

Riverside Industrial Center #1

224 NW Business Park Lane, Riverside, Missouri 64150

For Lease



Central Location!

- 8,000± SF Total
- 998± SF of Office Space
- 4 Dock-High Doors
- 19'4" Clear Height
- Easy Access to I-35, I-29, I-635, & Hwy-9
- End-Cap Suite with High Visibility

For more information:

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Building Specifications

Square Feet Available: 8,000± SF

Office Space: 998± SF

Total Building Square Footage: 32,000± SF

Year Built: 1984

Clear Height: 19'4"

Loading: 3 Dock-High Doors
- 2 Doors: (8'x10')
- 2 Doors: (9'x10')

Type of Lease: NNN

Offering Rate \$8.50

Net Charges: (Est. 2026)	CAM:	\$1.63 PSF
	Taxes:	\$1.21 PSF
	<u>Insurance:</u>	<u>\$0.34 PSF</u>
	Total:	\$3.18 PSF

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Floor Plan

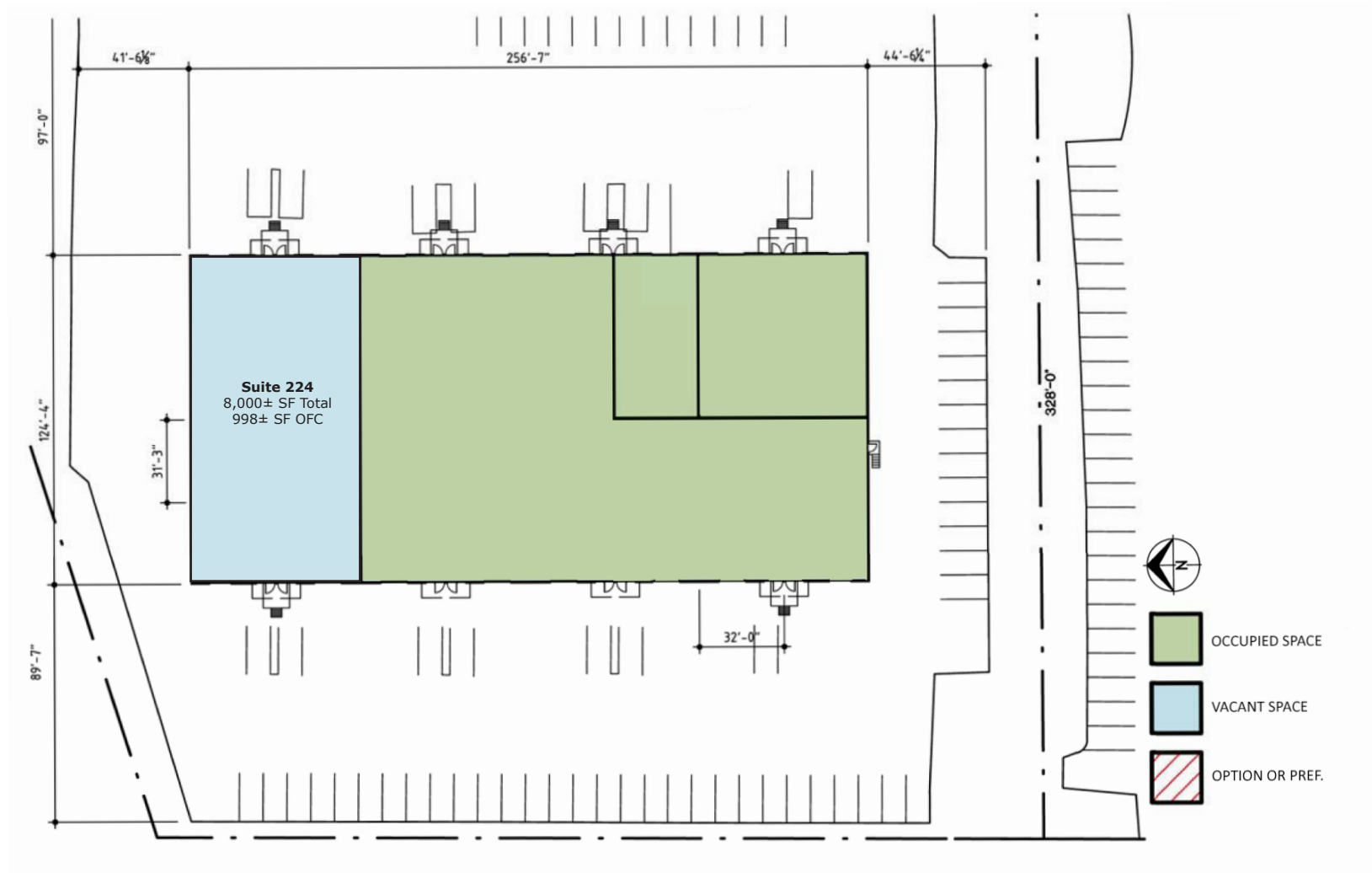


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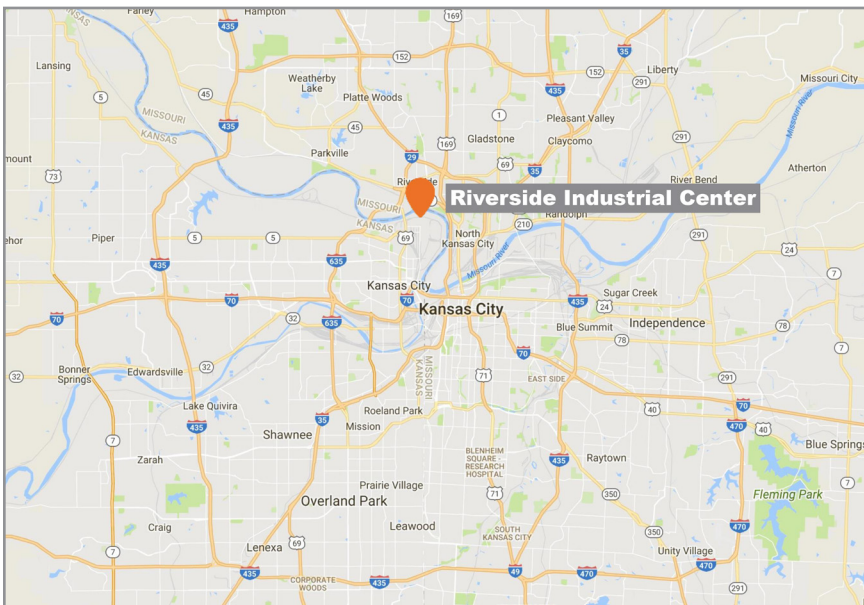
Site Plan



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