

Riverside Business Center #4

100-116 NW Plaza Drive, Riverside, MO

For Lease



Prime Location!

- Quick access to I-29, I-35 & I-635
- Grade-level drive-in
- Multiple dock high doors (could ramp for drive-in)
- Monument signage for tenant signage as well on building
- Highway exposure on for signage on north face
- Concrete truck loading court

For more information:

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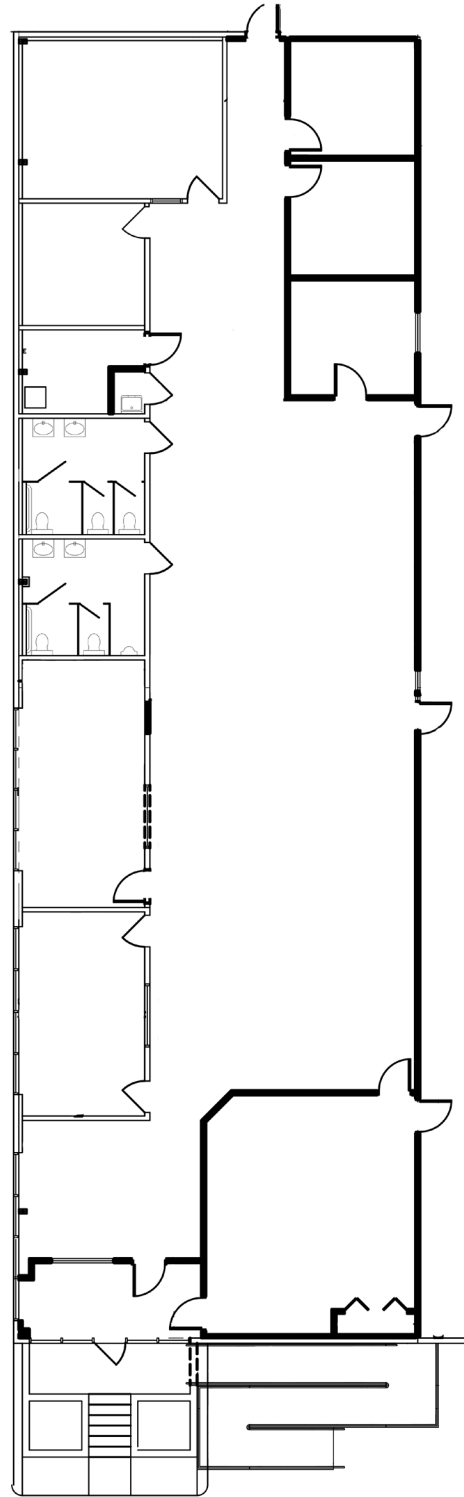
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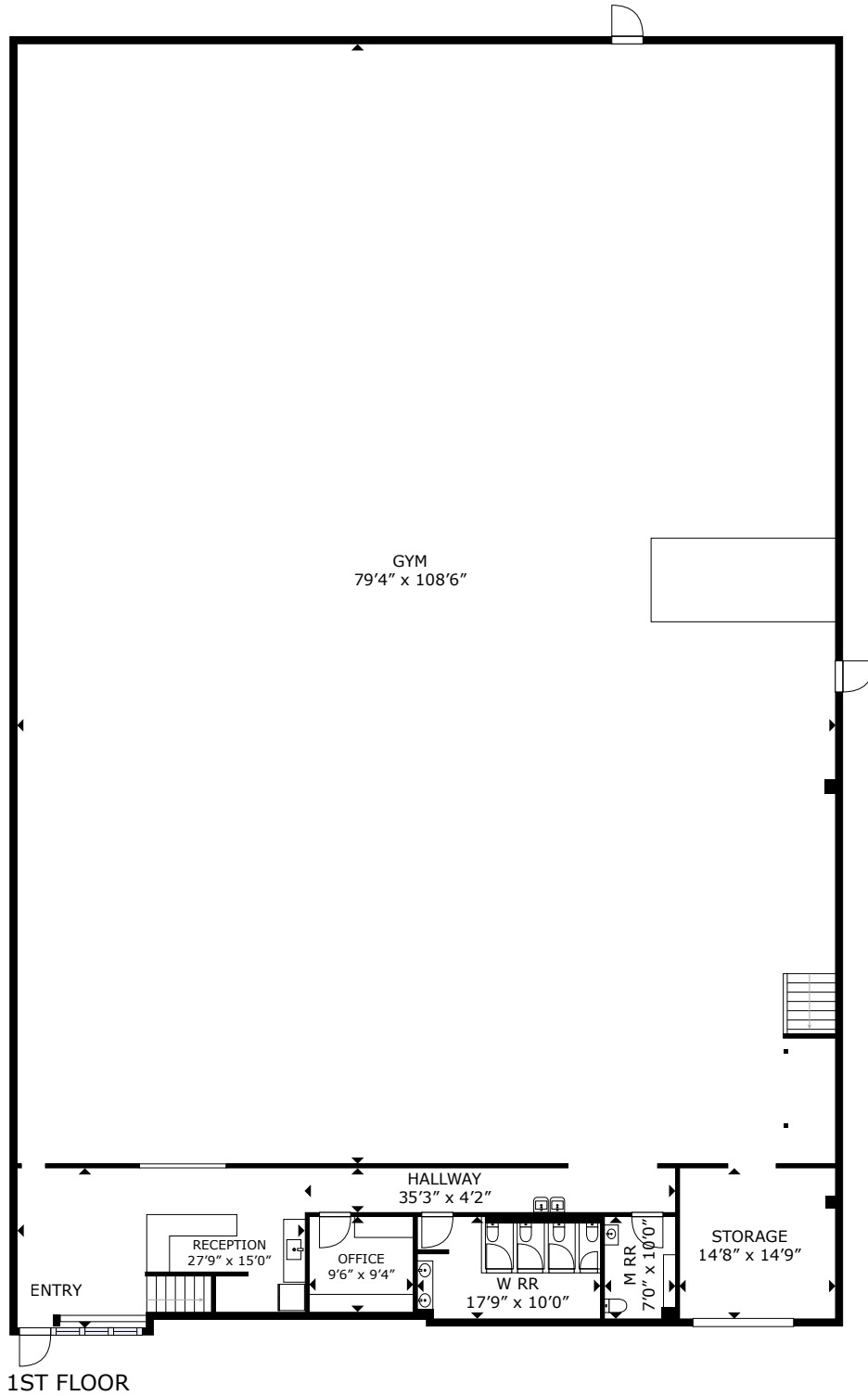
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Building Size:	75,000 Square Feet
Year Built:	1999
Space Available:	None
Clear Height:	24'
Column Spacing:	40' x 62.5'
Loading Doors:	20 Front Loading Dock High Doors on West Elevation and One Drive-In Door on West Elevation. Suite 100-110: 10 - 9'x10' loading dock, 5 with edge of dock levelers, dock locks and seals, balance with bumpers, 1- 12'x12' Drive in Door with ramp with low dock access
Sprinkler System:	Wet ESFR sprinkler system throughout the building. Watts Regulator fire sprinkler system head with 8" standpipe.
HVAC:	All tenant spaces are heated by forced air gas unit heaters suspended from the ceiling. Suite 100: 4 Big Ass Fans, 3 ventilation fans in warehouse
Lighting:	100% LED
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 or CADD
Structure:	Precast tilt-up concrete
Electrical Service:	1200 Amp, 120/208 Volt, 3 Phase, 4 Wire to the Building. Two (2) 200 amp and one (1) 400 amp separately metered tenant services.
Zoning:	I-1 – Light Industrial
Net Charges: (2024 Estimates)	Real Estate Taxes: \$1.24 PSF Insurance: \$0.59 PSF <u>Common Area Maintenance (CAM):</u> \$1.16 PSF Total: \$2.99 PSF

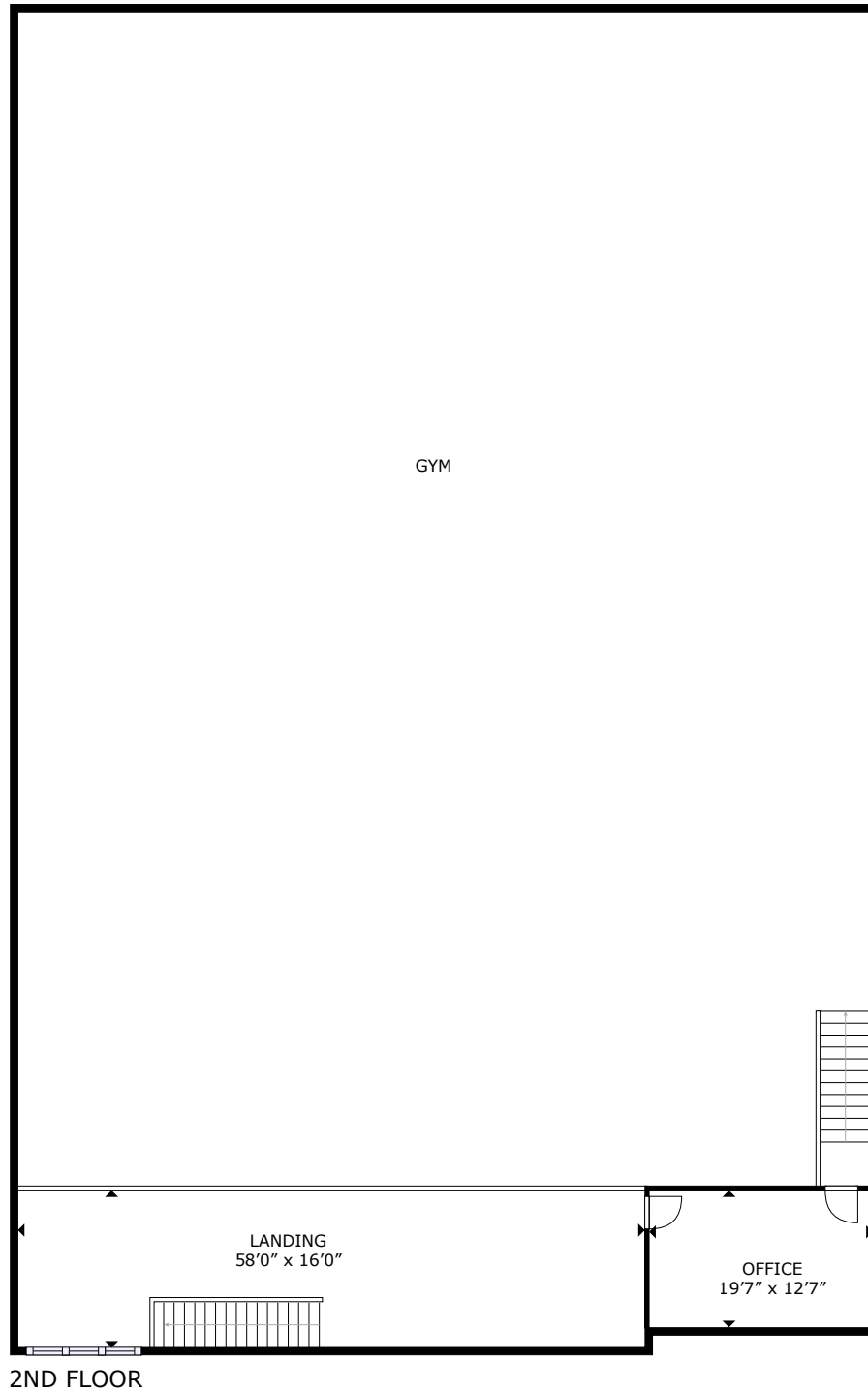
Unit #100 Office Floor Plan



Unit #116 First Floor Plan



Unit #116 Second Floor Plan

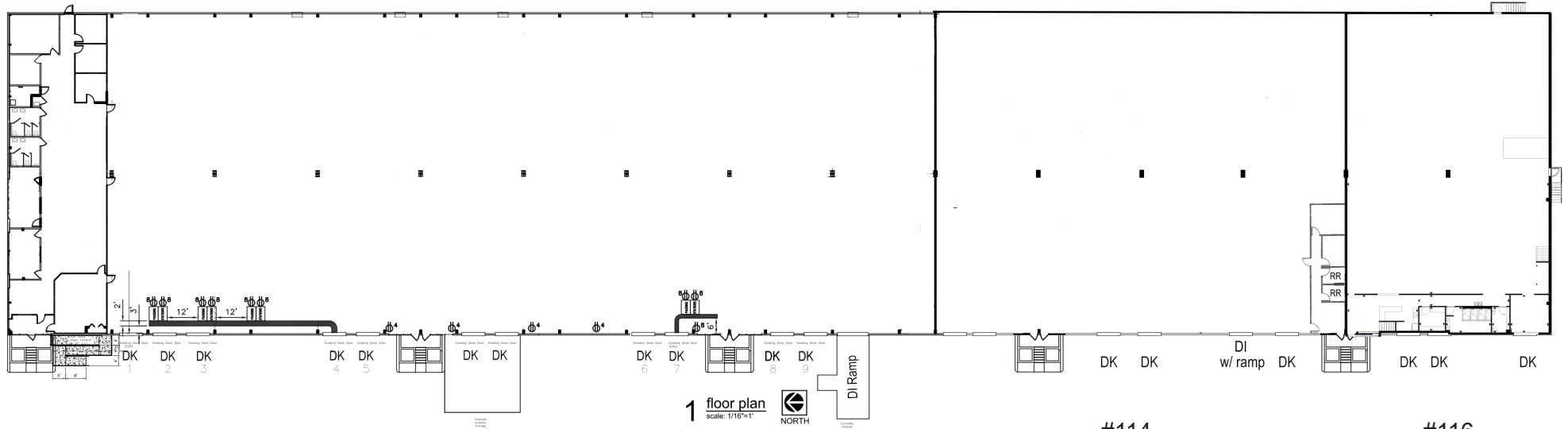


2ND FLOOR

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#100
45,000 SF
OFFICE- 4,818 SF
WAREHOUSE- 40,182 SF

#114
20,000 SF
OFFICE- 724 SF
WAREHOUSE- 19,276 SF

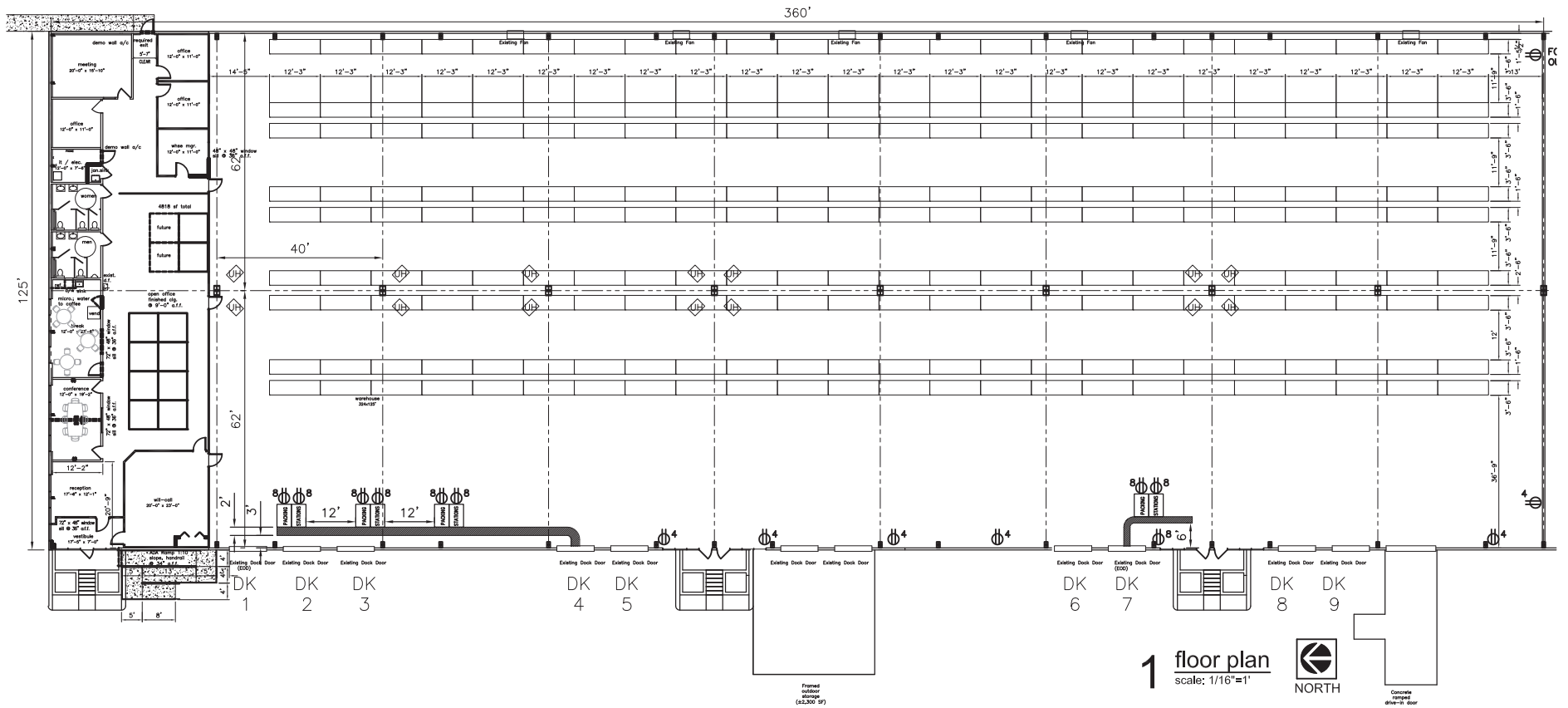
#116
10,000 SF
OFFICE- 430 SF
STORAGE- 1,565 SF
GYMNASTICS AREA- 7,336 SF



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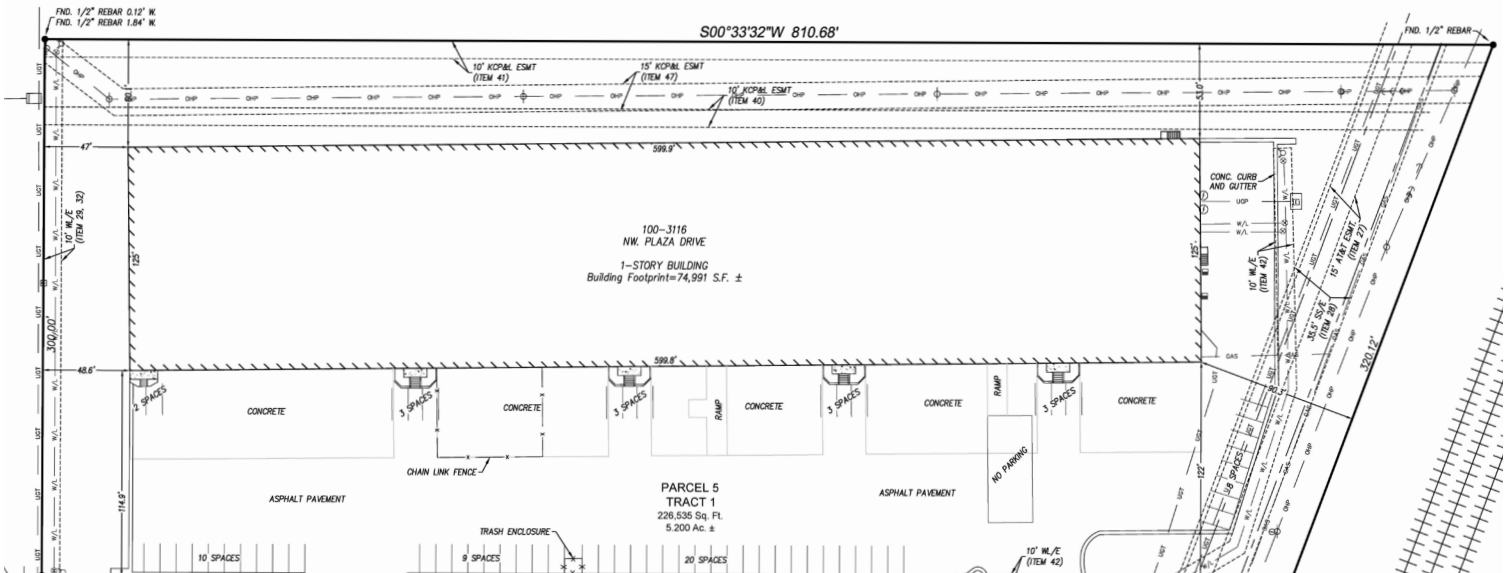
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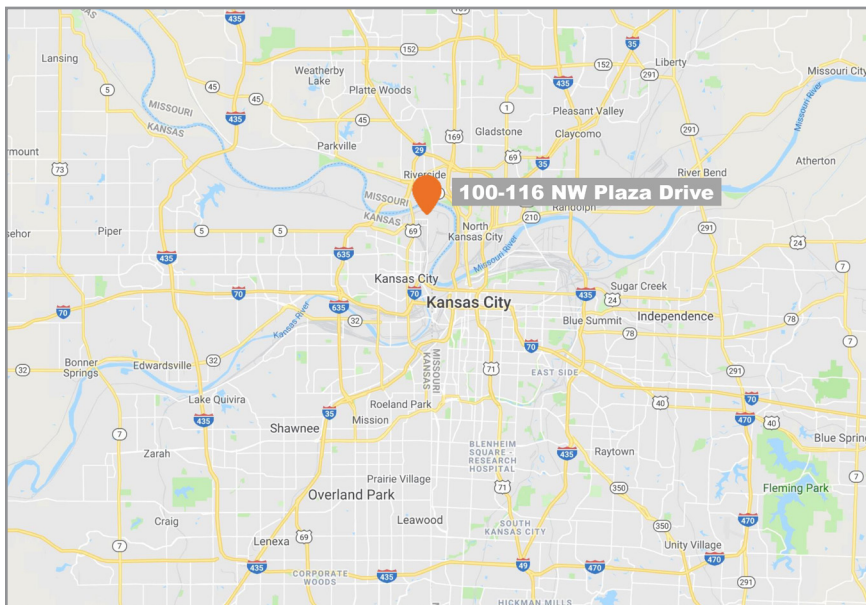
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