

Riverside Industrial Center #3

406 NW Business Park Lane, Riverside, Missouri

For Lease



Excellent Site!

- 1,920 SF available
- 756 SF office space
- 18' clear height
- 1 dock-high door
- I-635/MO-9 Hwy immediate access

For more information:

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Hagen Vogel
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Building Specifications

Square Feet Available:	1,920 SF
Office Space:	756 SF
Building Square Feet:	65,280 SF
Year Built:	1986
Ceiling Height:	18'
Warehouse Lights:	LED
Column Spacing:	30' x 32'
Loading:	1 dock-high door
Sprinkler:	Wet
Electric Service:	100 amp, 120/208v, 3-ph
Type of Lease:	Net, Net
Base Rent:	\$8.25 PSF
Net Charges (2024 Estimates):	CAM: \$1.08 PSF RE Taxes: \$1.58 PSF <u>Ins: \$0.20 PSF</u> Total: 2.86

For more information:

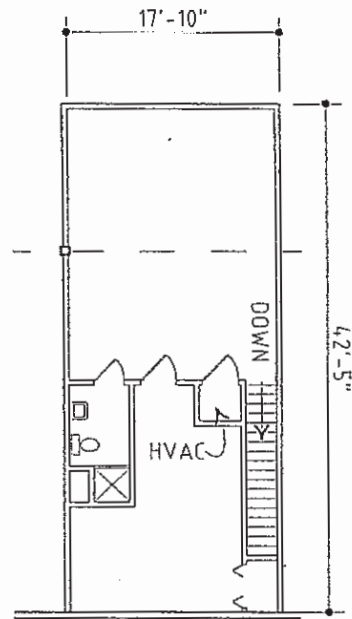
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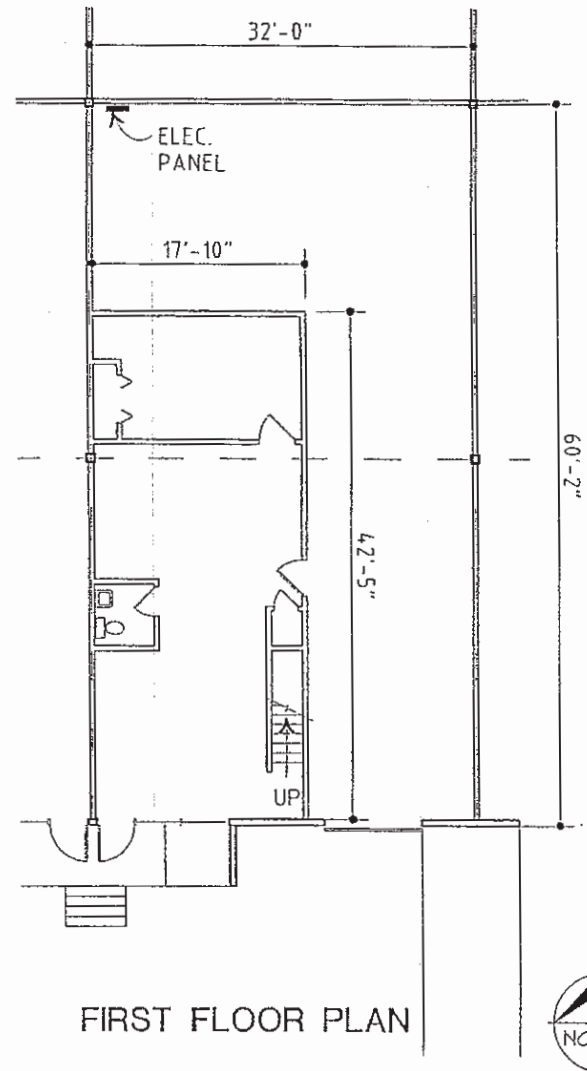
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MEZZANINE FLOOR PLAN

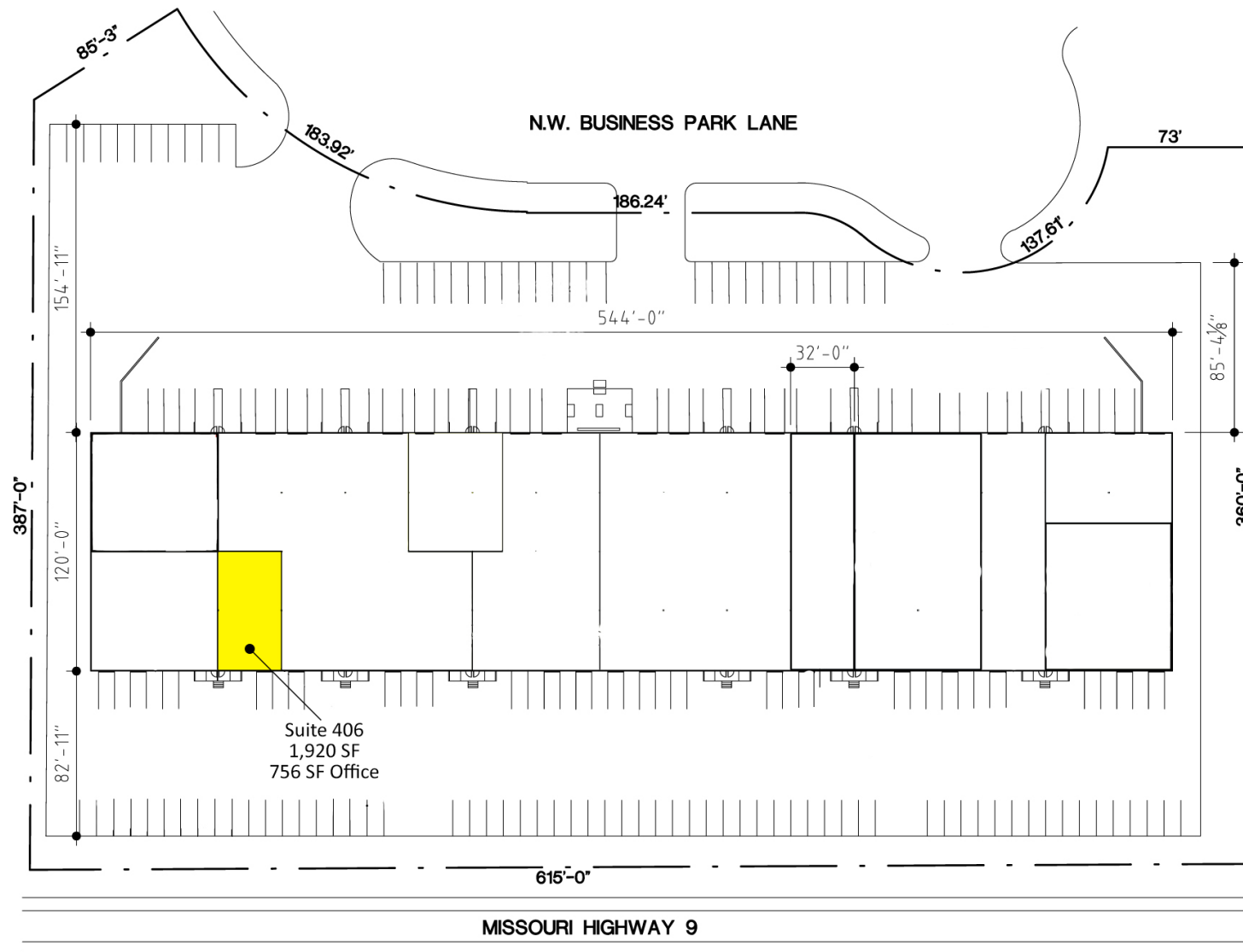


FIRST FLOOR PLAN

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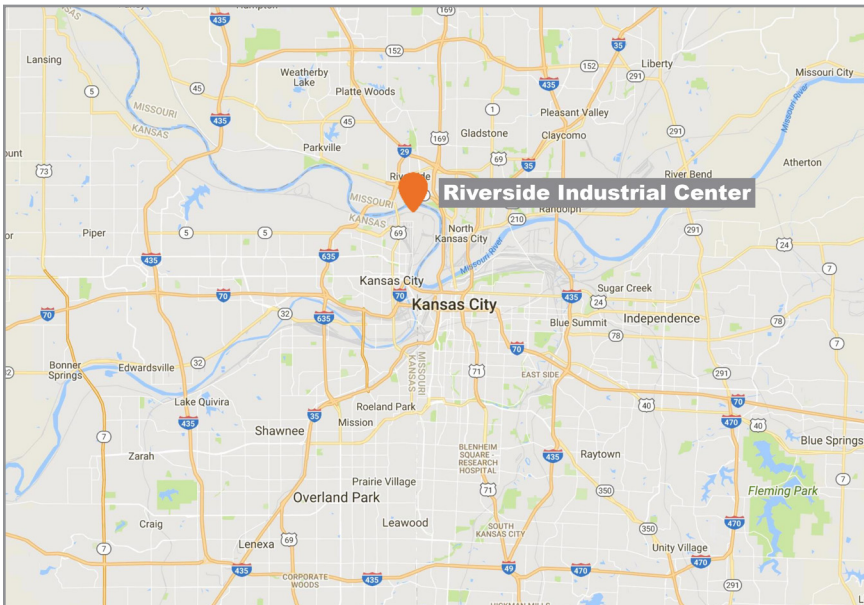
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