

Riverside Industrial Center Building 2

120-126 NW Business Park Lane, Riverside, MO 64150

For Lease



Excellent Site!

- 16,000 SF Available
- I-35, I-29, I-635, & Hwy-9 Accessible
- Central Location
- Dock-High & Drive-In Loading

For more information:

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Building Specifications

Available Area: 16,000 SF

Office Square Footage: 1,950 SF (Approx.)

Total Building Area: 44,000 SF

Loading: 4 Dock-High Doors (1 Ramped)
4 Drive-In Doors (Grade Level)

Lighting: LED

Year Built: 1985

Clear Height: 18'

Column Spacing: 32' x 32' (Typical)

Floor Type: 6" Thick - Reinforced Concrete

Sprinkler: Wet System

Electric Service: 700 amp, 120/208 v, 3ph (multiple services, expandable)

Type of Lease: Net, Net

Offering Rate: TBD

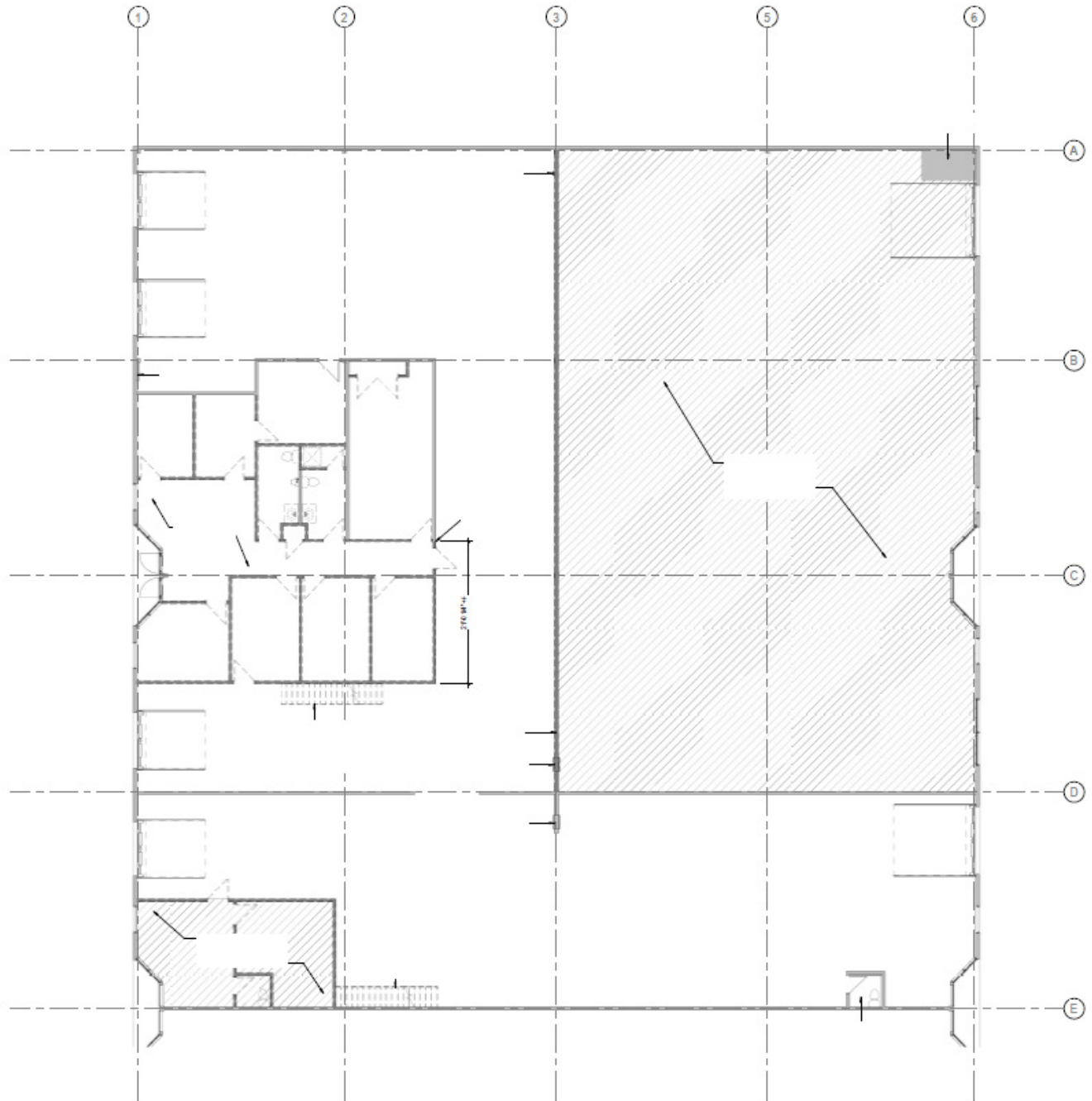
| | | |
|---------------------------------|-------------------|-------------------|
| Net Charge: (2025 Estimates) | CAM: | \$1.03 PSF |
| | Taxes: | \$1.49 PSF |
| | <u>Insurance:</u> | <u>\$0.31 PSF</u> |
| | Total: | \$2.83 PSF |

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Current Floor Plan

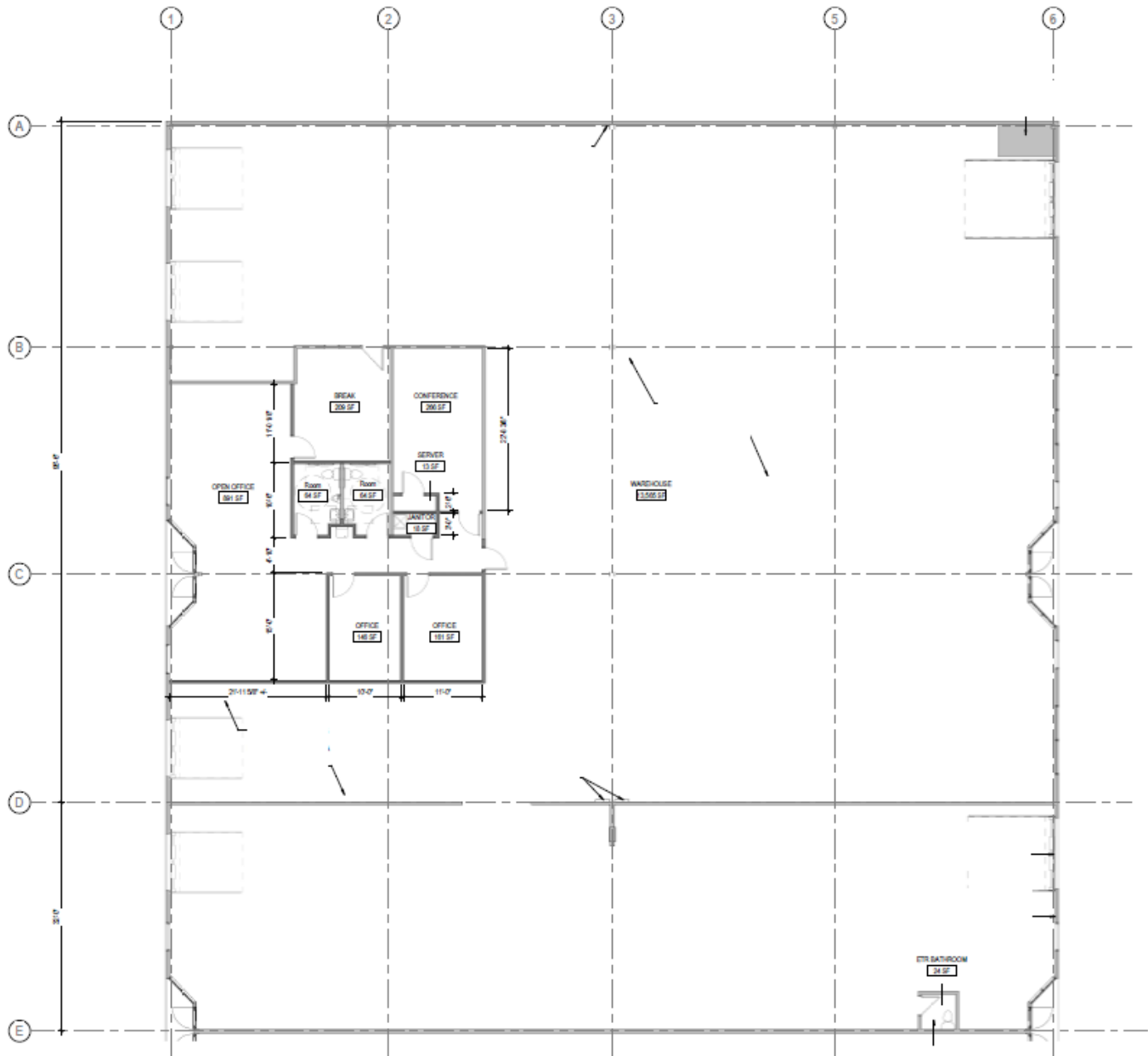


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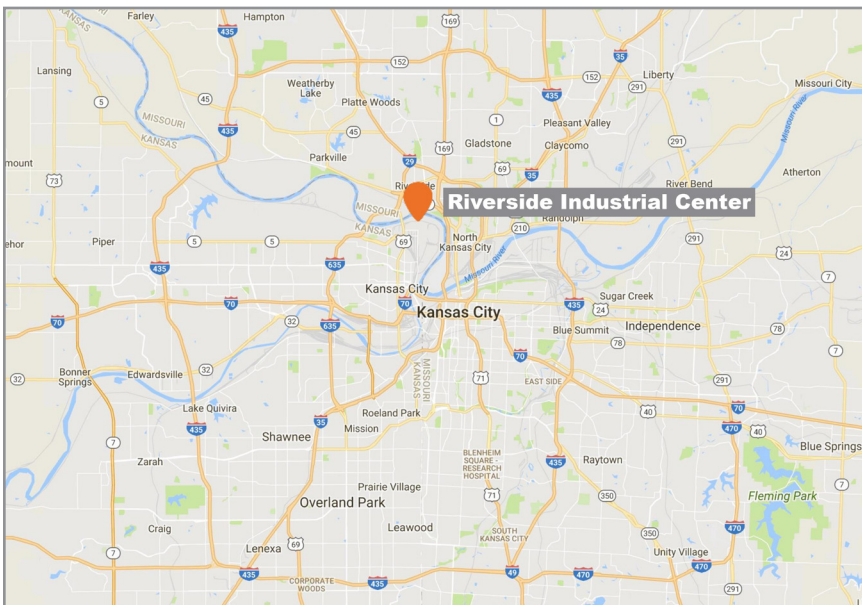
Proposed Office Demolition Plan



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