

Riverside Business Center - #2

2461-2475 NW Tullison Road, Riverside, Missouri

For Lease



Minutes from I-29, 35 & 635

- Multiple dock-high doors on front and 12' x 14' rear loaded drive-in doors
- Excellent highway access
- Highway 9 visibility
- 10 minutes to downtown Kansas City, Missouri

For more information:

Christian Wead

816.412.8472

cwead@blockllc.com

Michael R. Block, CPM

816.932.5549

mblock@blockllc.com

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This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

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

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Building Specifications

Building Size: 43,750 SF on the floor
2,573 SF 2nd level mezzanine (suite 2462)
800 SF 2nd level mezzanine (suite 2461)
47,123 Total SF

Clear Height: 21'

Column Spacing: N/S is 43'1" and E/W is 33'8"

Loading Doors: Three dock-high doors
Three 12' x 14' drive-in door
2 Drive-in dock wells

Sprinkler System: Wet sprinkler system throughout the building.

HVAC: In Unit #2461 AHU#1 is Bryant of 25 years in working condition and AHU#2 is also Bryant of 24 years in working condition. There is a CU#1 of Bryant of 26 years in working condition of 7.5 tons and CU#2. Heat in the warehouse is Sterling 25 years in working condition. There are 2 exhaust fans. Tenant upgrade in 2020/2021 should make this a fully conditioned space

Lighting: LED in #2461 and T-5 in #2475

Parking: 90 regular, and 2 handicap parking spaces for automobiles.

Streets, Access, Frontage: The property is located on the west side of NW Plaza Drive, south of Tullison Road, which parallels Missouri Highway 9 and has nearby access to the highway via intersections with US Highway 69 to the west and Briarcliff Parkway to the east. The property has a good exposure to Highway 9.

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Building Specifications

Electrical Service: Suite #2461 has 400 Amp 208/120 voltage, 3 phase power.

Zoning: I-1 – Light Industrial

Internet Service Provider: Spectrum and AT&T are available to the building

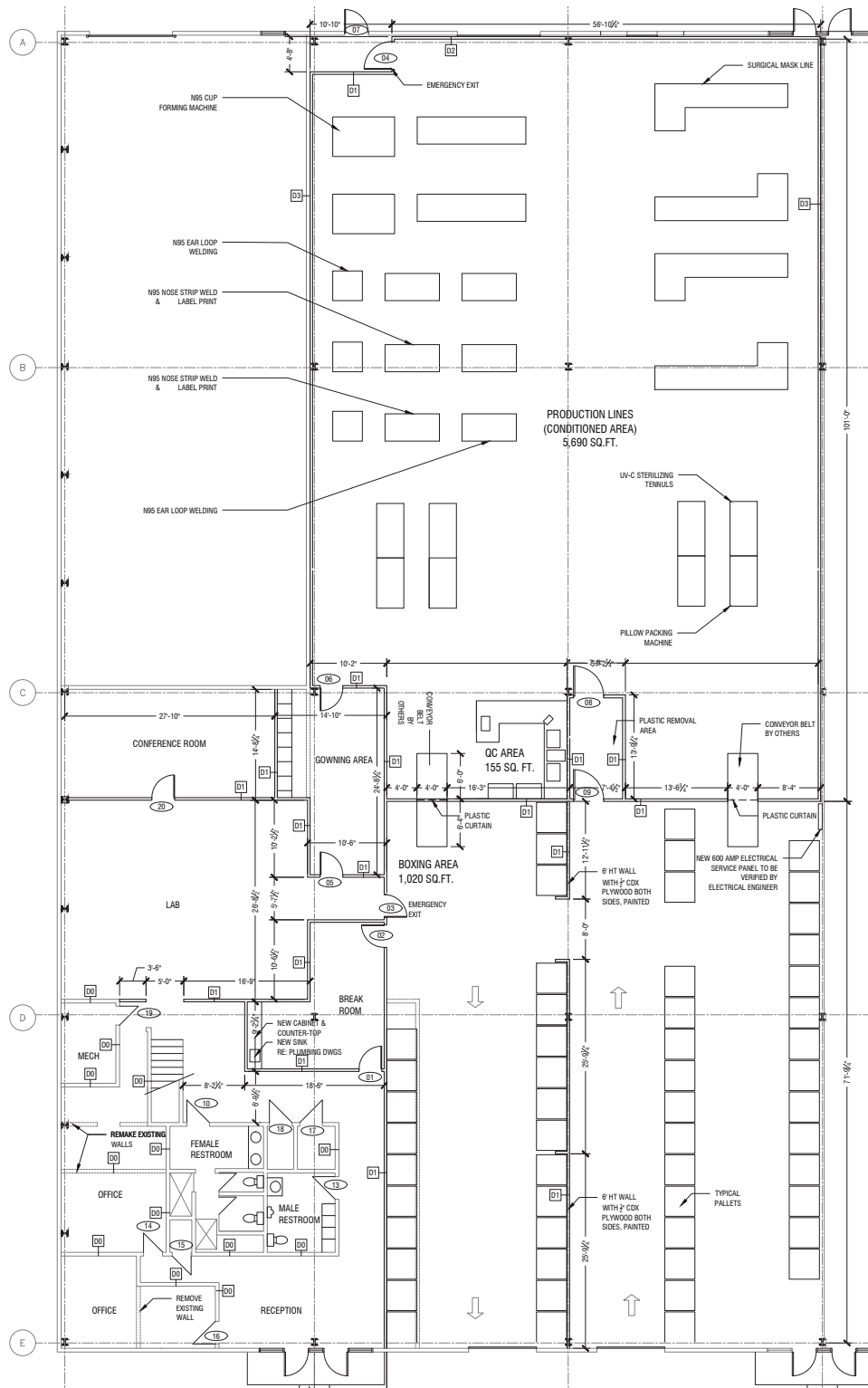
Net Charges: (2024 Estimates)	RE Taxes:	\$1.31 PSF
	Insurance	\$0.60 PSF
	<u>CAM:</u>	<u>\$1.31 PSF</u>
	Total	\$3.12 PSF

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Suite 2461 - Floor Plan

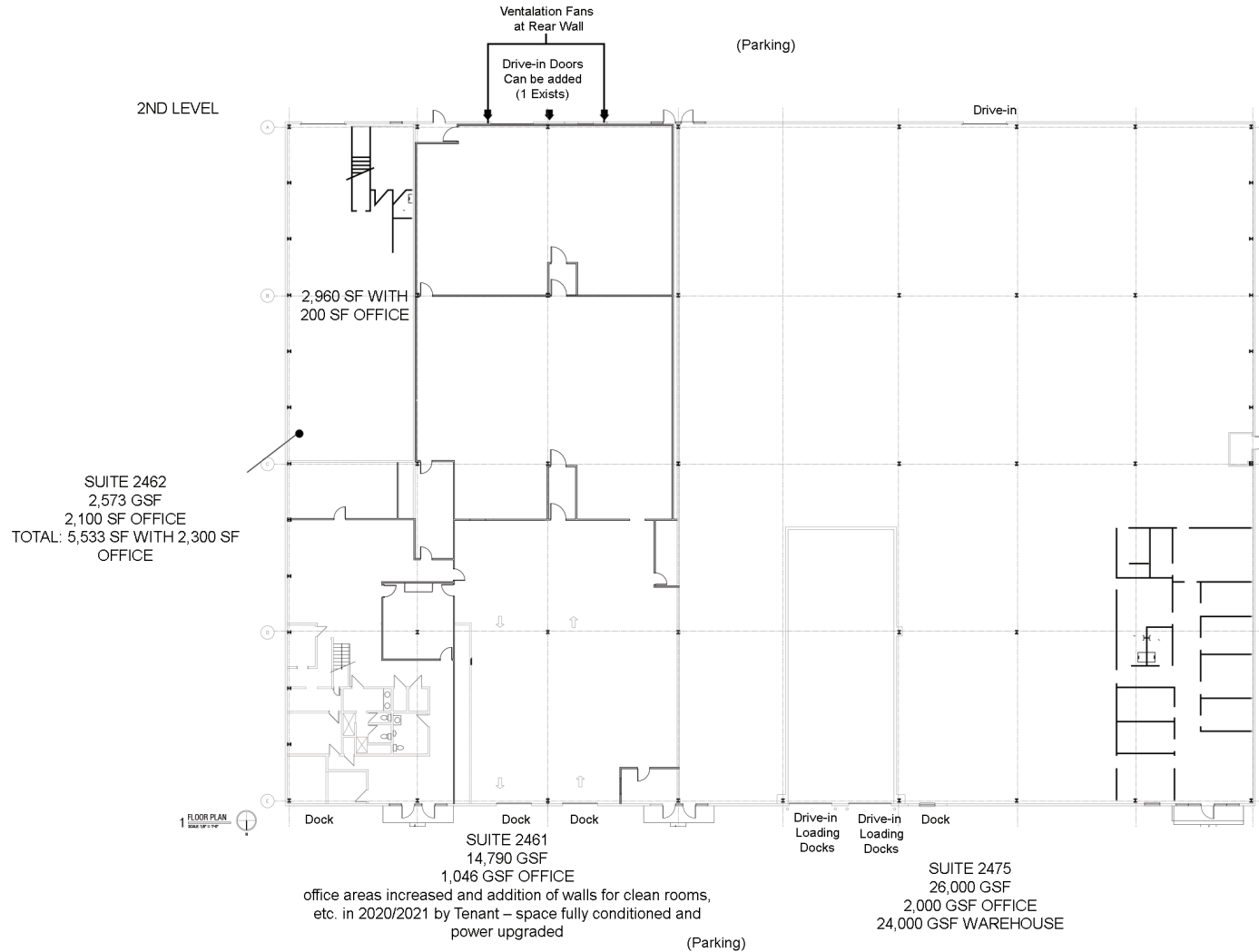


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Riverside Business Center #2 Floor Plan

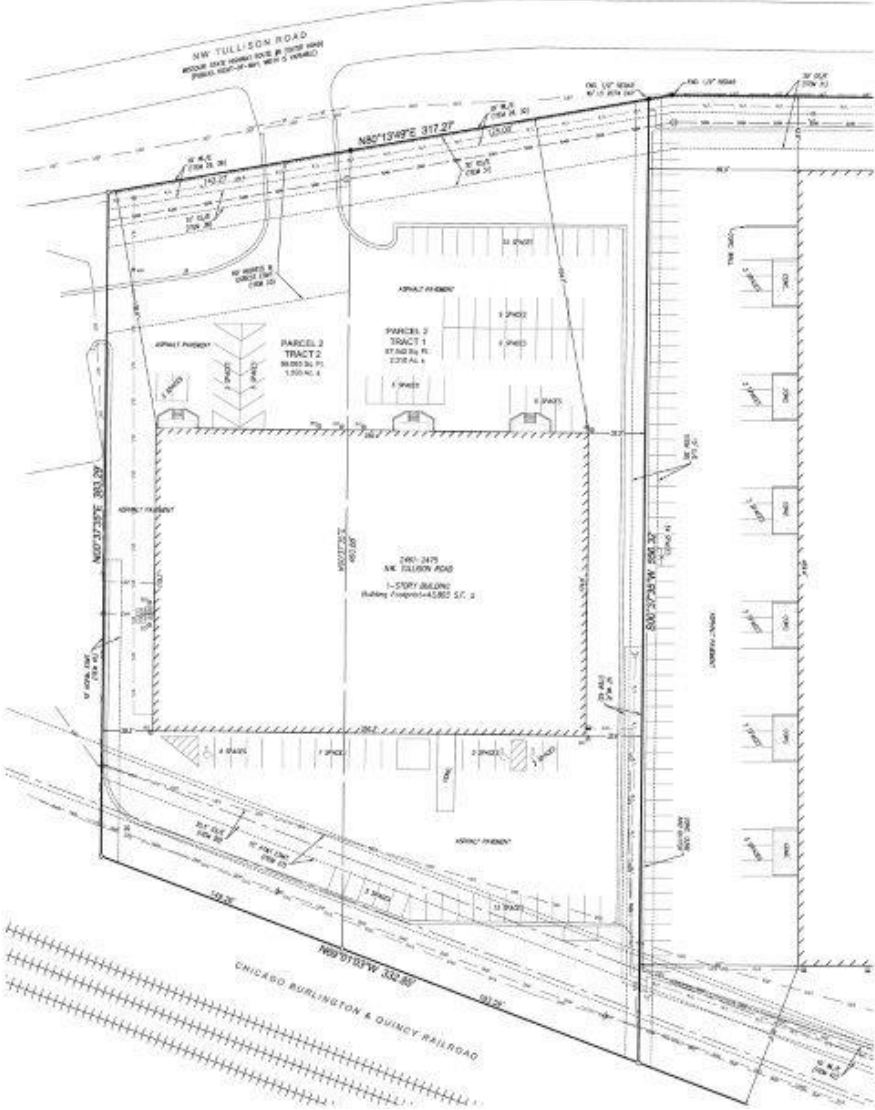


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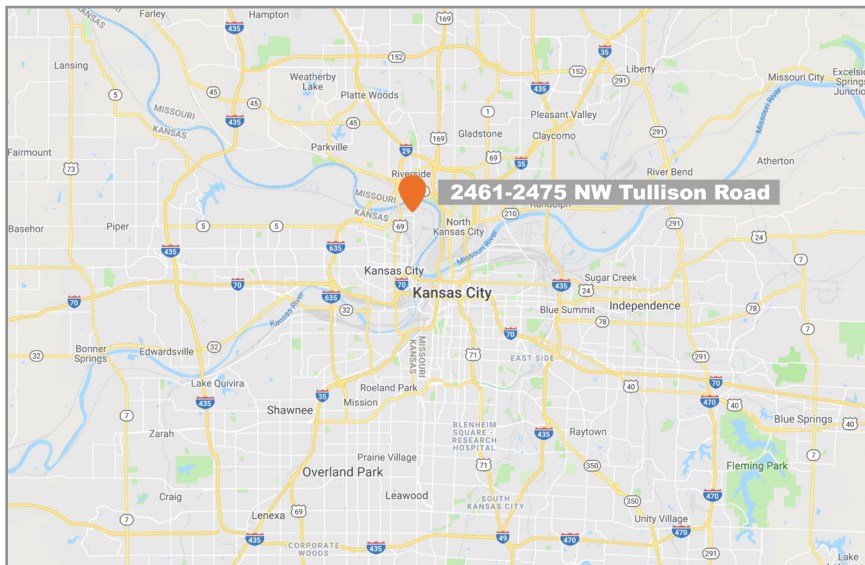
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