



# FOR LEASE



**4300 Belgium Blvd., Suite 100  
Riverside, Missouri 64150**

**LEASE RATE**

**\$7.95/SF**

**NNN (\$3.44/SF)**

\*Although every reasonable effort is made to present current and accurate information, Opes Commercial Real Estate makes no guarantees of any kind\*

**For More Information Contact  
Nate Prather  
ntprather@opescre.com  
816-268-4483**

**OPES COMMERCIAL REAL ESTATE  
1804 SWIFT STREET  
NORTH KANSAS CITY, MO 64116  
WWW.OPESCRE.COM**



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## **PROPERTY INFORMATION**

- **Excellent Storage/Distribution Warehouse for Lease in Riverside, Missouri**
- **21,000 +/- SF total; 4,966 +/- SF of Office Space and 16,034 +/- of Warehouse Space**
- **Reception Area, Bullpen Area, Conference Room, Five (5) Private Offices-one with a shower, Kitchen/Breakroom, Two (2) Restrooms, and Two (2) Storage Rooms**
- **Warehouse area consists of: 24' Ceilings-Clear Height, Two (2) Shop Restrooms, Shop Sink, and Work Bench**
- **Drive in Door - 14'x14'**
- **Two (2) Dock Doors with Seals and Levelers**
- **Power: 480/208/3 phase**
- **Great Access to North and South bound I-635**
- **24 Hour Security Observed Cameras on the Building**
- **20 Parking Spaces on the South Side of the Building**

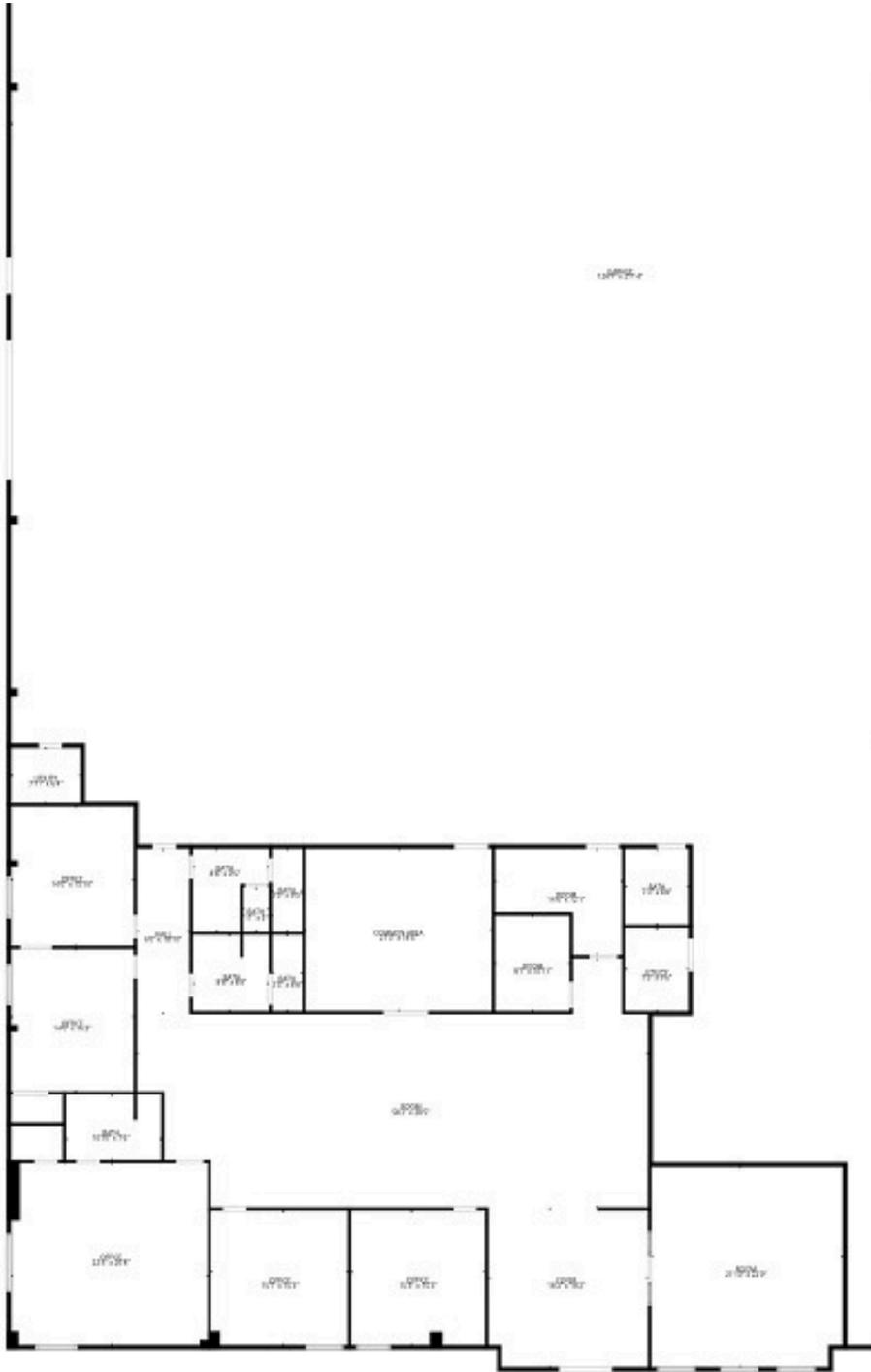
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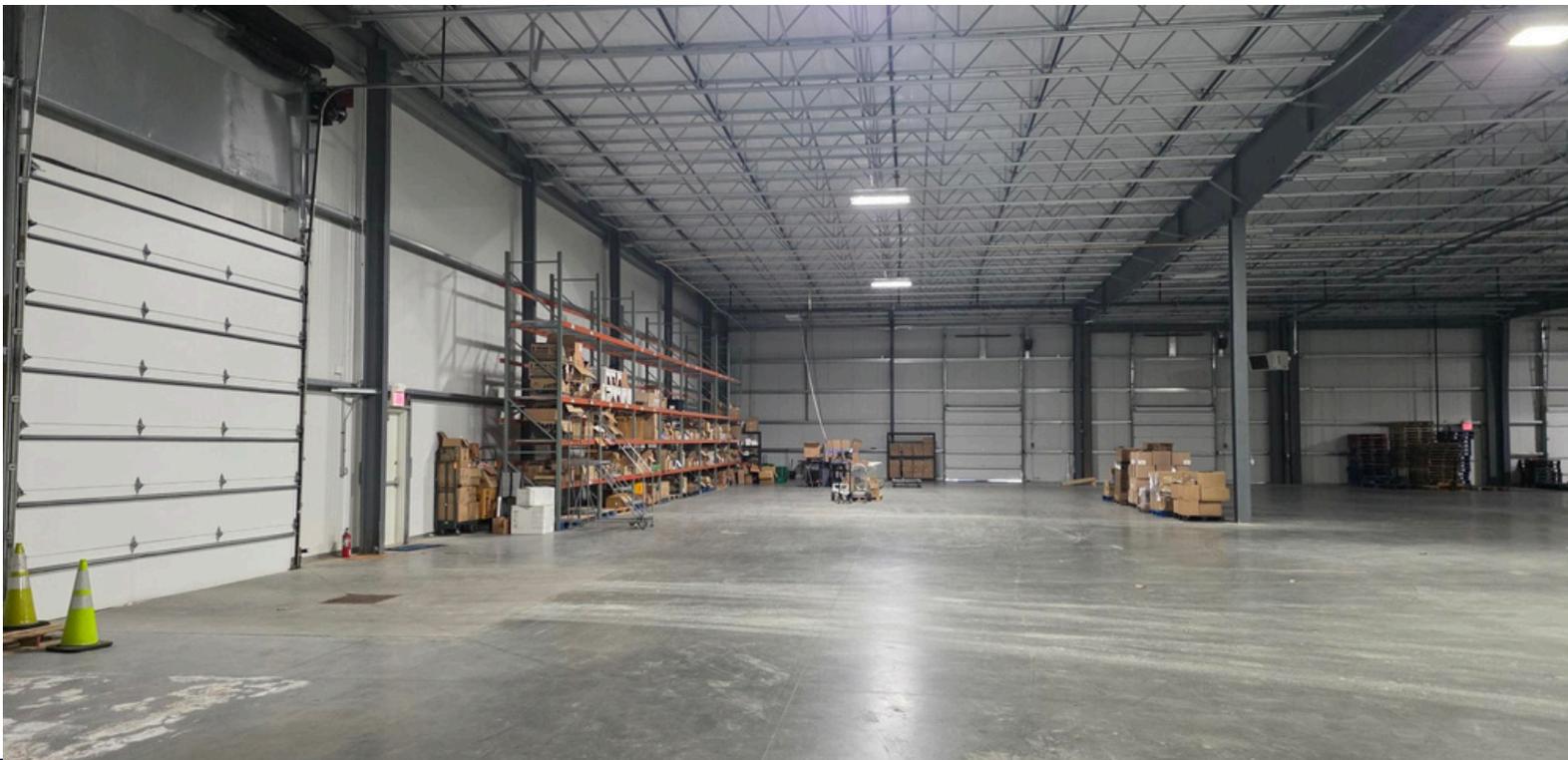
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