

# Riverside Business Center #3

200-246 NW Plaza Drive, Riverside, MO

# For Lease



## Minutes from I-29, I-35 & I-635

- Quick access to I-29, I-35 and I-635
- 10 minutes from downtown Kansas City
- Monument signage for tenant signage as well as on building
- highway exposure for signage on north face

## For more information:

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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.

## Building Specifications

**Building Size:** 57,412 Square Feet

**Year Built:** 1997

**Clear Height:** 18', with insulated metal deck

**Column Spacing:** N/S varies from 17' to 23' and E/W is 20' 10".

**Loading Doors:** Building Total is: 15 Dock High Doors, one is ramped as drive-in, of which all but one are on the east side. 10 Drive-In Doors, plus one ramp, all on the west side, except for one on the east side. All but 2 dock high doors are on the east side and all drive-in doors are on the west side.

**Sprinkler System:** Wet sprinkler system throughout the building.

**HVAC:** All heated by suspended forced air gas unit heaters and some tenant spaces have air conditioned warehouse space.

**Lighting:** Recessed, fluorescent and incandescent fixtures in office area. Warehouse space has a combination of metal halide lighting fixtures and suspended strip fluorescent lighting as task lighting and windows.

**Exterior Lighting:** HID wall packs on all sides of the building.

**Parking:** 175 Spaces for Automobiles between RBC #3 and #4

**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.

**Floor Plans:** Available in PDF and CADD

**Structure:** Pre-cast tilt-up concrete

**Electrical Service:** 800 Amp, 120/208 Volt, 3 Phase, 4 Wire. 100 Amp separately metered public service panel with six (6) 100 amp and four (4) 200 amp separately metered tenant services. Suite 200-202 has 200 Amp, 120/208 V, 3 Phase.

**Zoning:** I-1 – Light Industrial

**Lease Type:** Net

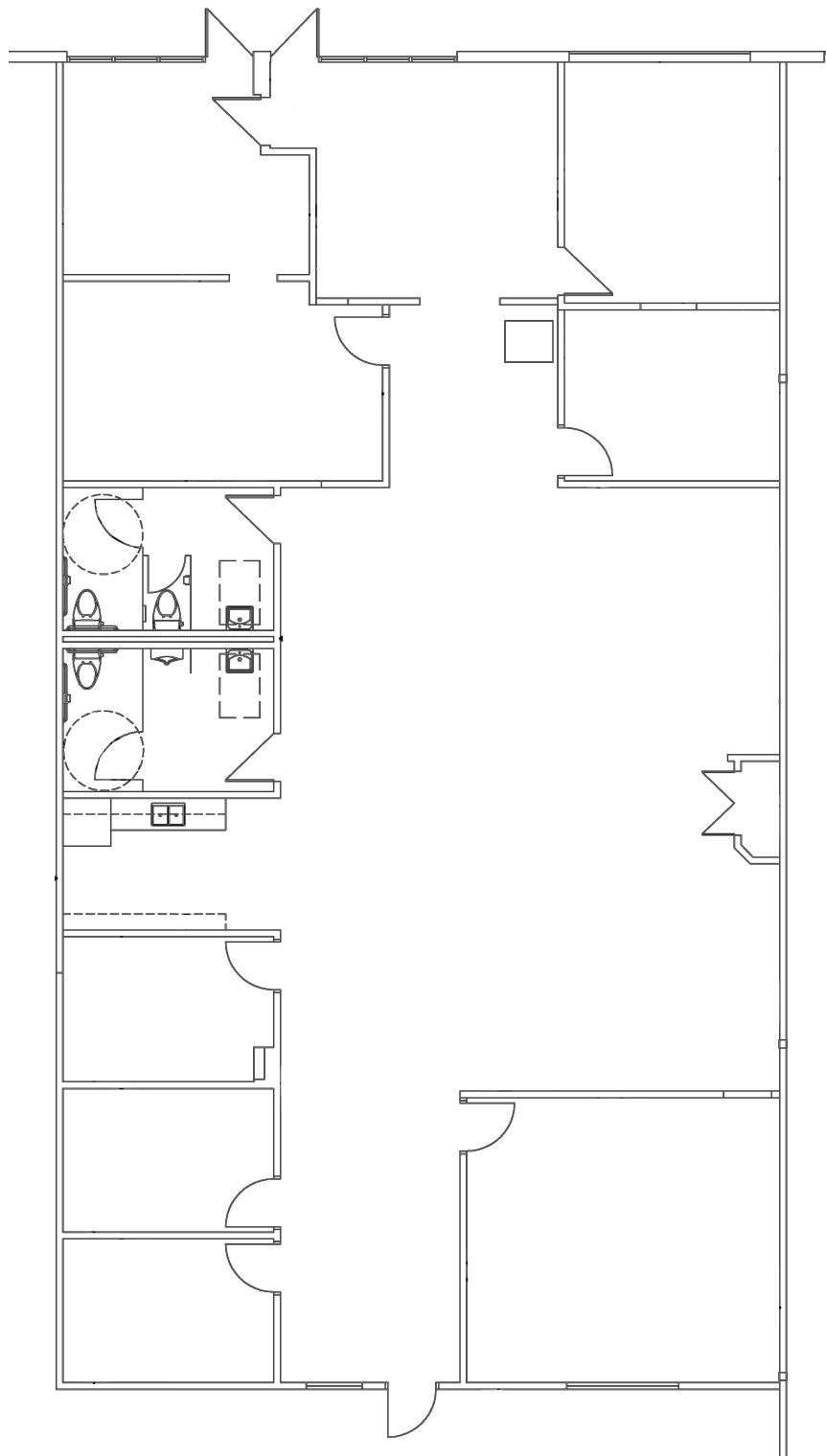
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|-----------------------------------------|---------------------------------------|------------|
| <b>Net Charges:</b><br>(2025 Estimates) | <b>Real Estate Taxes:</b>             | \$1.17 PSF |
|                                         | <b>Insurance:</b>                     | \$0.69 PSF |
|                                         | <b>Common Area Maintenance (CAM):</b> | \$2.31 PSF |
|                                         | <b>Total:</b>                         | \$4.17 PSF |

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Suite 208 Floor Plan

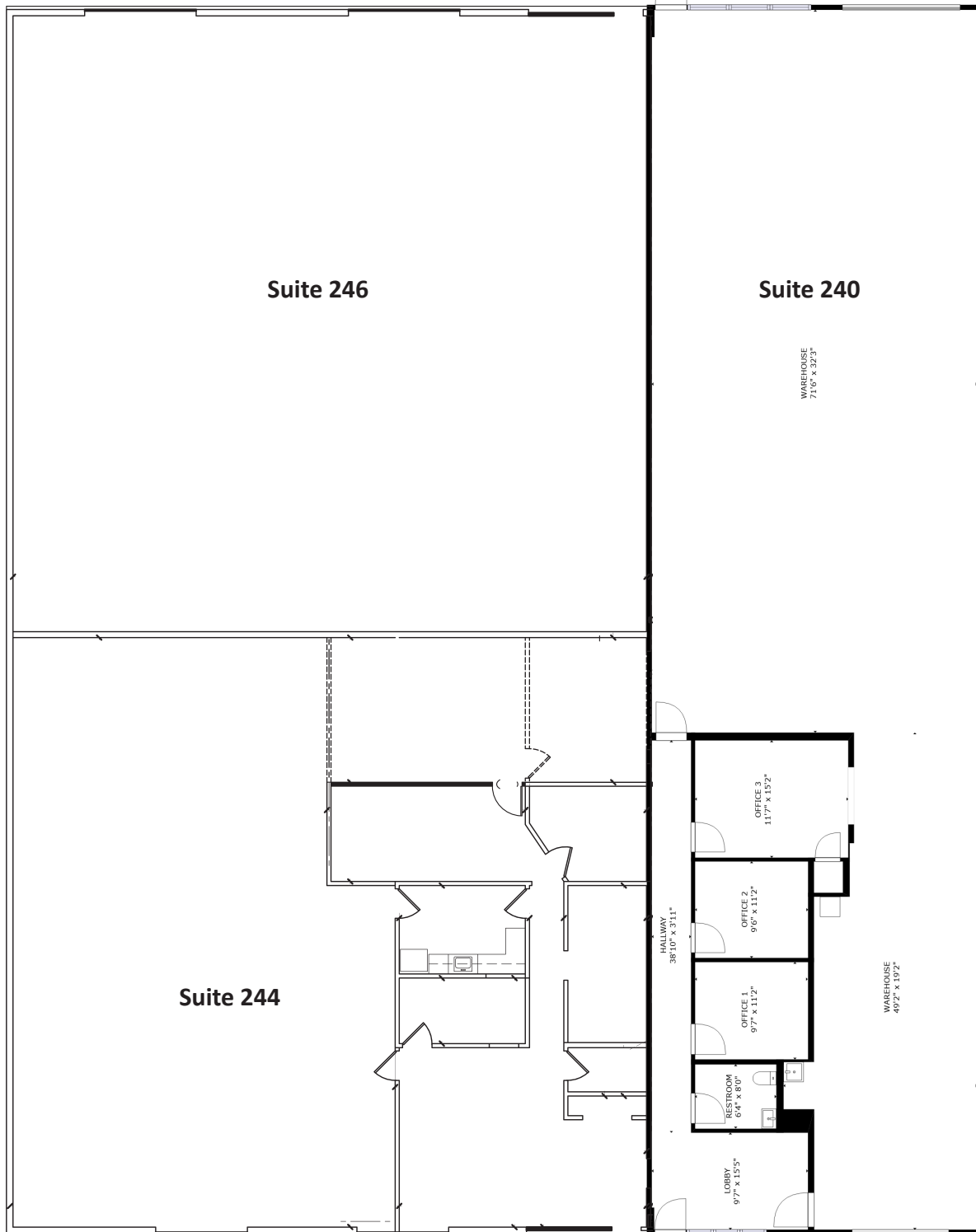


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Suite 240, 244 & 246 Floor Plan

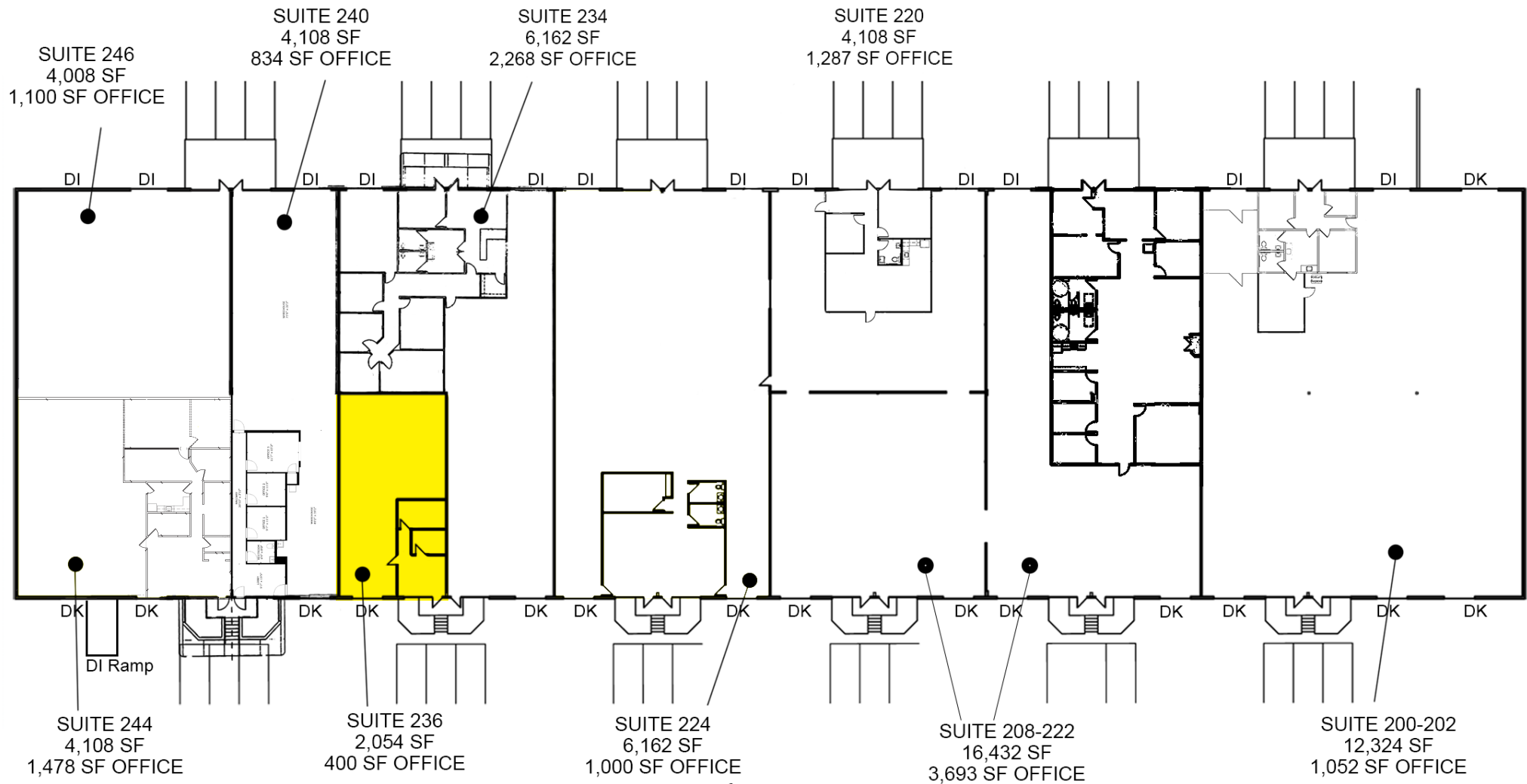




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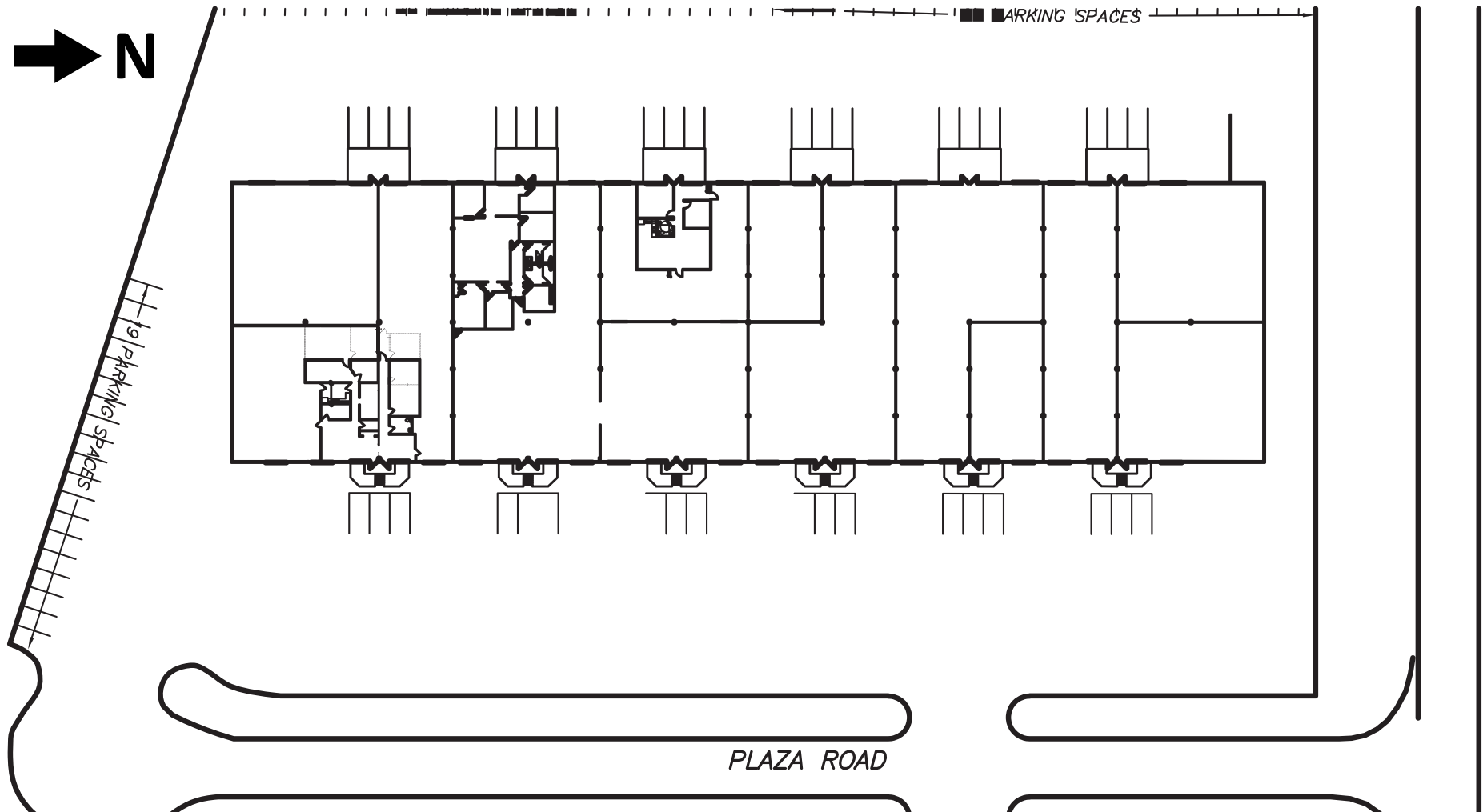
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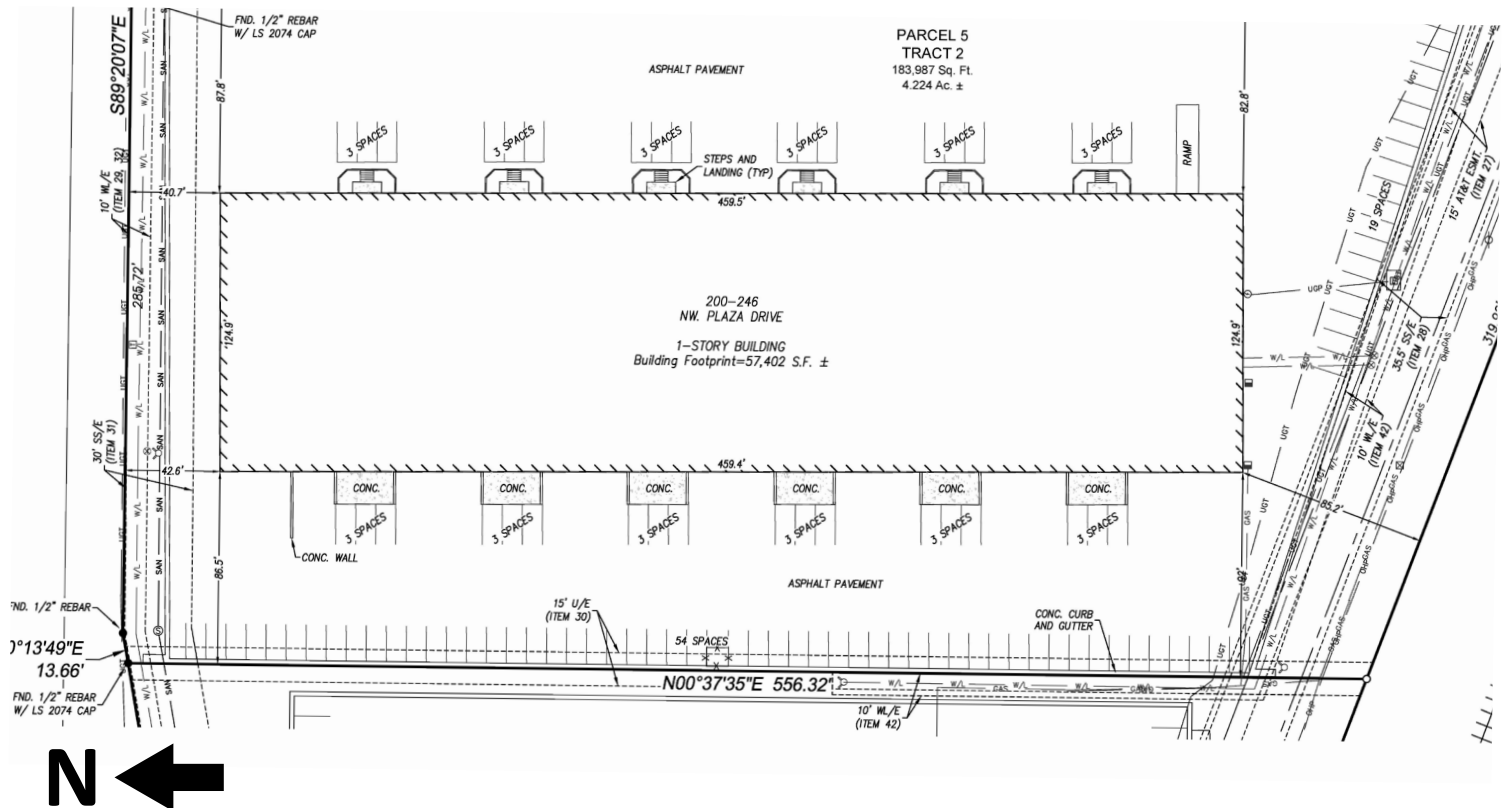
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**BLOCK**  
REAL ESTATE SERVICES, LLC



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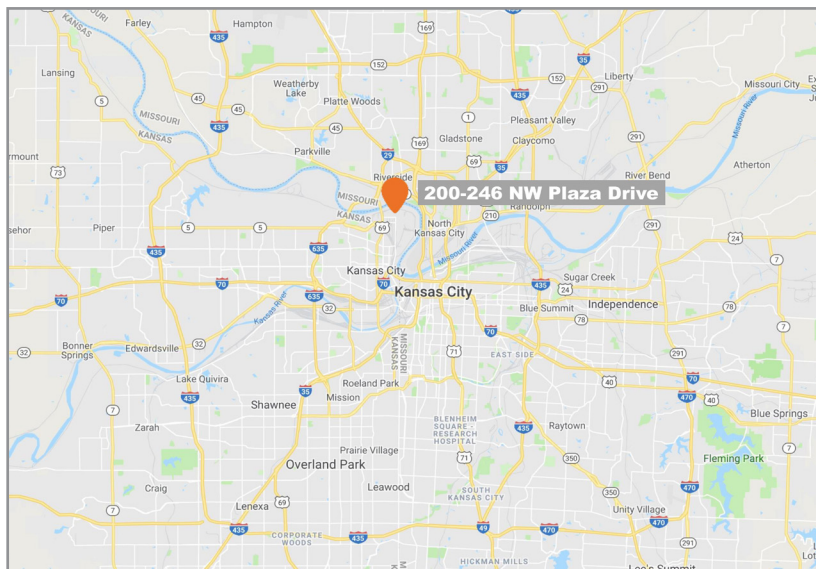
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