

# Riverside Business Center #3

200-246 NW Plaza Drive, Riverside, MO

# For Lease



Minutes from I-29, I-35 & I-635

- Quick access to I-29, I-35 and I-635
- 10 minutes from downtown Kansas City
- Monument signage for tenant signage as well as on building
- highway exposure for signage on north face

For more information:

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## Building Specifications

**Building Size:** 57,412 Square Feet

**Year Built:** 1997

**Clear Height:** 18', with insulated metal deck

**Column Spacing:** N/S varies from 17' to 23' and E/W is 20' 10".

**Loading Doors:** Building Total is: 15 Dock High Doors, one is ramped as drive-in, of which all but one are on the east side. 10 Drive-In Doors, plus one ramp, all on the west side, except for one on the east side. All but 2 dock high doors are on the east side and all drive-in doors are on the west side.

**Sprinkler System:** Wet sprinkler system throughout the building.

**HVAC:** All heated by suspended forced air gas unit heaters and some tenant spaces have air conditioned warehouse space.

**Lighting:** Recessed, fluorescent and incandescent fixtures in office area. Warehouse space has a combination of metal halide lighting fixtures and suspended strip fluorescent lighting as task lighting and windows.

**Exterior Lighting:** HID wall packs on all sides of the building.

**Parking:** 175 Spaces for Automobiles between RBC #3 and #4

**Streets, Access, Frontage:** The property is located on the west side of NW Plaza Drive, south of Tullison Road, which parallels Missouri Highway 9 and has nearby access to the highway via intersections with US Highway 69 to the west and Briarcliff Parkway to the east. The property has a good exposure to Highway 9.

**Floor Plans:** Available in PDF and CADD

**Structure:** Pre-cast tilt-up concrete

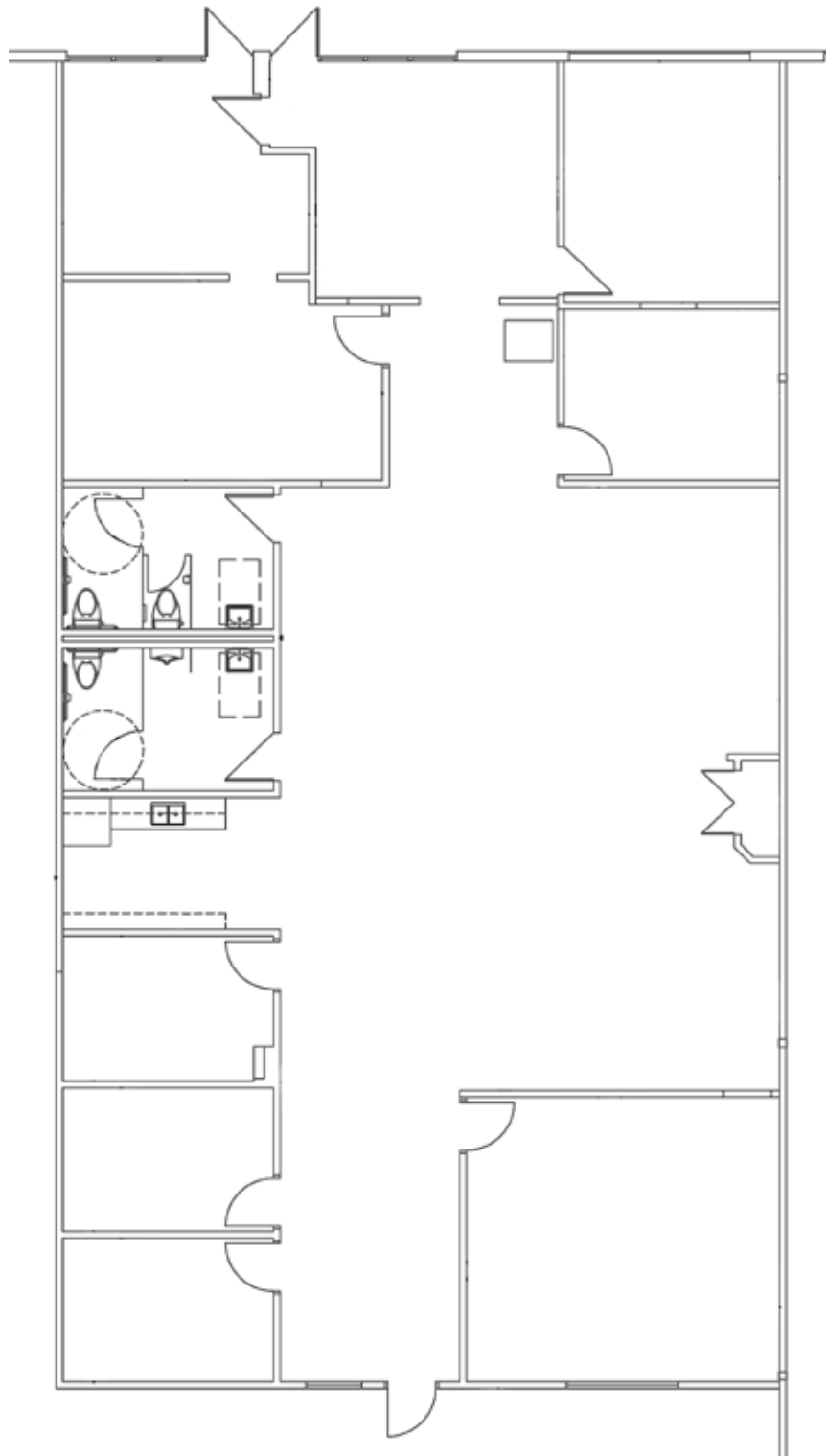
**Electrical Service:** 800 Amp, 120/208 Volt, 3 Phase, 4 Wire. 100 Amp separately metered public service panel with six (6) 100 amp and four (4) 200 amp separately metered tenant services. Suite 200-202 has 200 Amp, 120/208 V, 3 Phase.

**Zoning:** I-1 – Light Industrial

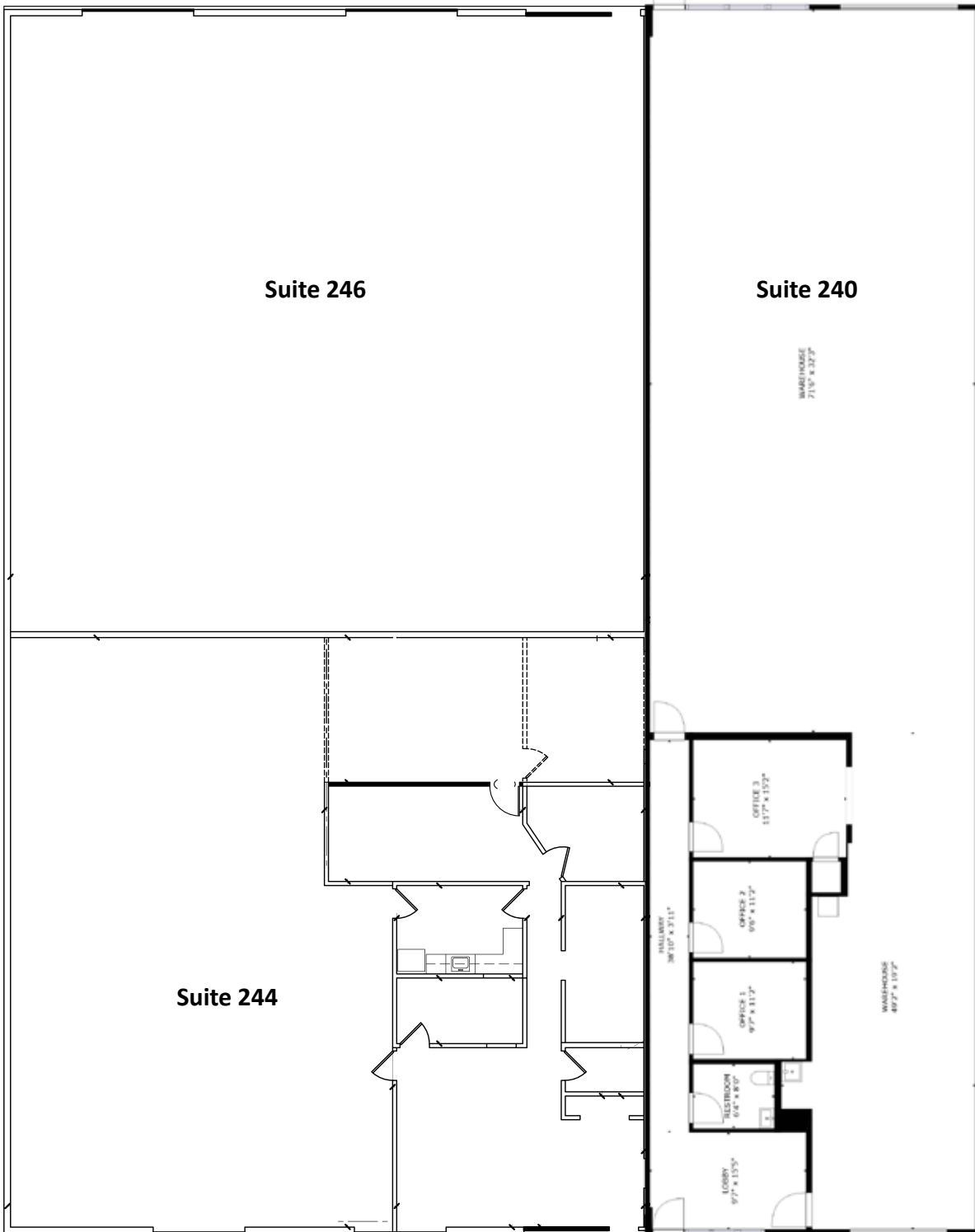
**Lease Type:** Net

<b>Net Charges:</b> (2025 Estimates)	<b>Real Estate Taxes:</b>	\$1.17 PSF
	<b>Insurance:</b>	\$0.69 PSF
	<b>Common Area Maintenance (CAM):</b>	\$2.31 PSF
	<b>Total:</b>	\$4.17 PSF

Suite 208 Floor Plan



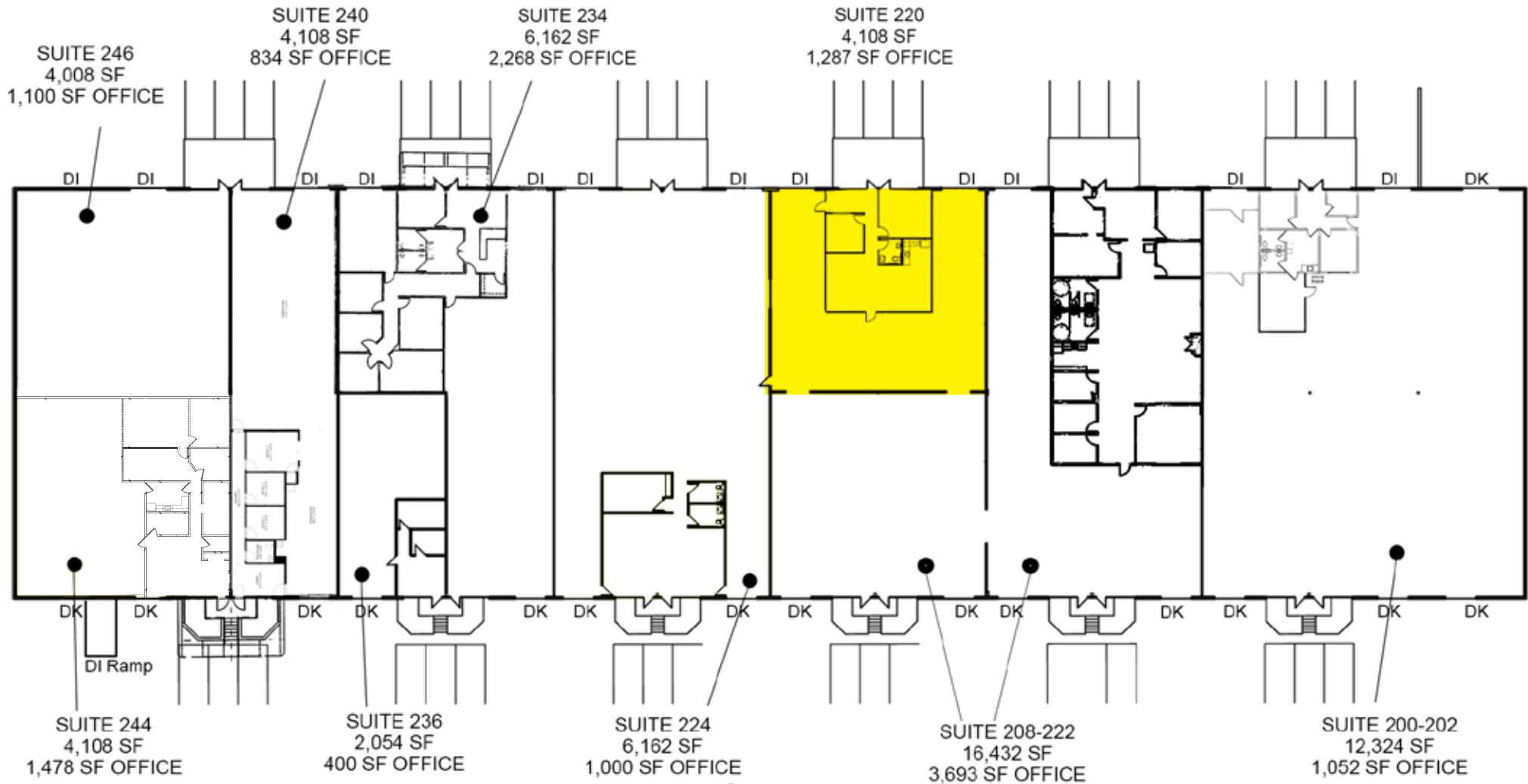
## Suite 240, 244 & 246 Floor Plan



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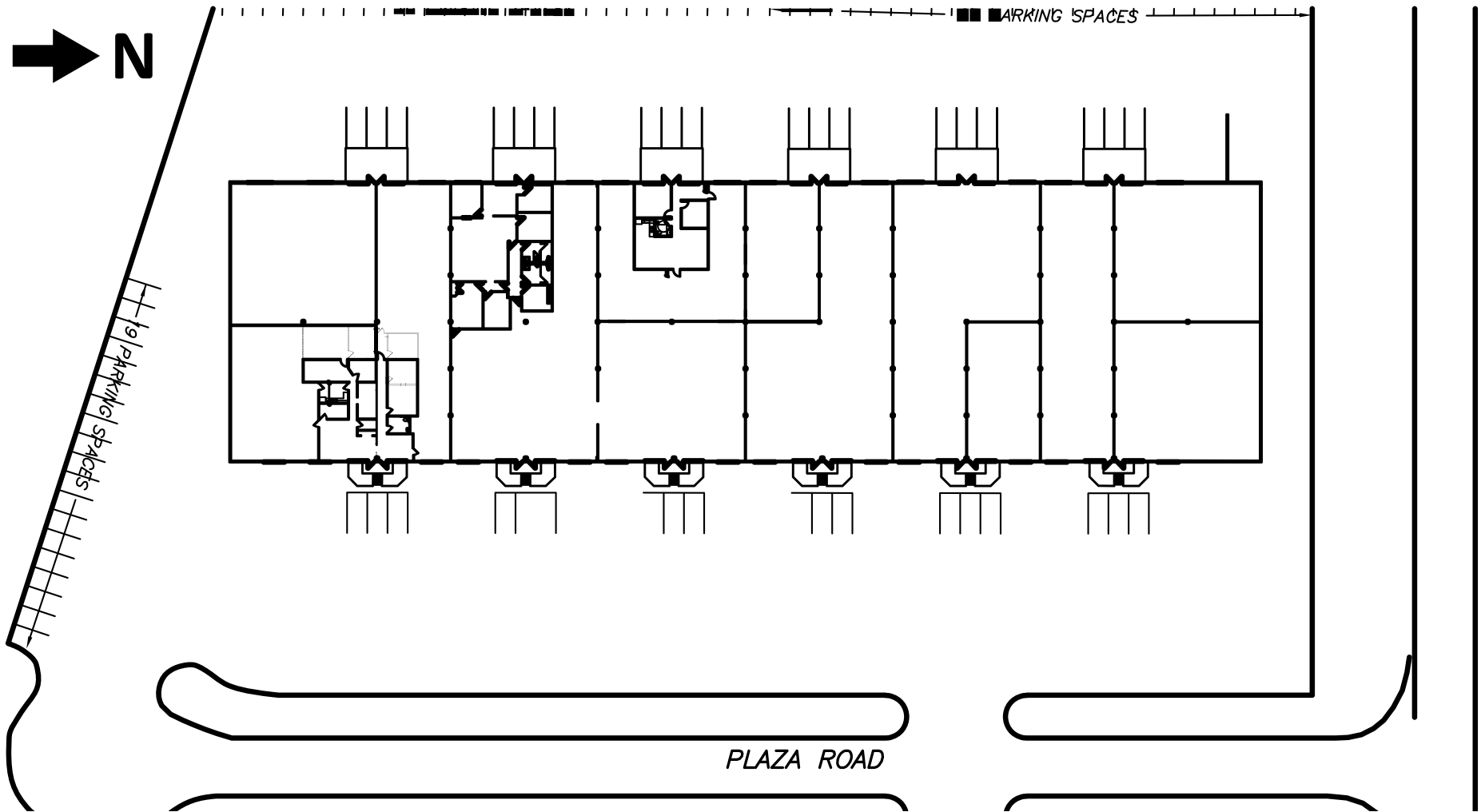
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**BLOCK**  
REAL ESTATE SERVICES, LLC

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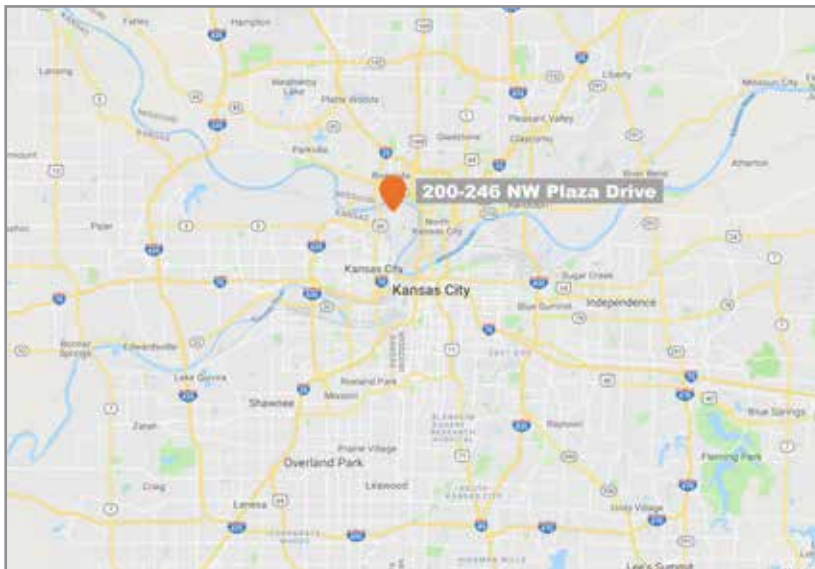
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