

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:

Christian Wead
816.412.8472
cwead@blockllc.com

Michael R. Block, CPM
816.932.5549
mblock@blockllc.com

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

BLOCK
REAL ESTATE SERVICES, LLC

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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

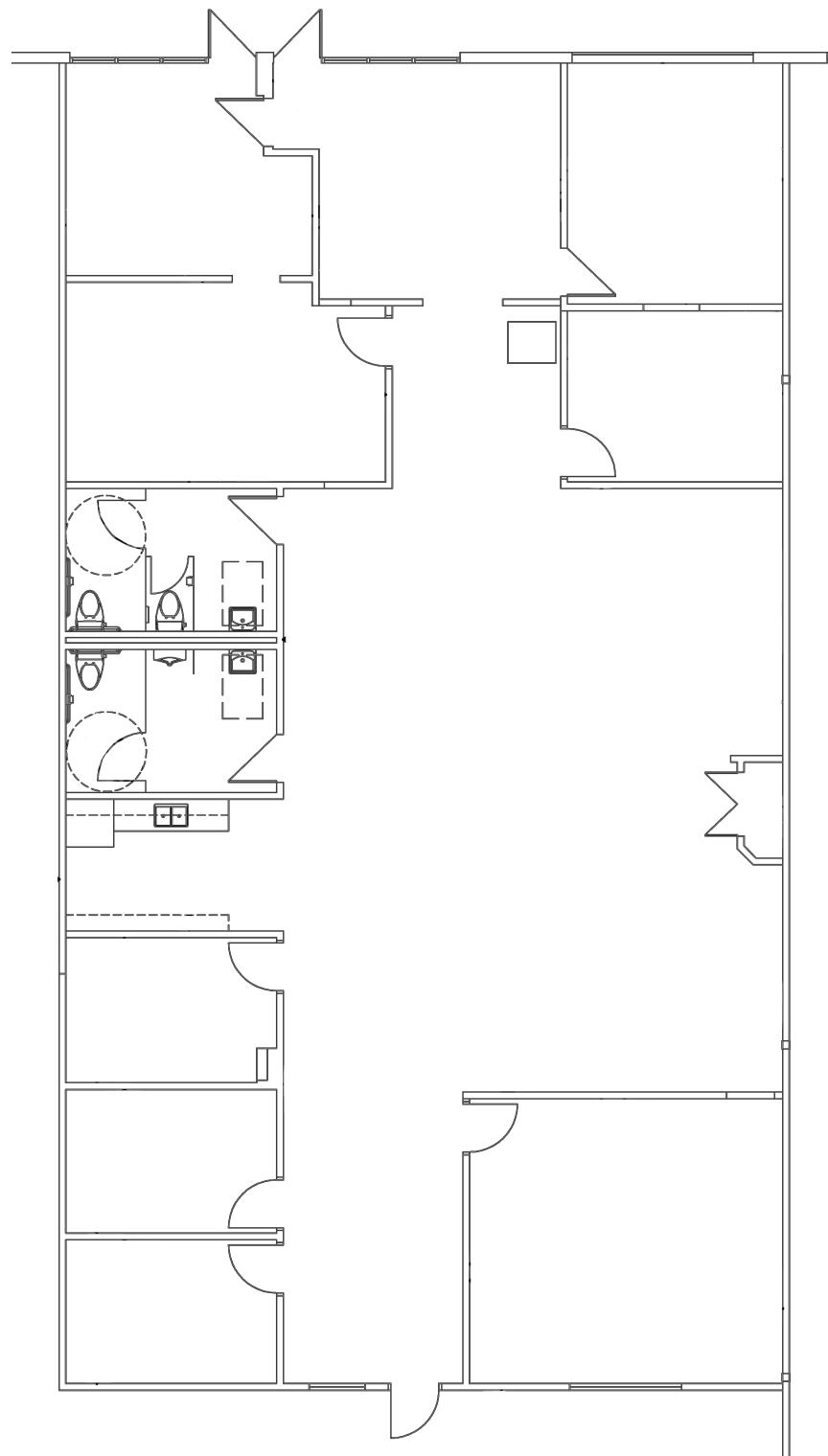
Net Charges: (2026 Estimates)	Real Estate Taxes:	\$1.21 PSF
	Insurance:	\$0.66 PSF
	Common Area Maintenance (CAM):	\$1.85 PSF
	Total:	\$3.72 PSF

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Suite 208 Floor Plan

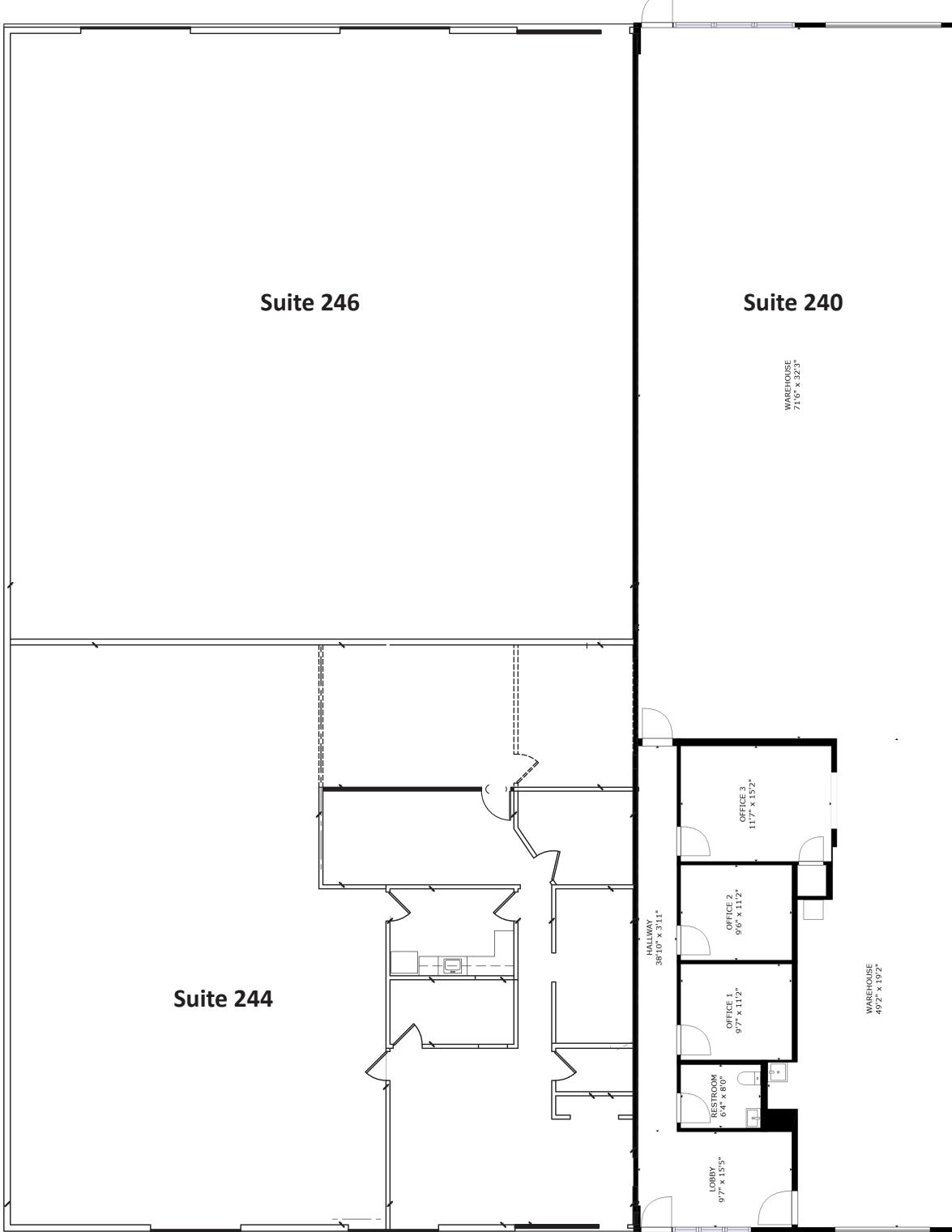


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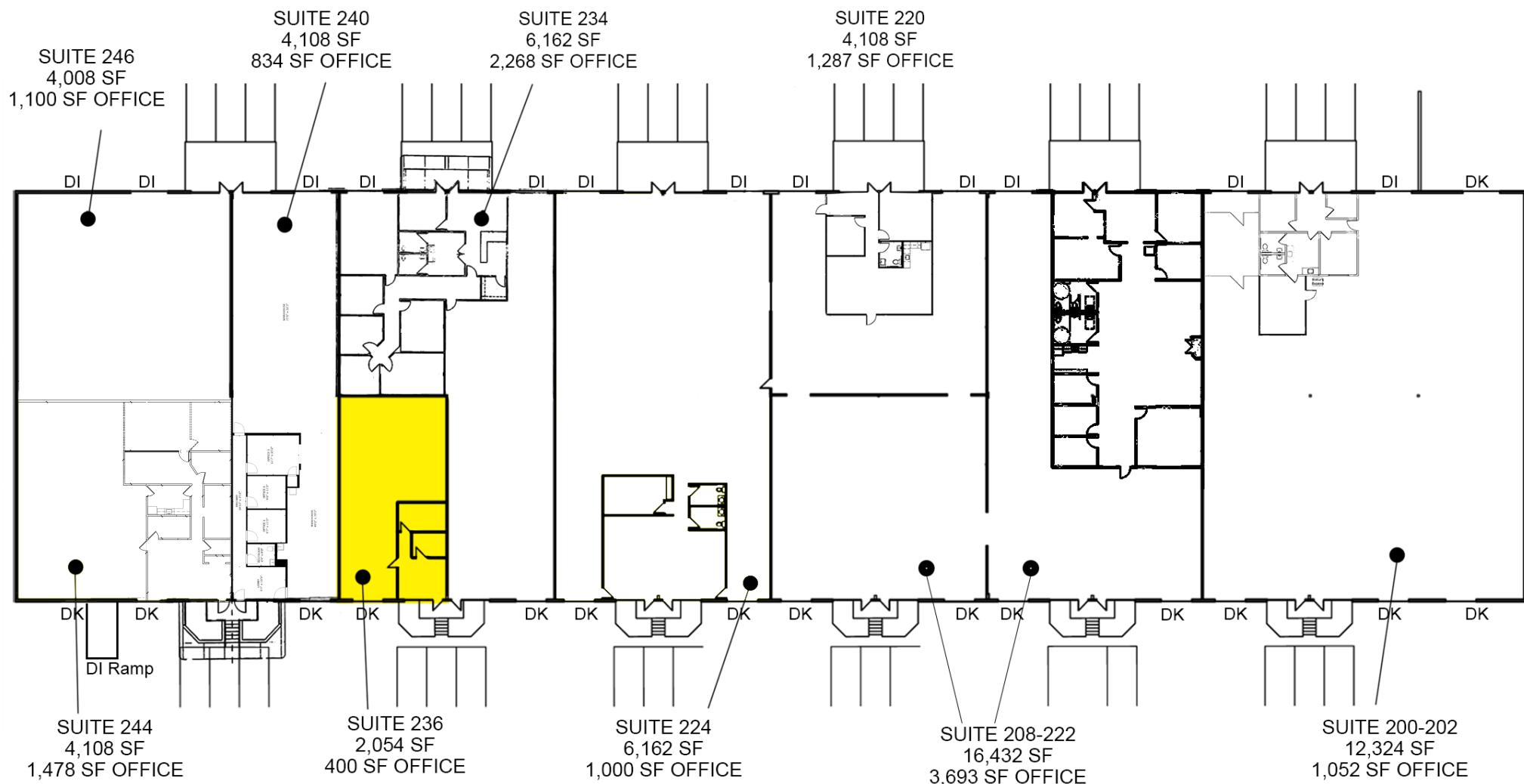
Suite 240, 244 & 246 Floor Plan



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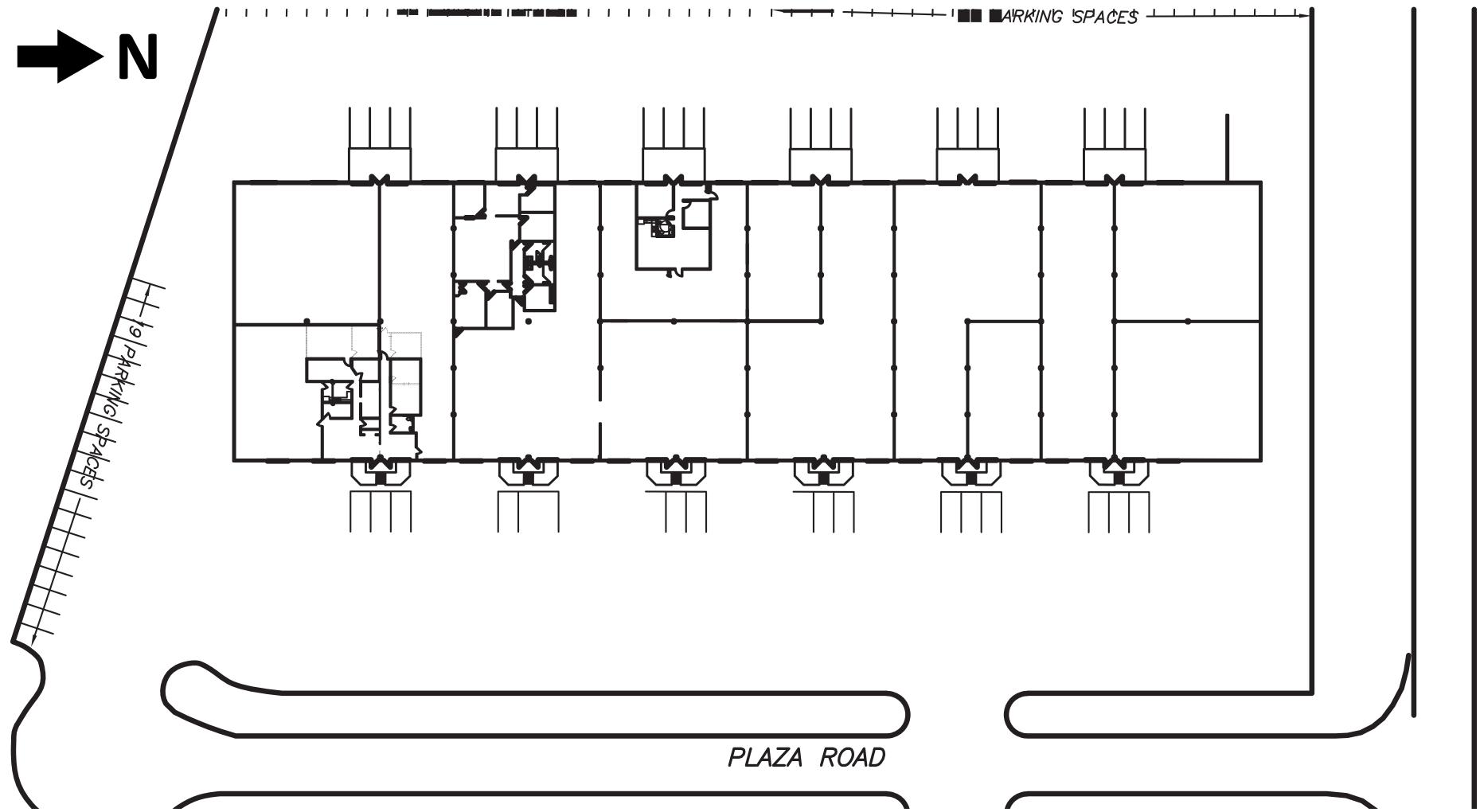
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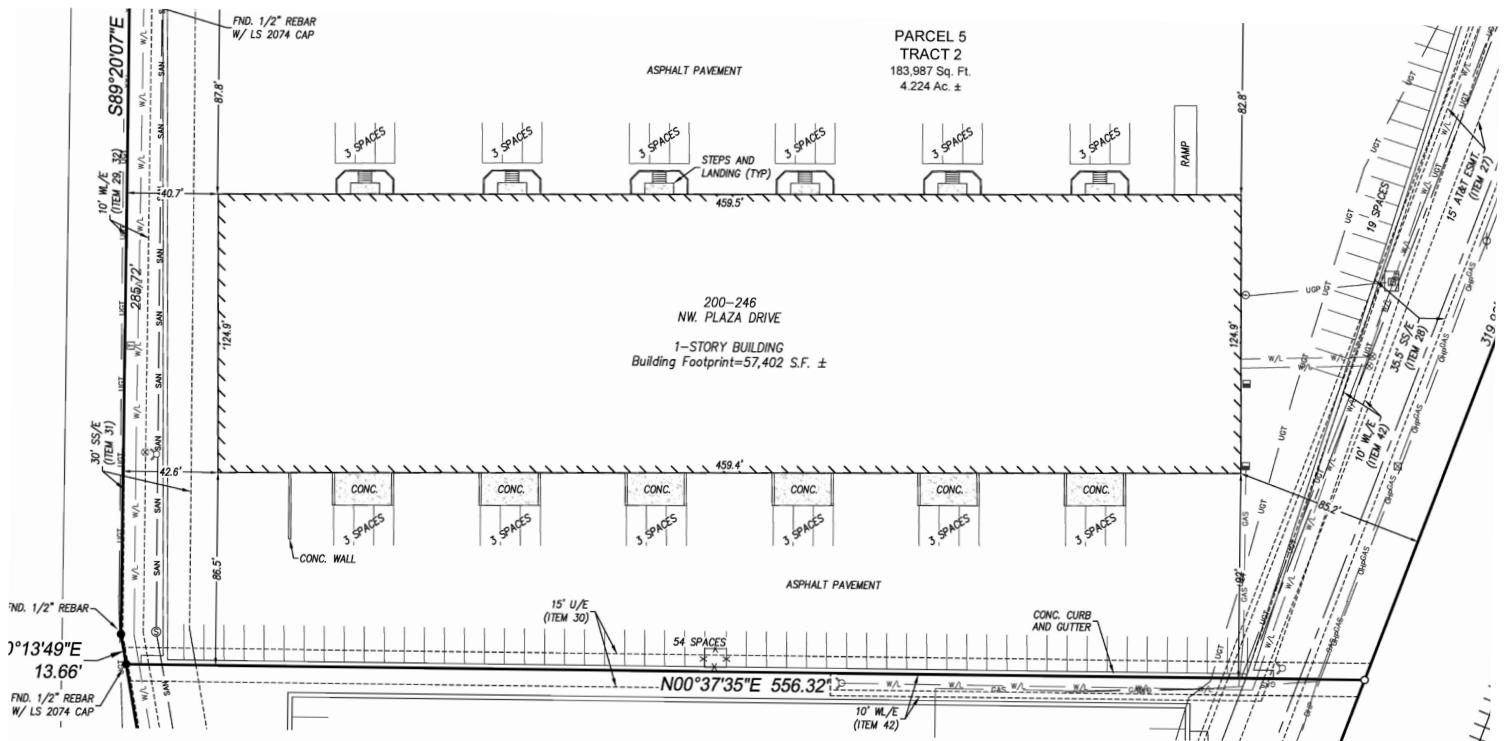
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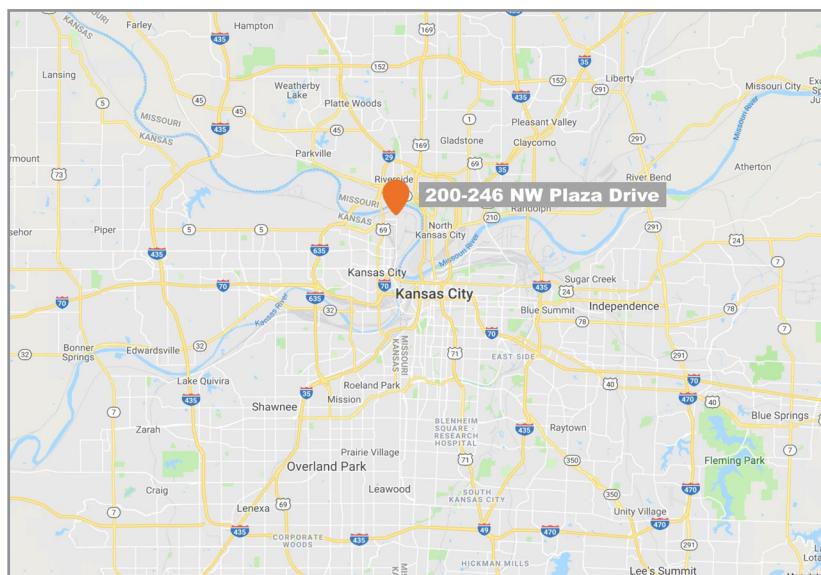
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