

Riverside Industrial Center Building 2

126 NW Business Park Lane, Riverside, MO 64150

For Lease



Excellent Site!

- 12,000 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: 12,000 SF

Total Building Area: 44,000 SF

Loading: 3 Dock-High Doors (2 Active, 1 Ramped)
4 Drive-In Doors (2 Ramped, 2 Grade-Level + Covered)

Lighting: LED

Year Built: 1985

Clear Height: 18'

Column Spacing: 32' x 32' (Typical)

Sprinkler: Wet System

Electric Service: 500 amp, 120/208 v, 3ph (Multiple Services, Expandable)

Type of Lease: NNN

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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Floor Plan

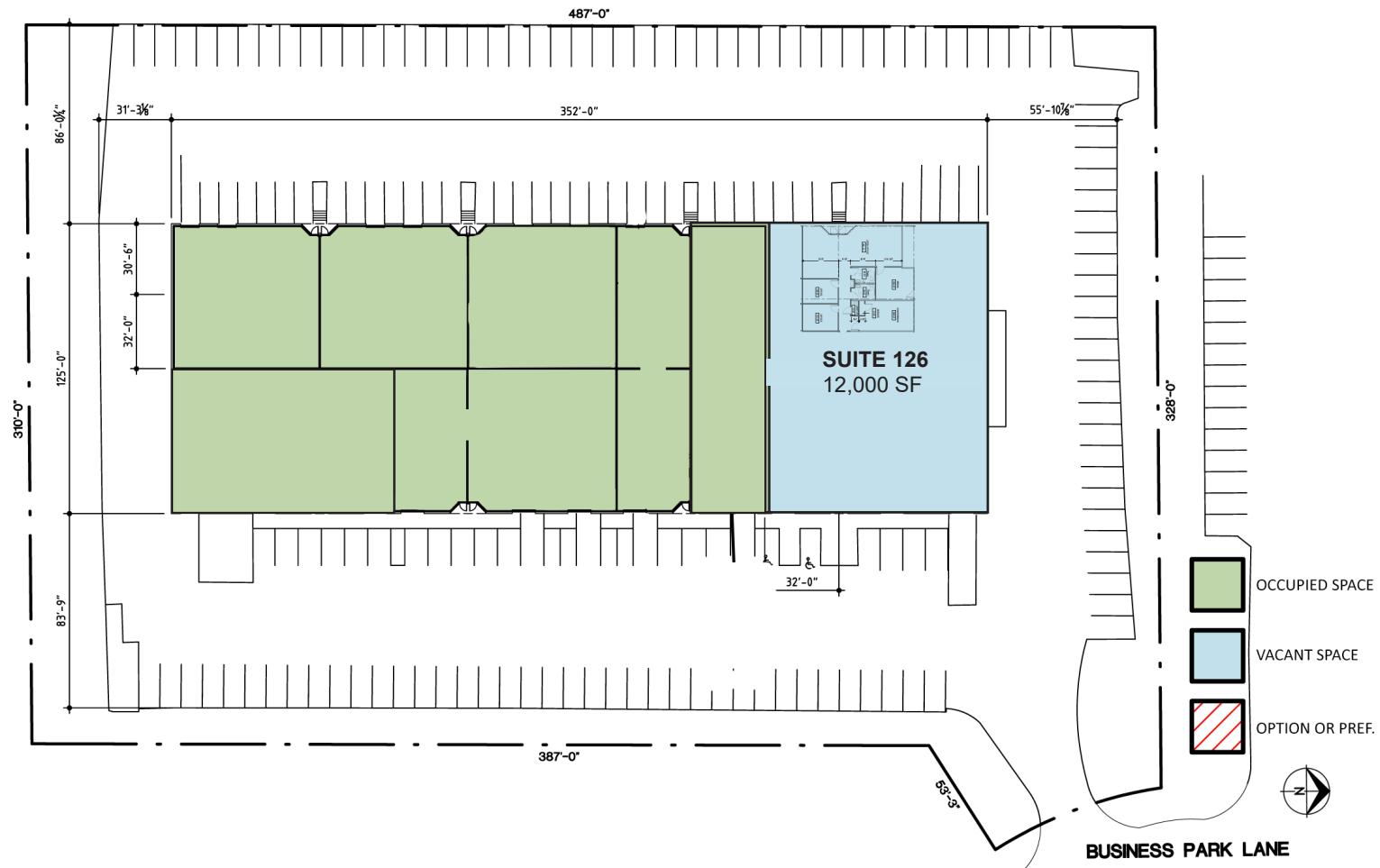


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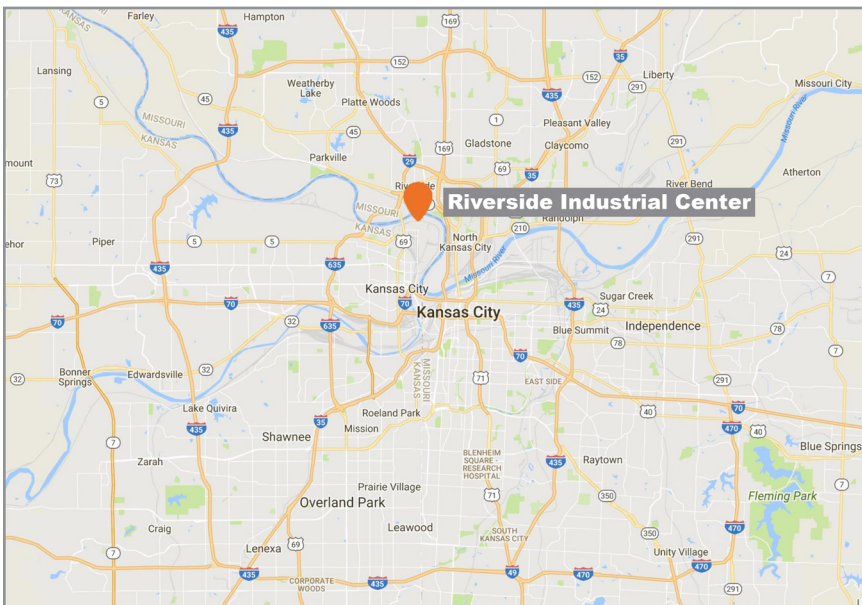
Site Plan



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