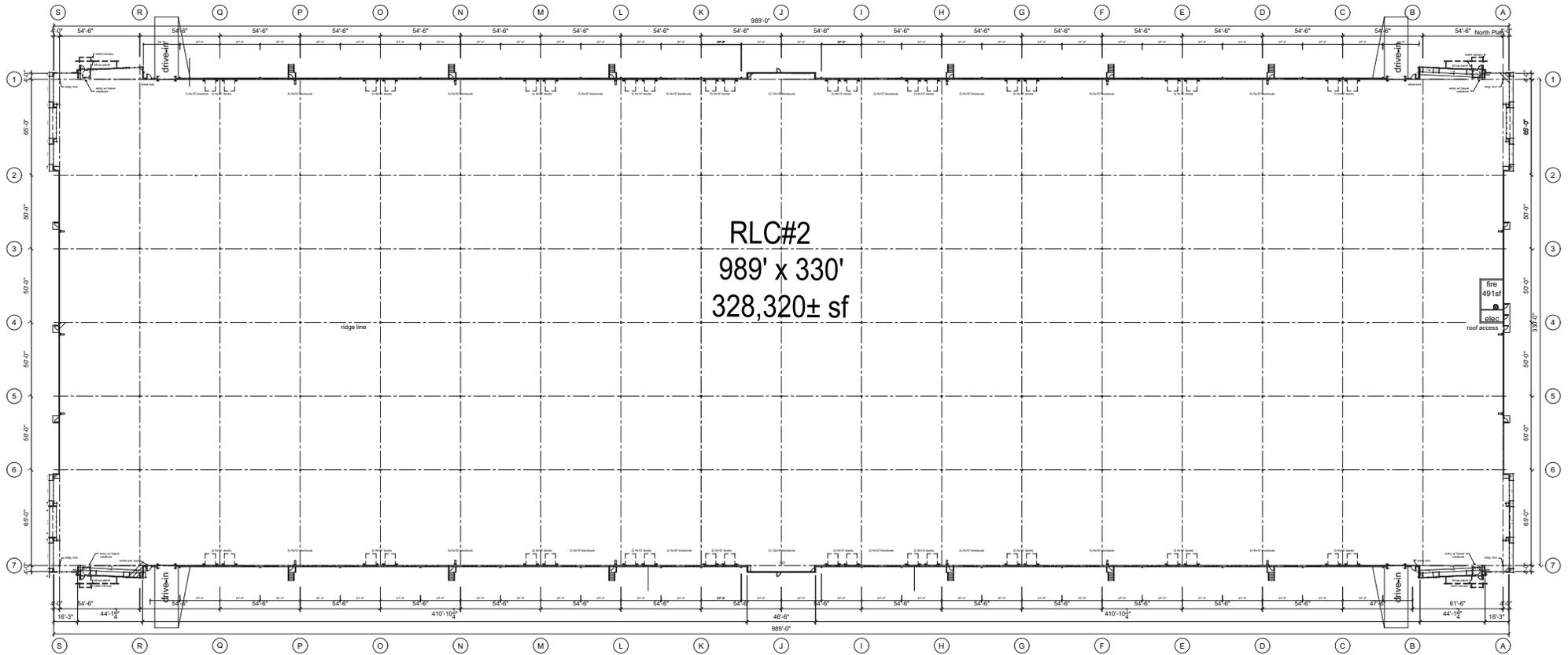
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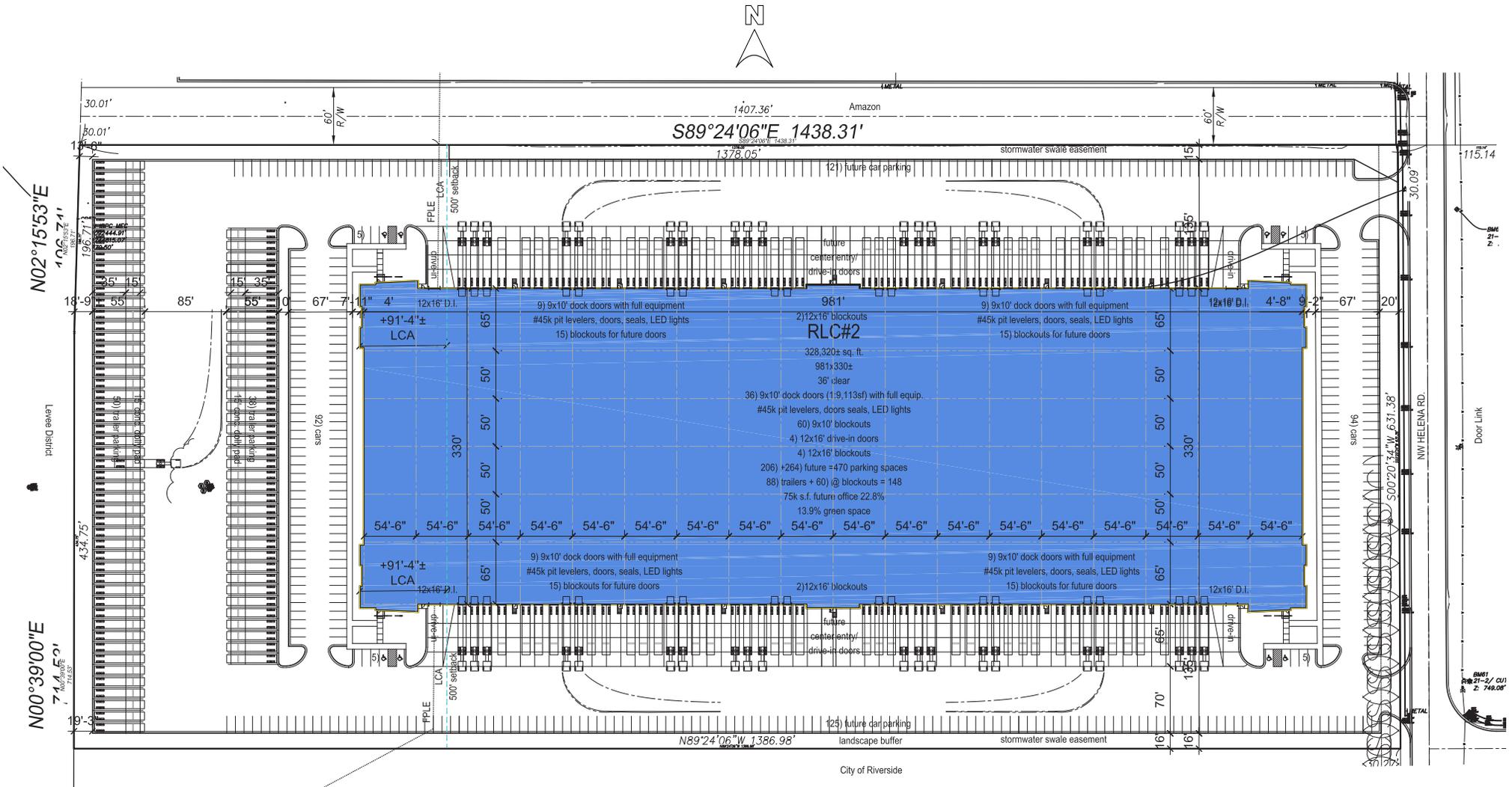
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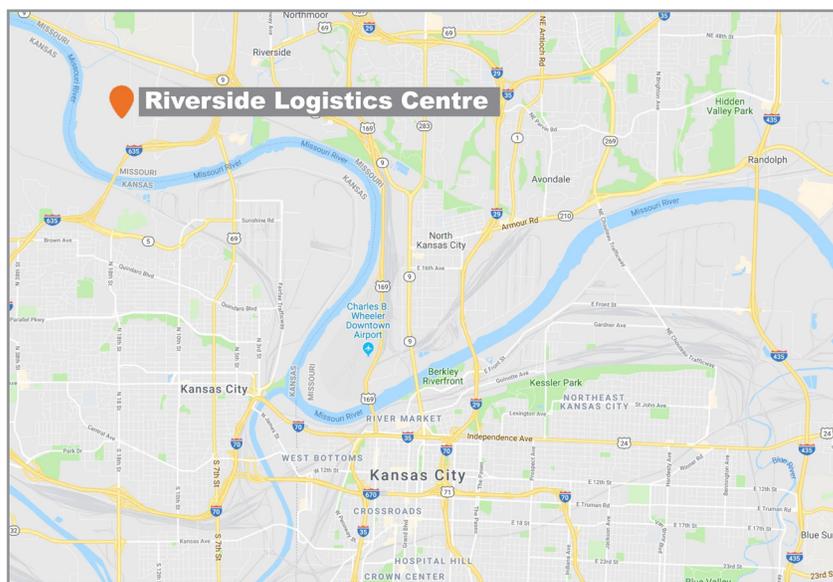


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