

# Riverside Business Center 6

301-309 NW Business Park Lane, Riverside, MO

# For Lease



## Quick access to major highways

- Free-Standing Industrial Building
- 2 Dock-High Doors with seal (8' x 10') and 2 Drive-Ins (10' x 12' and 12' x 14') - Can add additional
- Quick Access to I-29, I-35 & I-635
- Parking for 33 Cars and 9 Semi-Trailers

## For more information:

Christian Wead  
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Michael R. Block, CPM  
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## Building Specifications

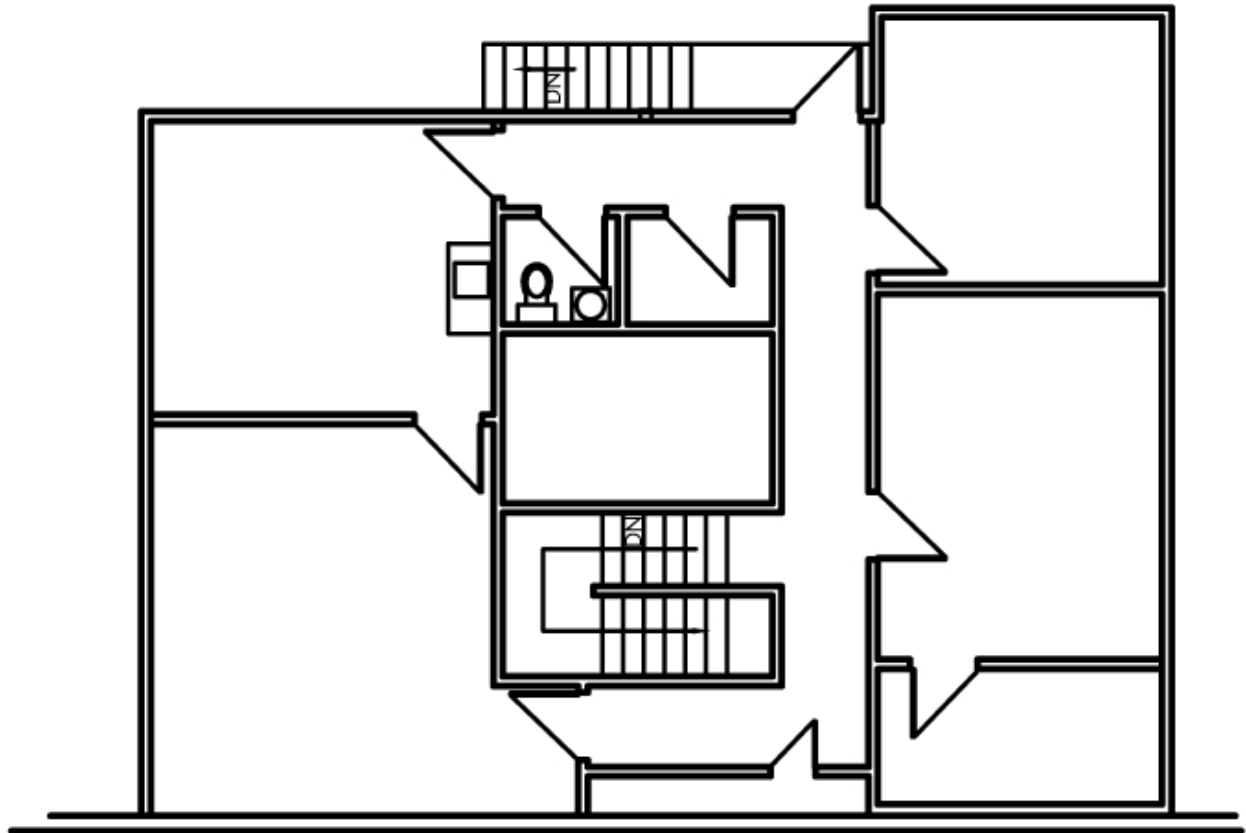
Building Size:	30,000 square feet on 90,806.8 square feet of land	
Year Built:	1985	
Clear Height:	18'	
Loading Doors:	2 drive-in doors (10' x 12' and 12' x 14') and 2 dock-high doors with seals (8' x 10') - Can add additional	
Sprinkler System:	Wet sprinkler system throughout the building.	
HVAC:	All heated by suspended forced air gas unit heaters.	
Lighting:	LED Lighting	
Exterior Lighting:	HID wall packs on all sides of the building.	
Parking:	33 spaces for automobiles and 9 semi-truck spaces	
Streets, Access, Frontage:	Located on the east side of Business Park Lane, which is a secondary street that provides access to the business park, which is situated at the northeast corner of US Highway 69 and Missouri Highway 9, both of which are easily accessible via NW Platte Road, to the north.	
Electrical Service:	800 Amp, 120/208 Volt, 3 Phase, 4 Wire. Space #301 has 600 Amps at 3-phase power. No separately metered public service panel and no separately metered tenant service. Distribution and equipment include 6-panels throughout the facility.	
Zoning:	I-1 – Light Industrial	
Net Chargers: (2023 Est.)	Real Estate Taxes:	\$1.29
	Insurance:	\$0.13
	<u>Common Area Maintenance (CAM):</u>	<u>\$2.29</u>
	Total:	\$3.71

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Mezzanine Office Level



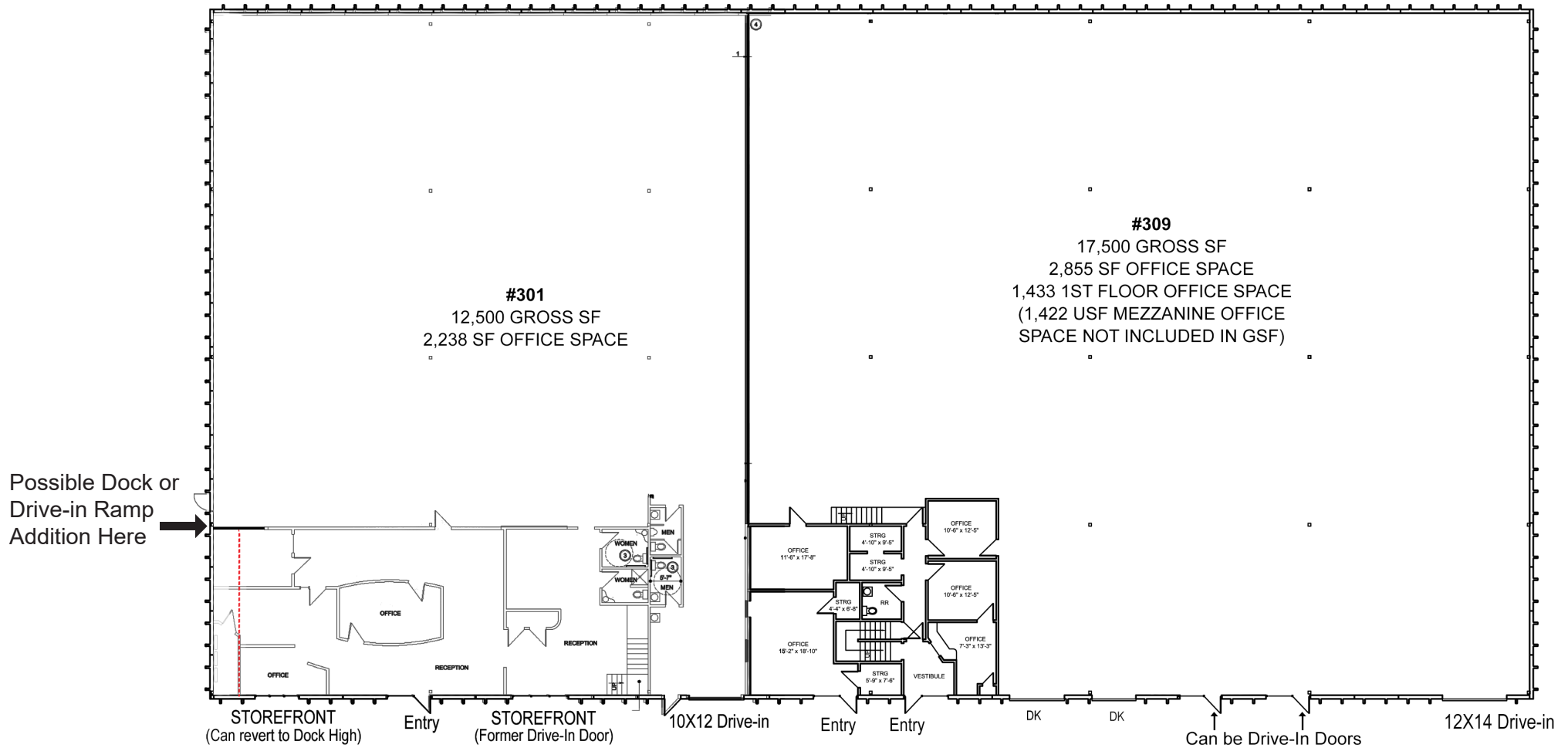
1,422 SF

1,422 USF MEZZANINE "FREE" OFFICE SPACE

Above office in #309



## First Floor



Mezzanine office above -- See next page

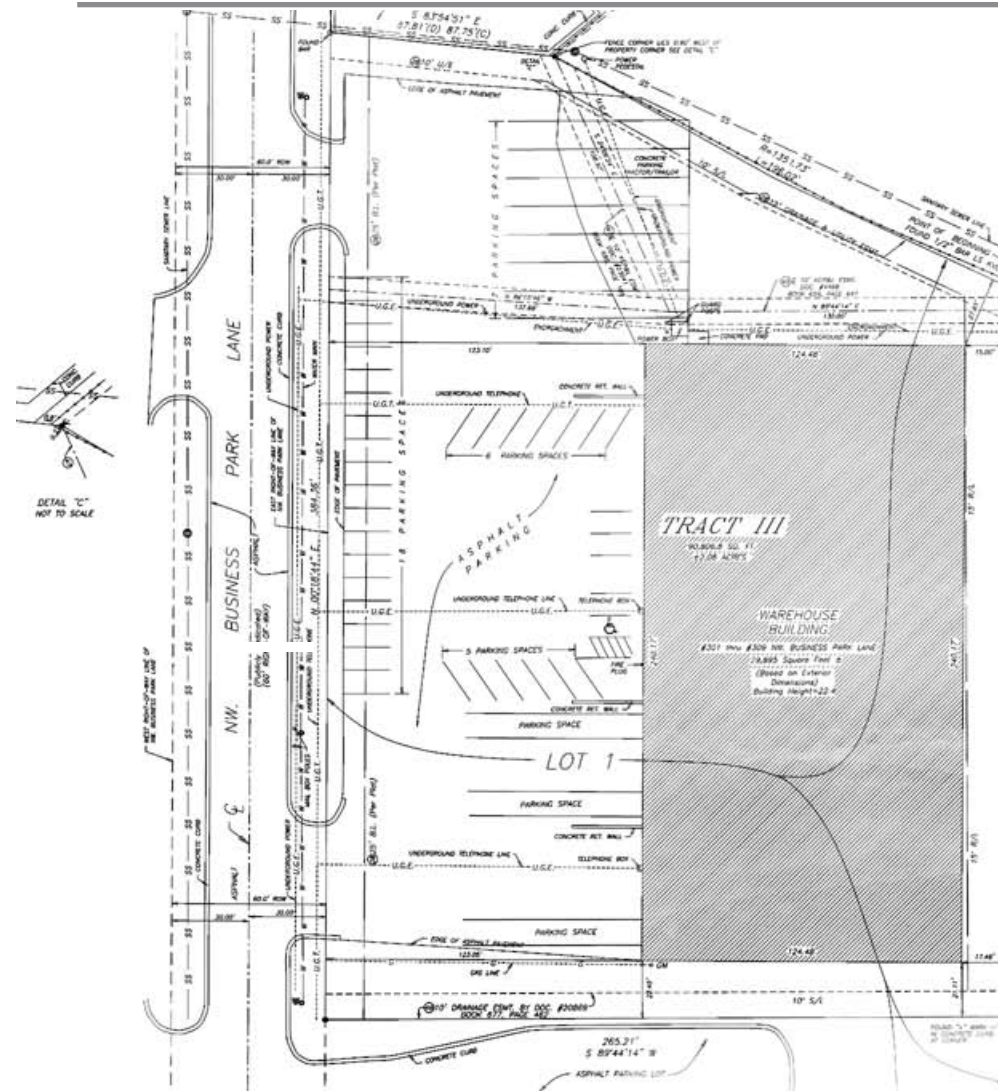


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### Site Plan



4622 Pennsylvania Avenue, Suite 700  
Kansas City, MO 64112  
816.756.1400 | [www.BLOCKLLC.com](http://www.BLOCKLLC.com)

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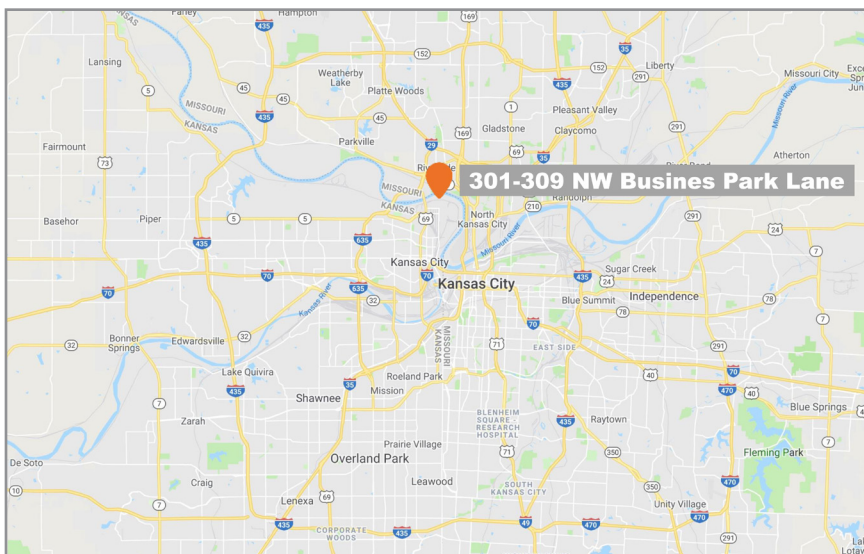




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