

Riverside Business Center 5

3401-23 NW Tullison Road, Riverside, MO

For Lease



Prime Location!

- Dock and drive-in loading to all spaces
- Fenced outside storage
- Great highway visibility and quick access to I-29, I-35 and I-635

For more information:

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Building Specifications

Building Size: 37,500 Square Feet

Year Built: 1989

Clear Height: 18', with insulated metal deck

Loading Doors: 6 Dock High Doors on the Front (North) - 4 east doors have EOD levelers, 2 east doors have shelters
6 Drive-In Doors on the Rear:
#3423 has 1-14 X 14, and 1-12 X 14,
#3415 has 2-12 X 14 doors
#3401 has 1-16 X 16 and 1-12 X 14

Sprinkler System: Wet sprinkler system throughout the building.

HVAC: All heated by suspended forced air gas unit heaters and/or infrared heat

Lighting: 100% LED

Outside Lighting: Provided by building mounted light packs

Parking: 41 Spaces for Automobiles

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

Office Space Upstairs: 2,500 SF on floor plus mezzanine in #3401. 2 private offices with additional open area.
#3415 has 1,500 SF offices and #3423 has 1,400 SF office.
Air conditioned
58' x 16' — About 1,000 SF
Windows Overlooking Warehouse

Floor Plans: Available in PDF or CADD

Structure: Insulated metal exterior wall and ceiling deck panels

Zoning: I-1 – Light Industrial

Net Charges: (2024 Estimates)	Real Estate Taxes:	\$1.11
	Insurance:	\$0.16
	<u>Common Area Maintenance (CAM):</u>	<u>\$1.68</u>
	Total:	\$2.95

Building Specifications

600 amps 240v with the two current vacant spaces each having 200 amps 120/208 voltage, 3 phase service. 100 ampere separately metered public service panel and (3) 200 ampere separately metered tenant services. There is a transformer outside the building: this brings an 800 amp service to the building, 225 KVA, WT 4000, and PO 192613.

Unit #3401

1-200 Amp panel 208/240 V 3 Phase (no interior step-down transformer)

1-100 Amp Panel 208/240 V 3 Phase

1-125 Amp Panel 208/240 V 3 Phase

Electrical Service:

Unit #3415

1-200 amp panel 120/208 V 3 Phase

1-125 amp panel 120/208 V 3 Phase

Unit #3423

1-200 Amp Panel 120/208 V 3 Phase

1-125 Amp Panel 120/208 V 3 Phase

1-100 Amp Panel 120/208 V 3 Phase

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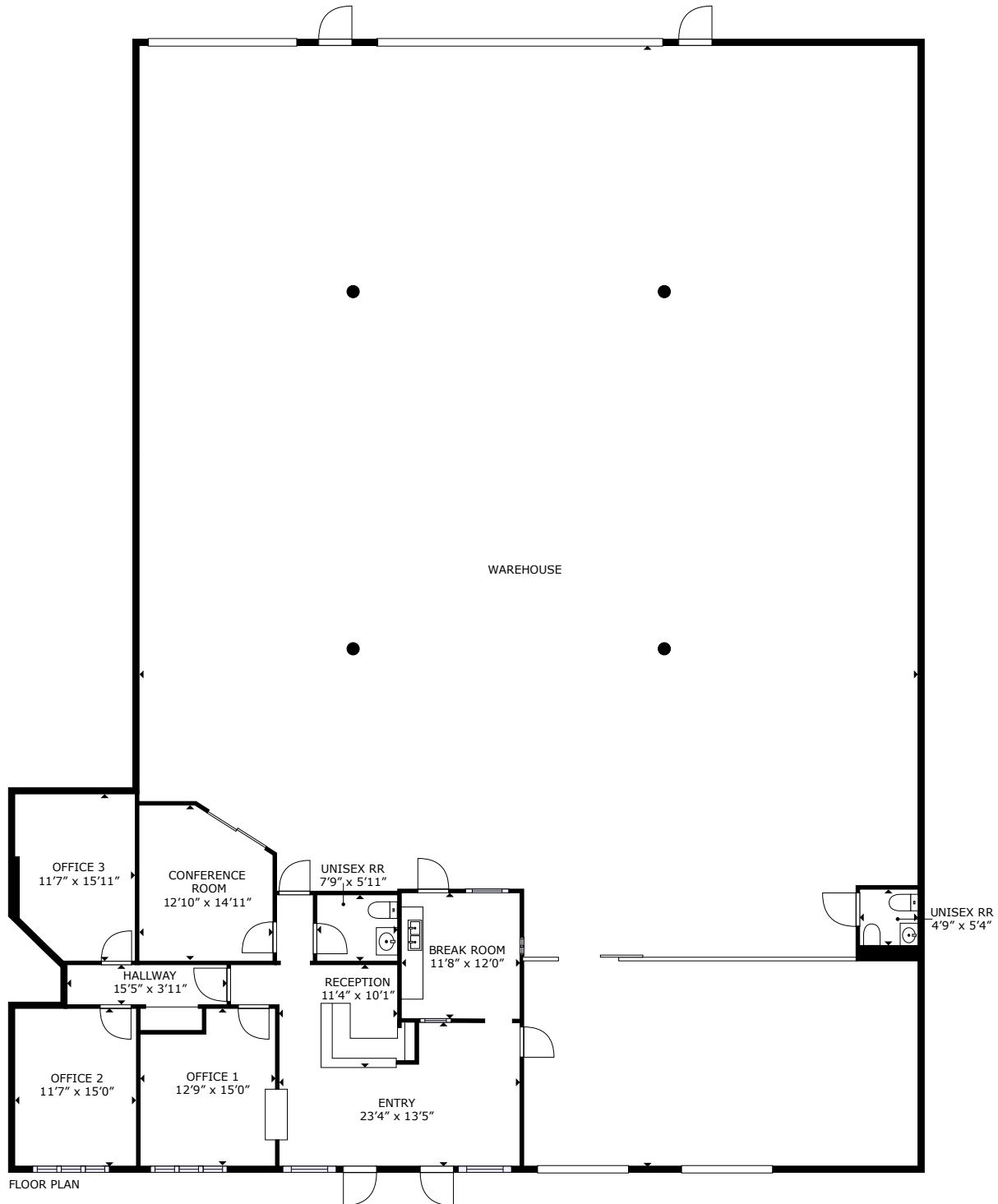
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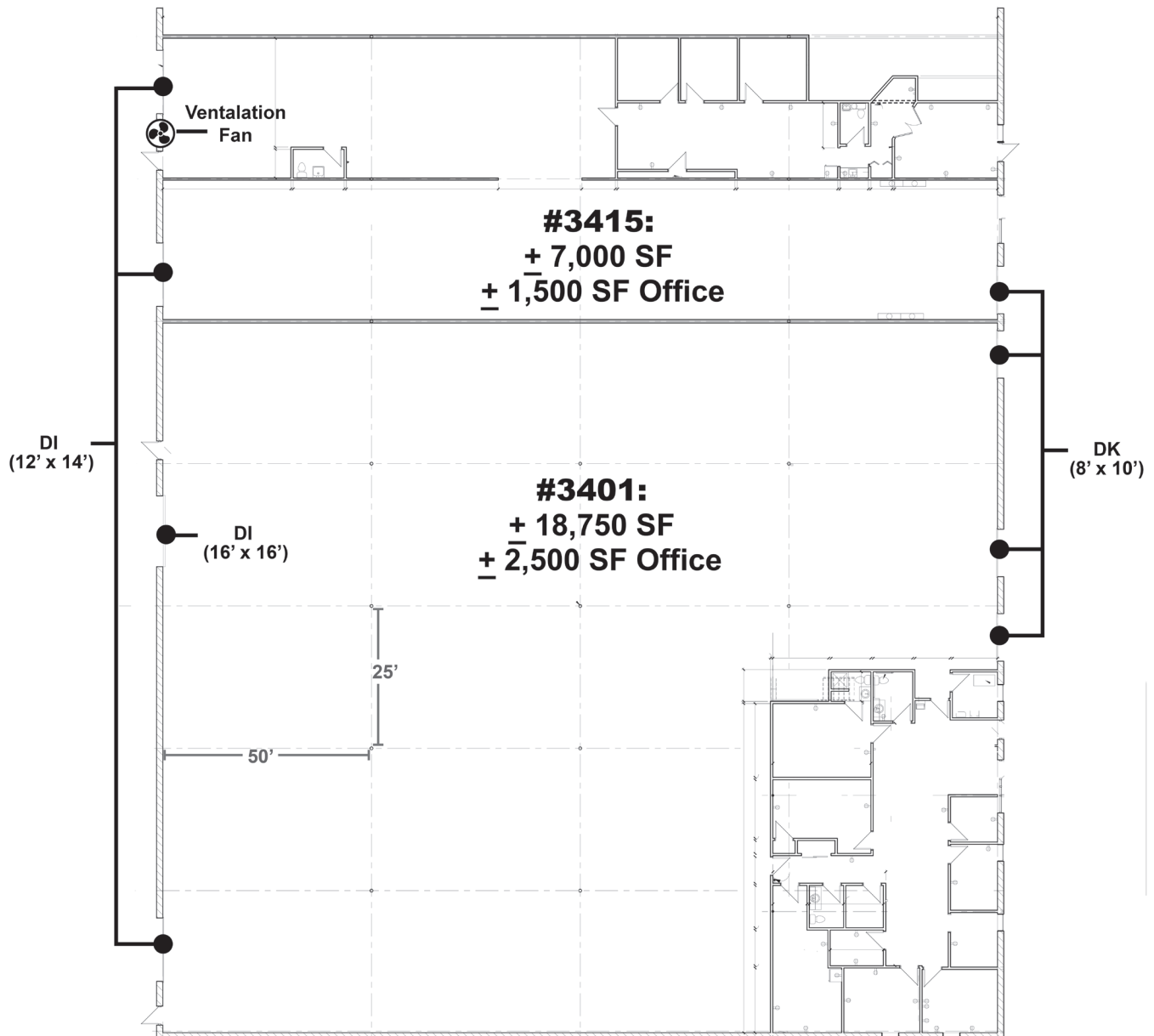
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Unit 3423 Floor Plan

[CLICK HERE TO VIEW 3D TOUR](#)



Unit 3401 & 3415 Floor Plan



COMBINED: + 25,750 SF with + 4,000 SF office

*** Both spaces have LED Lighting in Warehouse**



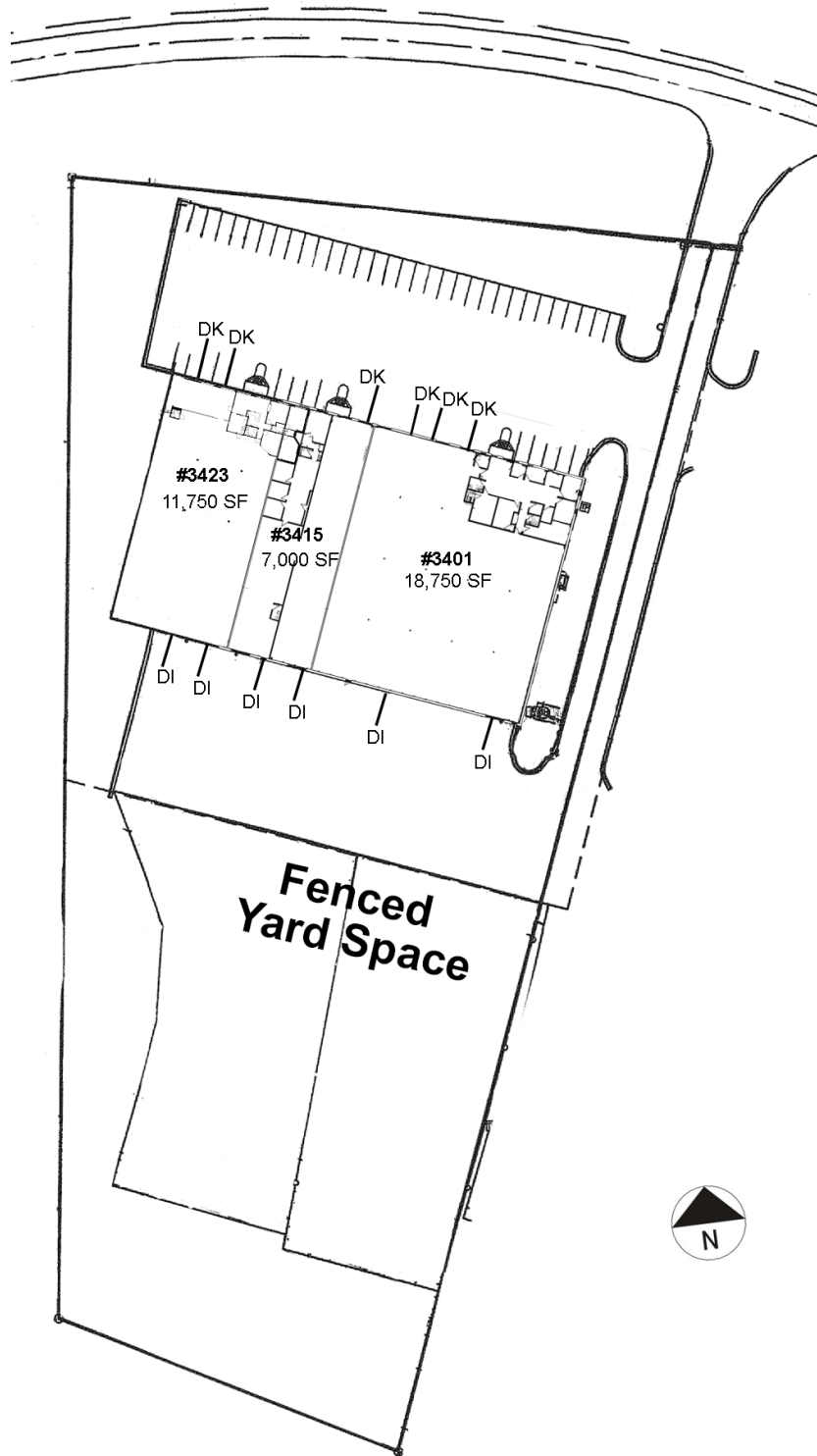


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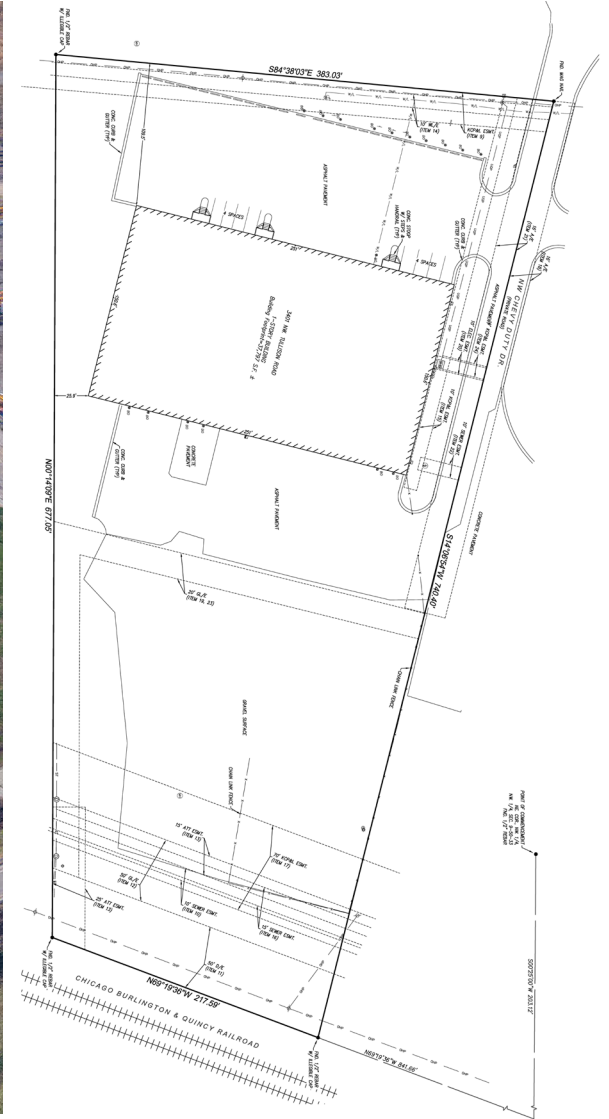
Building Site Plan



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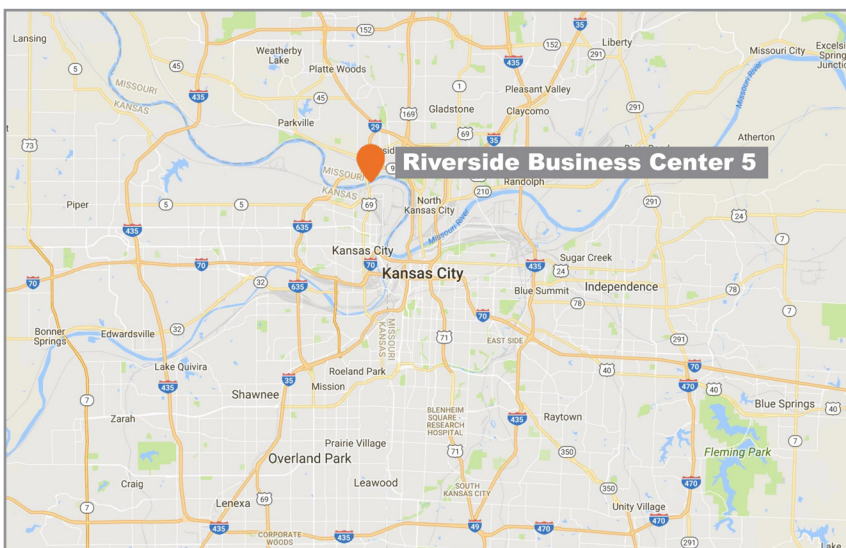
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