

Riverside Industrial Center #2

124 NW Business Park Lane, Riverside, Missouri

For Lease



Excellent Site

- 6,000 SF with 1 drive-in door
- 5,500 SF office
- Interstate access to I-35, I-29 & I-635
- Centrally located
- No city earnings tax

For more information:

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Building Specifications

Square Feet Available: 6,000 SF

Office Space: 5,500 SF

Total Building Square Feet: 44,000 SF

Loading: 1 door (grade level)

Lighting: Metal Halide

Year Built: 1985

Clear Height: 18'

Column Spacing: 32' x 32' (typical)

Floor Type: 6" thick - reinforced concrete

Sprinkler: Wet system

Electric Service: 200 amp, 120/208 v, 3ph

Type of Lease: Net, Net

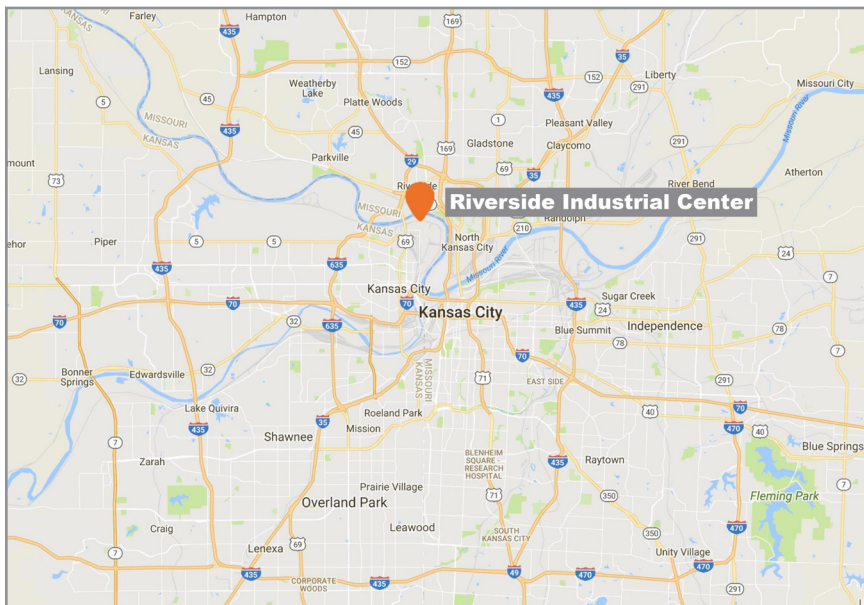
Offering Rate: \$6.00 PSF

Net Charge: (2024 Estimates)	CAM:	\$1.15 PSF
	Taxes:	\$1.33 PSF
	<u>Insurance:</u>	<u>\$0.22 PSF</u>
	Total:	\$2.70 PSF

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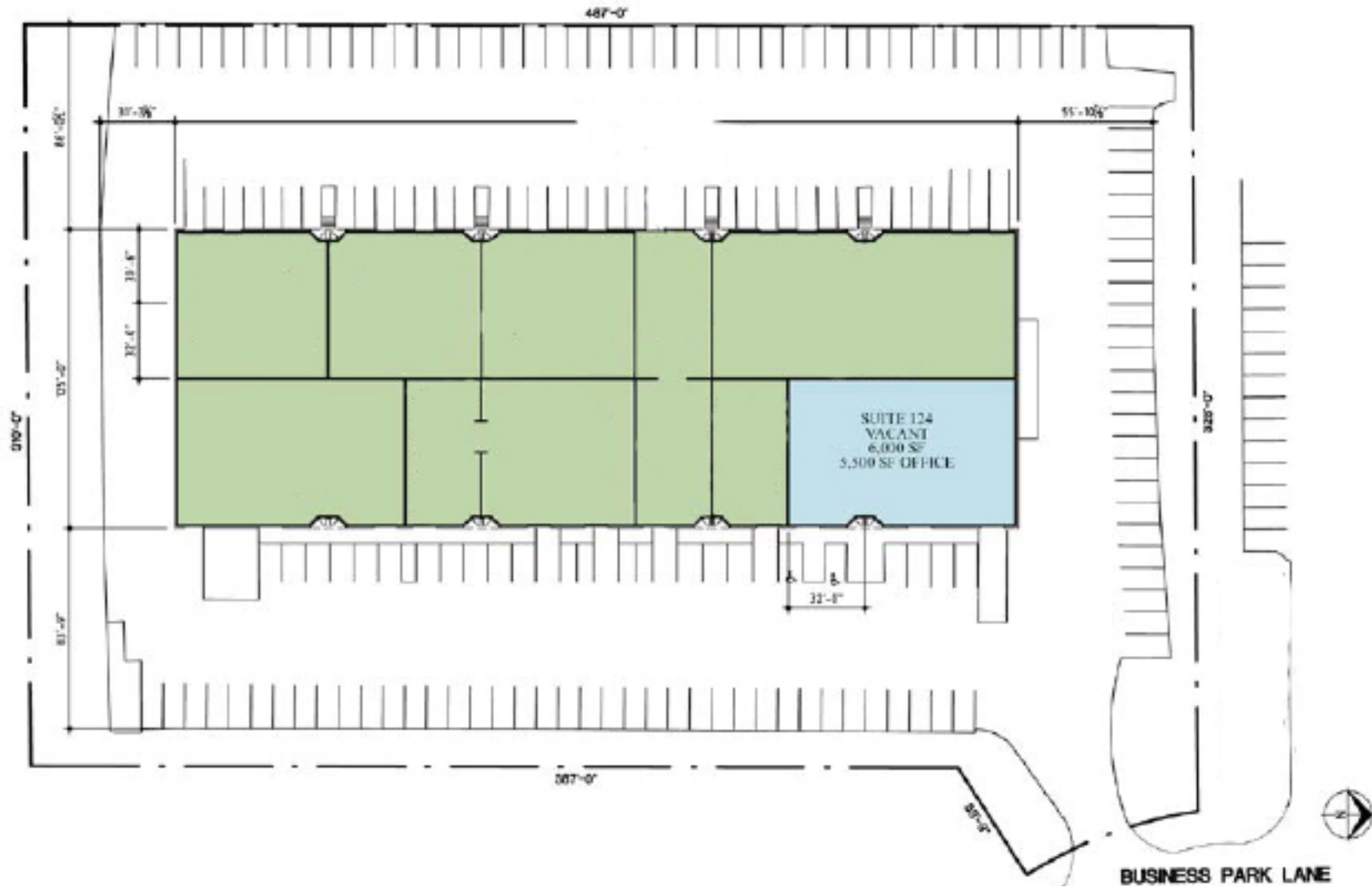
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