

Riverside Industrial Center Building 2

100 NW Business Park Lane, Riverside, MO 64150

For Lease



Excellent Location!

- ±6,000 SF Total Available
- ±2,879 SF Office Space
- Dock-High and Drive-In Loading
- I-35, I-29, I-635, & Hwy-9 Accessible
- Central Location

For more information:

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Building Specifications

Available Area: ±6,000 SF

Office Square Footage: ±2,879 SF

Total Building Area: 44,000 SF

Loading: 1 Dock-High Door (ENTER)
1 Drive-In Door (Grade Level)

Clear Height: 18'

Column Spacing: 32' x 32'

Construction Type: Reinforced Concrete

Electric Service: TBD

Parking Ratio: 1.59/1,000 SF

Offering Rate: \$---PSF

| | | |
|---------------------------------|-------------------|-------------------|
| Net Charge: (2025 Estimates) | CAM: | \$1.03 PSF |
| | Taxes: | \$1.49 PSF |
| | <u>Insurance:</u> | <u>\$0.31 PSF</u> |
| | Total: | \$2.83 PSF |

100 NW Business Park Lane, Riverside, MO 64150

Site plan showing the proposed 100-unit apartment building layout. The building is situated on a lot bounded by Business Park Lane to the south and east. The plan includes dimensions for the building footprint, parking spaces, and setbacks. A yellow-highlighted section indicates a specific area of interest or a proposed addition. A north arrow is present in the bottom right corner.

Key dimensions and features:

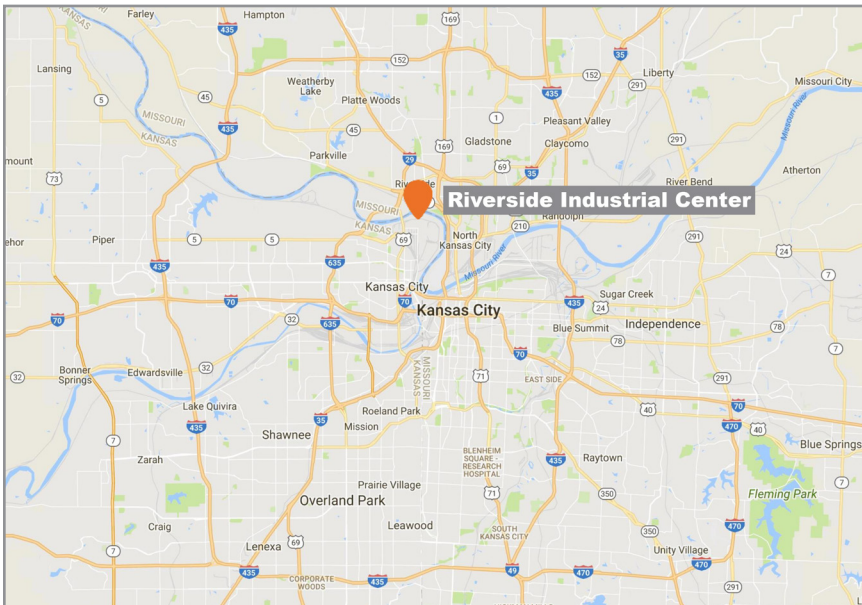
- Overall lot width: 487'-0"
- Overall lot depth: 310'-0"
- Building footprint dimensions: 352'-0" (width) x 125'-0" (depth)
- Yellow-highlighted section dimensions: 55'-10 1/4" (width) x 32'-0" (depth)
- Setback dimensions: 31'-3 3/4" (north), 31'-6" (north of yellow section), 32'-0" (south of yellow section), 32'-0" (east of yellow section), 32'-0" (south of building)
- Parking spaces: 100 units (indicated by small rectangles)
- Business Park Lane: 328'-0" (width)
- Setback from Business Park Lane: 387'-0" (width), 59'-3" (depth)



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