

# 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

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Michael R. Block, CPM

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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

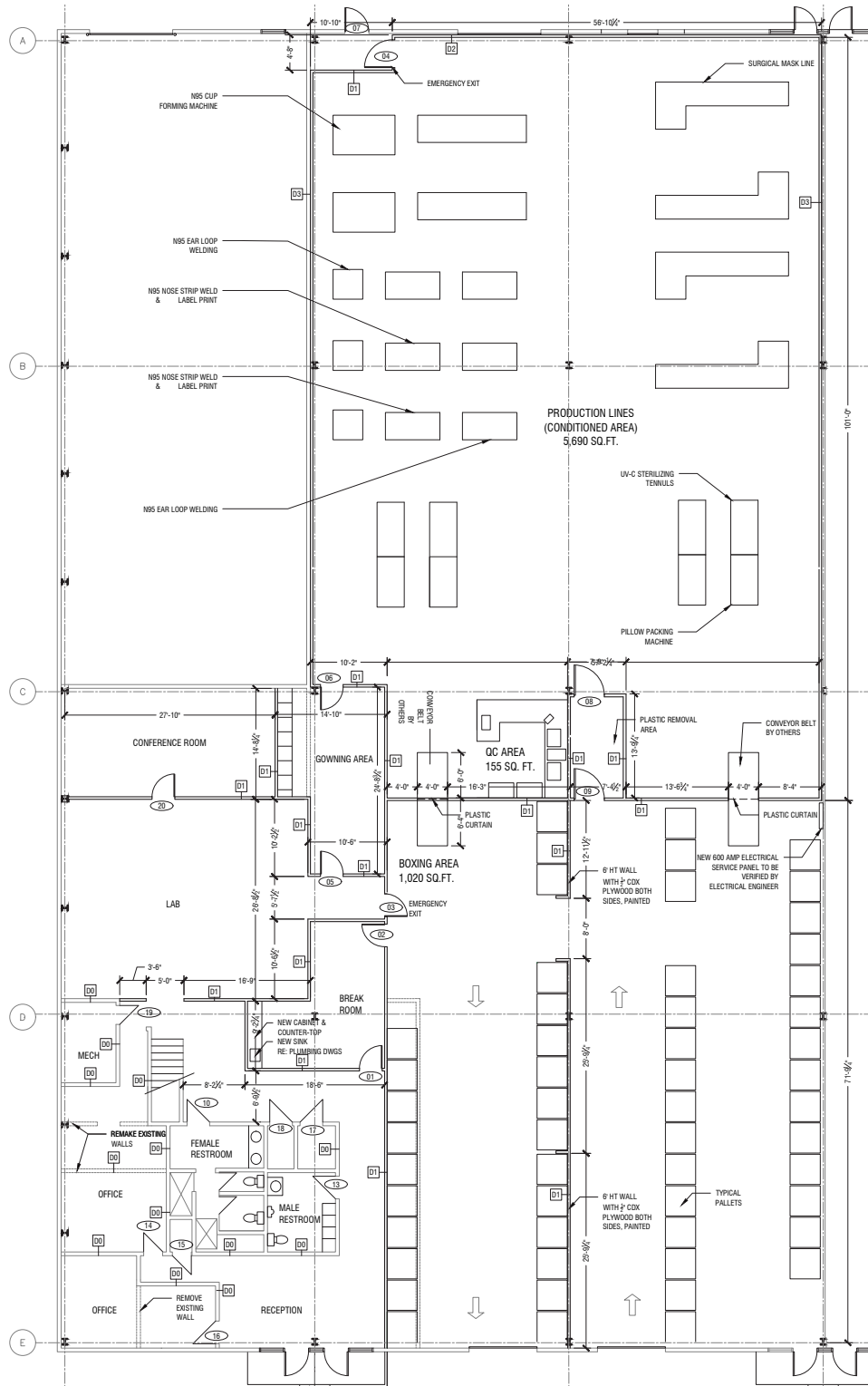
Net Charges: (2025 Estimates)	RE Taxes:	\$1.20 PSF
	Insurance	\$0.66 PSF
	<u>CAM:</u>	<u>\$2.21 PSF</u>
	Total	\$4.07 PSF

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## Suite 2461 - Floor Plan

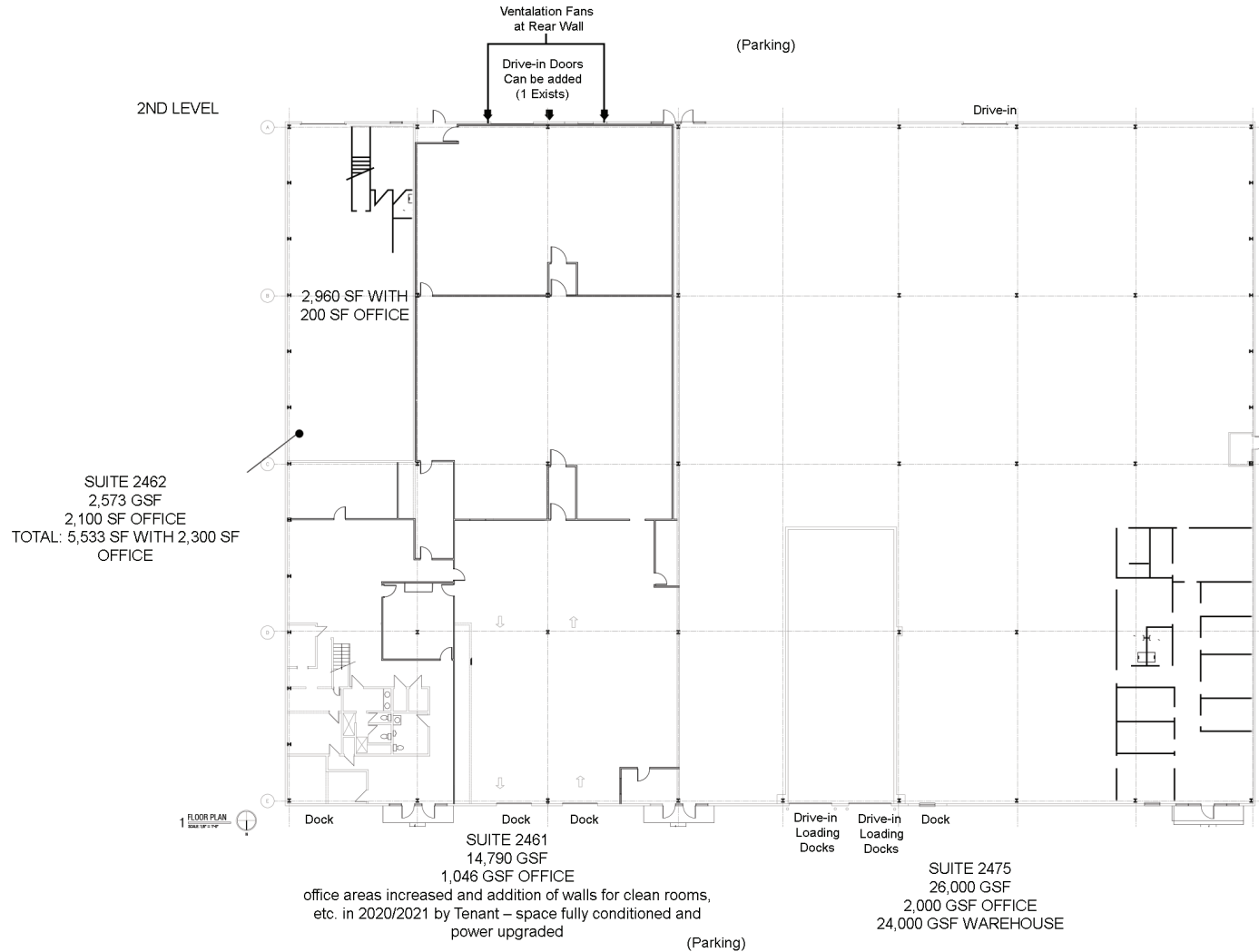


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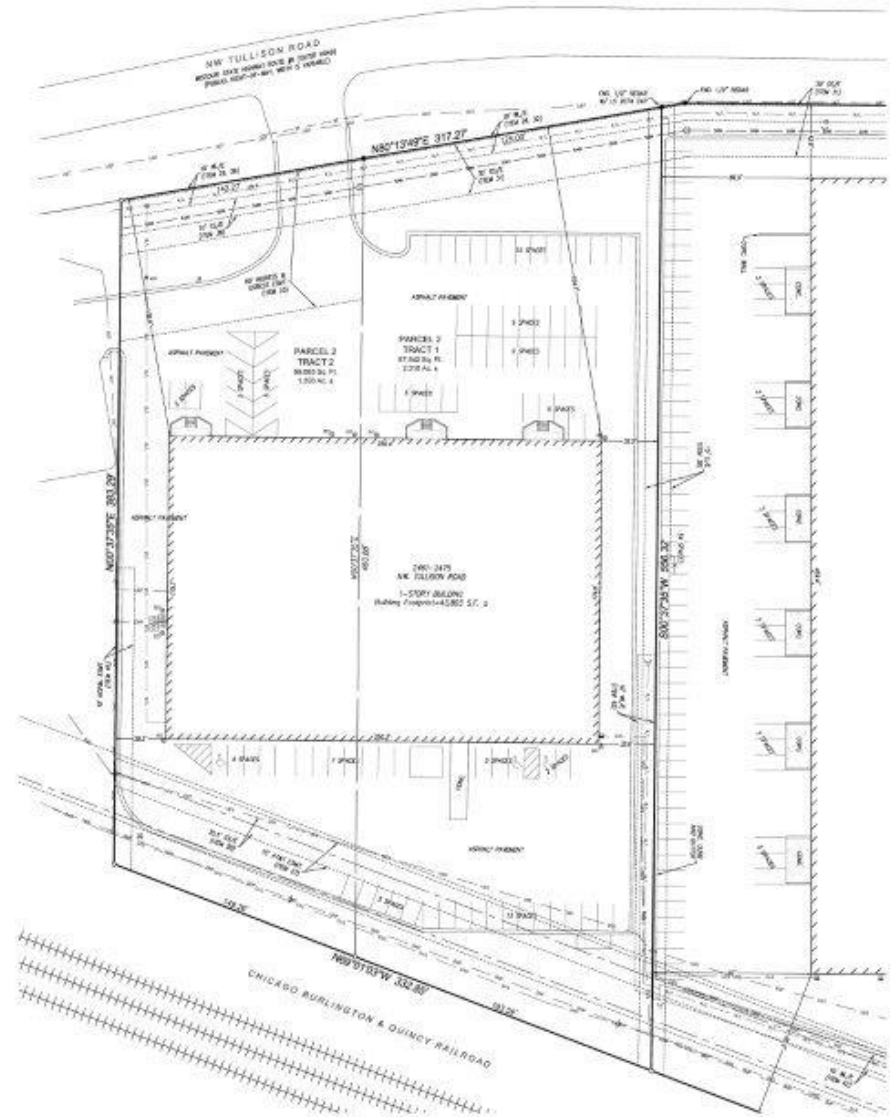
## Riverside Business Center #2 Floor Plan



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**BLOCK**  
REAL ESTATE SERVICES, LLC

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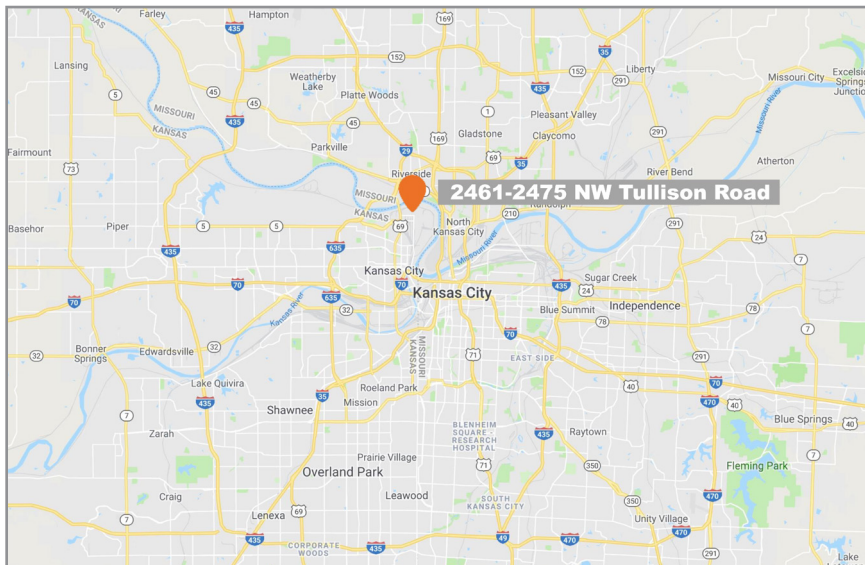
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