

# Riverside Industrial Center #1

208 NW Business Park Lane, Riverside, Missouri

# For Lease



## Excellent Site

- 18,000 SF Available (3,352 SF office) with six (6) dock-high doors
- 18' Clear Height
- Excellent access to Hwy. 9 and I-635
- Professionally Managed Business Park
- No earnings tx in Riverside, MO

## For more information:

Zach Hubbard, SIOR  
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Hagen Vogel  
816.878.6338  
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## Building Specifications

Area Available: 18,000 SF (3,352 SF office)

Total Building Area: 32,000 SF

Year Built: 1984

Ceiling Height: 18'

Loading: 6 dock-high doors; 2 drive-in

- 6 dock-high (8' x 10')
- 1 drive-in (10' x 14')
- 1 drive-in (10' x 12')

Lighting: Metal Halide

Column Spacing: 31' x 32'

Floor Type: 6" thick – reinforced concrete

Sprinkler: Wet system

Electric Service: 200 amp, 120/208V, 3-ph

Type Of Lease: Net, Net

Offering Rate: \$4.50 PSF

Net Charges:  
(2024 Estimates)

CAM:	\$1.21 PSF
Taxes:	\$1.32 PSF
<u>Insurance:</u>	<u>\$0.26 PSF</u>
Total:	\$2.79 PSF

### For more information:

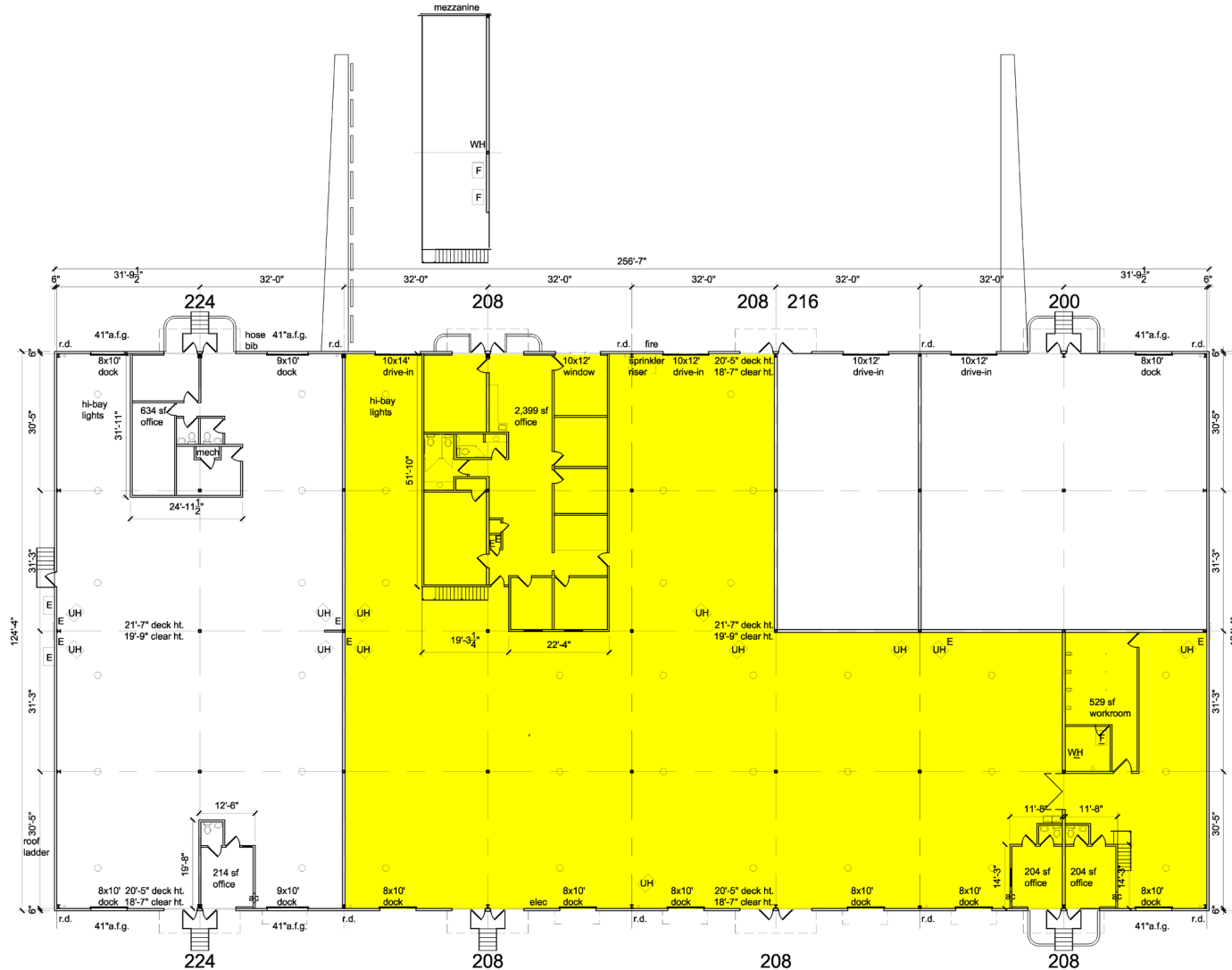
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4622 Pennsylvania Avenue, Suite 700  
Kansas City, MO 64112  
816.756.1400 | [www.BLOCKLLC.com](http://www.BLOCKLLC.com)

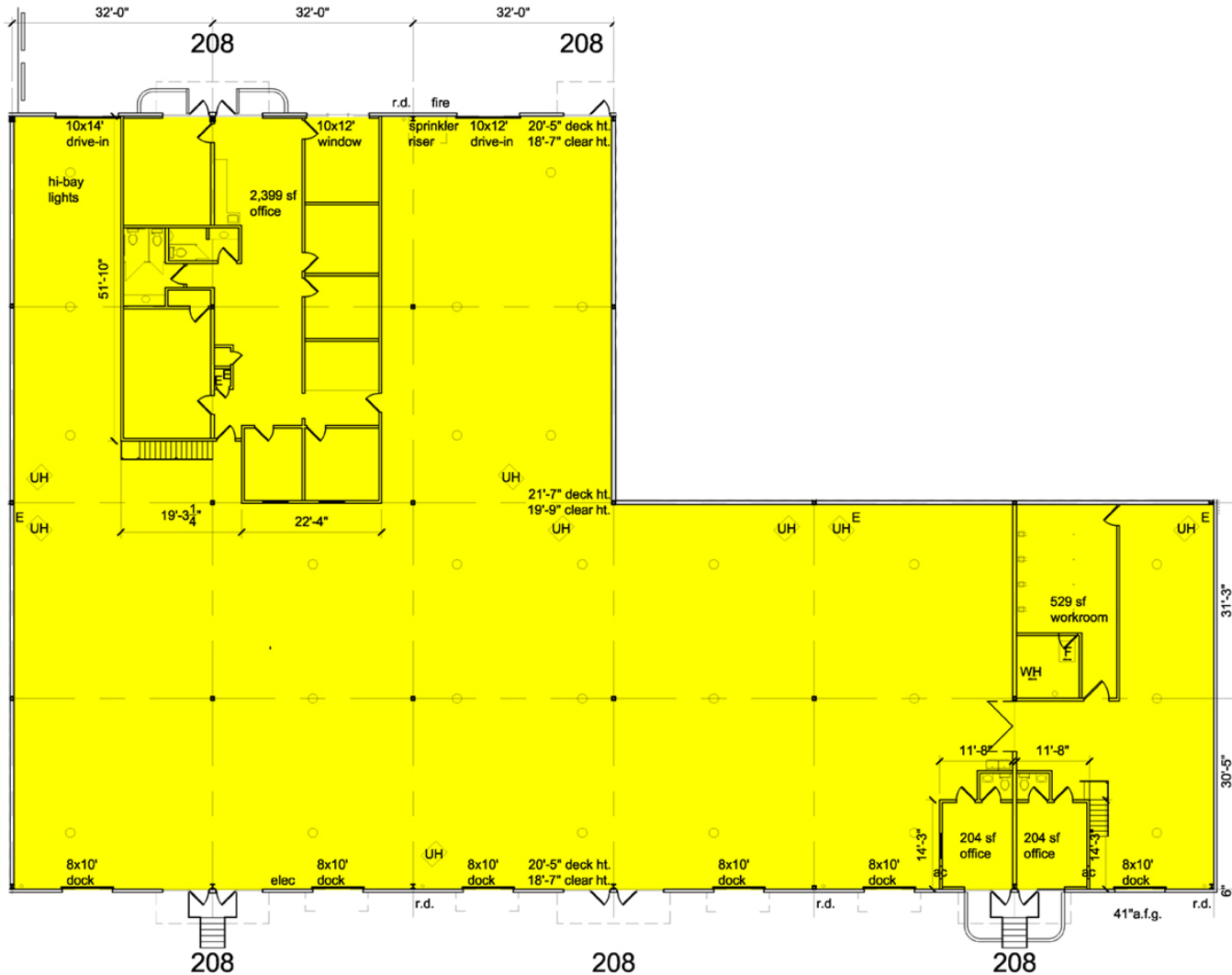
**BLOCK**  
REAL ESTATE SERVICES, LLC



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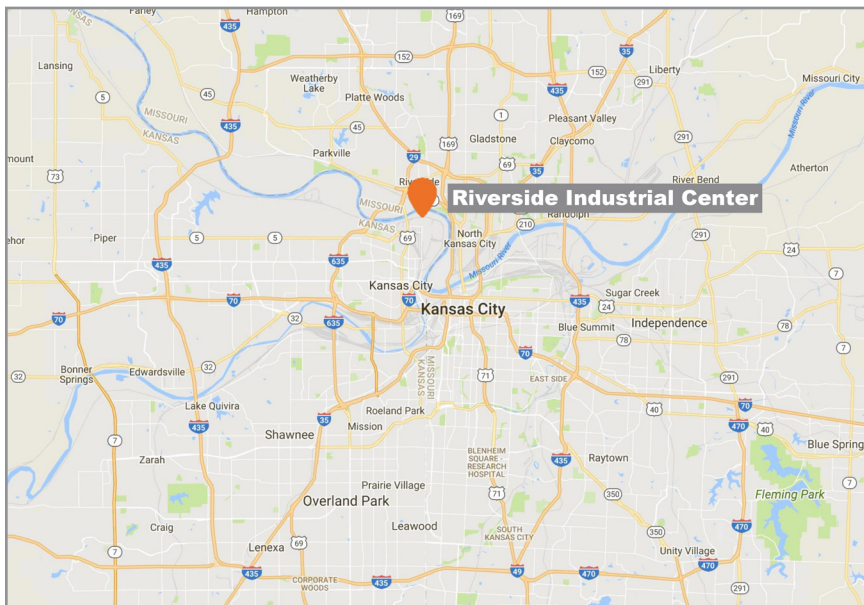


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