

# Riverside Industrial Center #5

500 NW Business Park Lane, Riverside, Missouri

# For Lease



## Single-Tenant Building for Lease!

- Freestanding building for strong business identity
- Versatile and efficient loading
- Professionally managed business park
- Central Metro location
- Immediate interstate access

For more information:

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## Building Specifications

Square Feet Available: 12,160 SF

Office Space: 2,200 SF

Total Square Feet: 12,160 SF

Year Built: 1986

Ceiling Height: 14' 6"

Loading:

Dock-high doors with electric openers  
Three (3) doors - 8' wide x 10' high  
One (1) door - 16' wide x 12' high

Drive-in doors with electric openers  
Two (2) grade-level doors - 16' wide x 12' high  
One (1) ramped door - 12' wide x 12' high

Lighting: T-5 high-efficiency fluorescent

Column Spacing: 30' x 40'

Floor Type: 6" reinforced concrete slab on grade

Sprinkler: Wet

Electric Service: 400 AMP, 120/208v, 3-ph

Type of Lease: Net, Net

Offering Rate: \$5.75 Net, Net

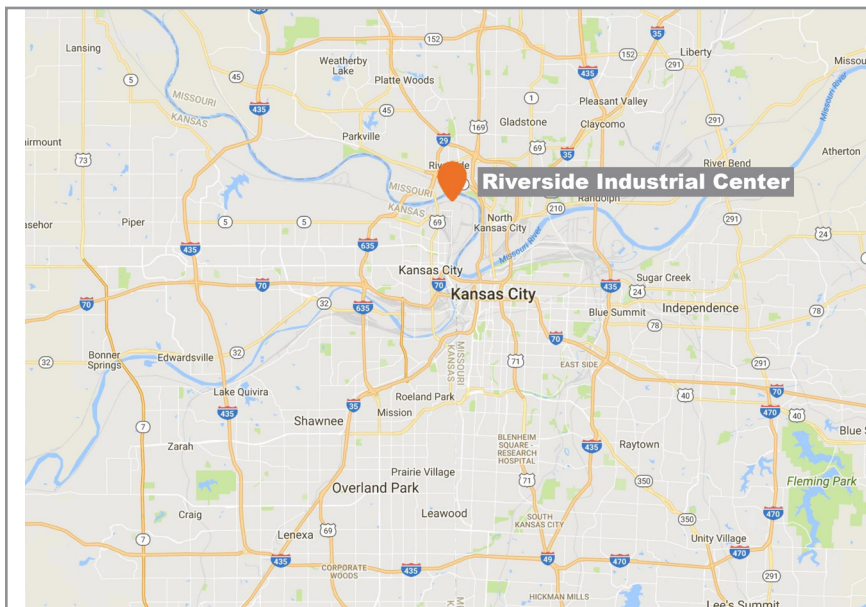
Net Charge: (2024 Estimates)	CAM:	\$1.65 PSF
	Taxes:	\$1.64 PSF
	<u>Insurance:</u>	<u>\$0.51 PSF</u>
	Total:	\$3.80 PSF



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