

Riverside Industrial Center #4

613 NW Business Park Lane, Riverside, Missouri

For Lease



Excellent Site!

- 2,000 SF available
- 300 SF finished office space
- 18' clear height
- 1 dock-high door

For more information:

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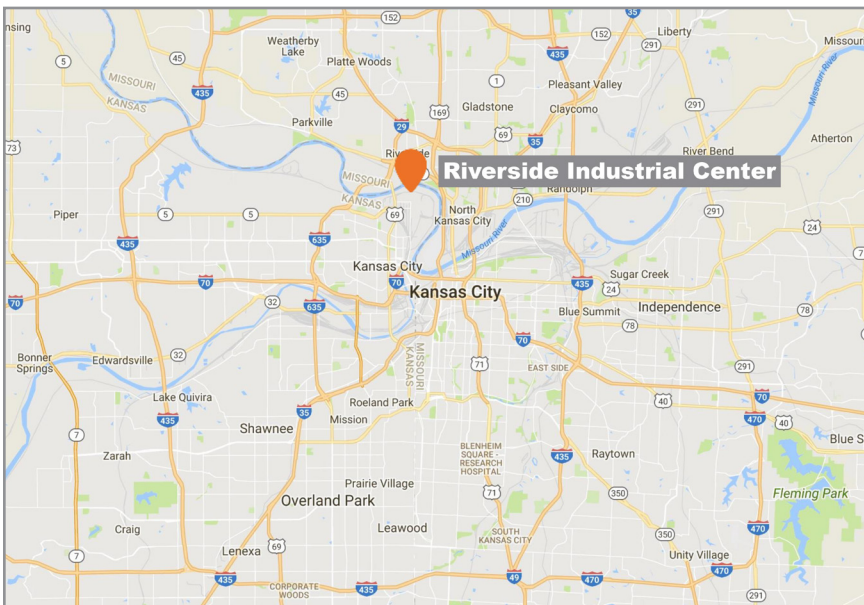
Building Specifications

Total Square Feet:	24,000 SF	
Square Feet Available:	2,000 SF	
Office Space:	300 SF	
Year Built:	1987	
Ceiling Height:	18'	
Loading:	1 dock-high door	
Column Spacing:	32' x 31'	
Floor Type:	6" thick - reinforced concrete	
Sprinkler:	Wet	
Electric Service:	120/208v, 3-ph	
Type of Lease:	Net, Net	
Offering Rate:	\$5.50	
Net Charge: (2024 Estimates)	CAM:	\$1.79 PSF
	Taxes:	\$1.29 PSF
	<u>Insurance:</u>	<u>\$0.32 PSF</u>
	Total:	\$3.40 PSF

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