

# Warehouse/Distribution Space For Lease

4300 Belgium Boulevard, Suite 400  
Riverside, Missouri 64150



**For Lease: \$7.95 PSF + NNN \$3.44**



## Property Highlights:

- 33,500 +/- SF
- 30,020 +/- SF of warehouse space
- 3,480 +/- SF of office space
- Immediate availability
- \$7.95/SF plus \$3.44/SF NNN
- Power: 480/208/3 phase
- Great access to North and South bound I-635
- 24-hour security observed cameras on building
- Less than one mile from the new Morton Amphitheater

## Warehouse Highlights:

- 30,020 +/- SF of warehouse space
- 24' Ceiling height
- Drive in Door – 14'x14'
- Two (2) dock doors with seals and levelers

## Office Highlights:

- 3,480 +/- SF of Office space
- Reception and bullpen areas
- Conference room
- Three (3) private offices
- Two (2) restrooms
- Two (2) storage rooms

### Opes Commercial Real Estate

Office: (816) 384-2900

1804 Swift St. Ste. 101 North Kansas City, MO 64116

### For More Information:

Nate Prather | Office: (816) 268-4483

[nprather@opescre.com](mailto:nprather@opescre.com)

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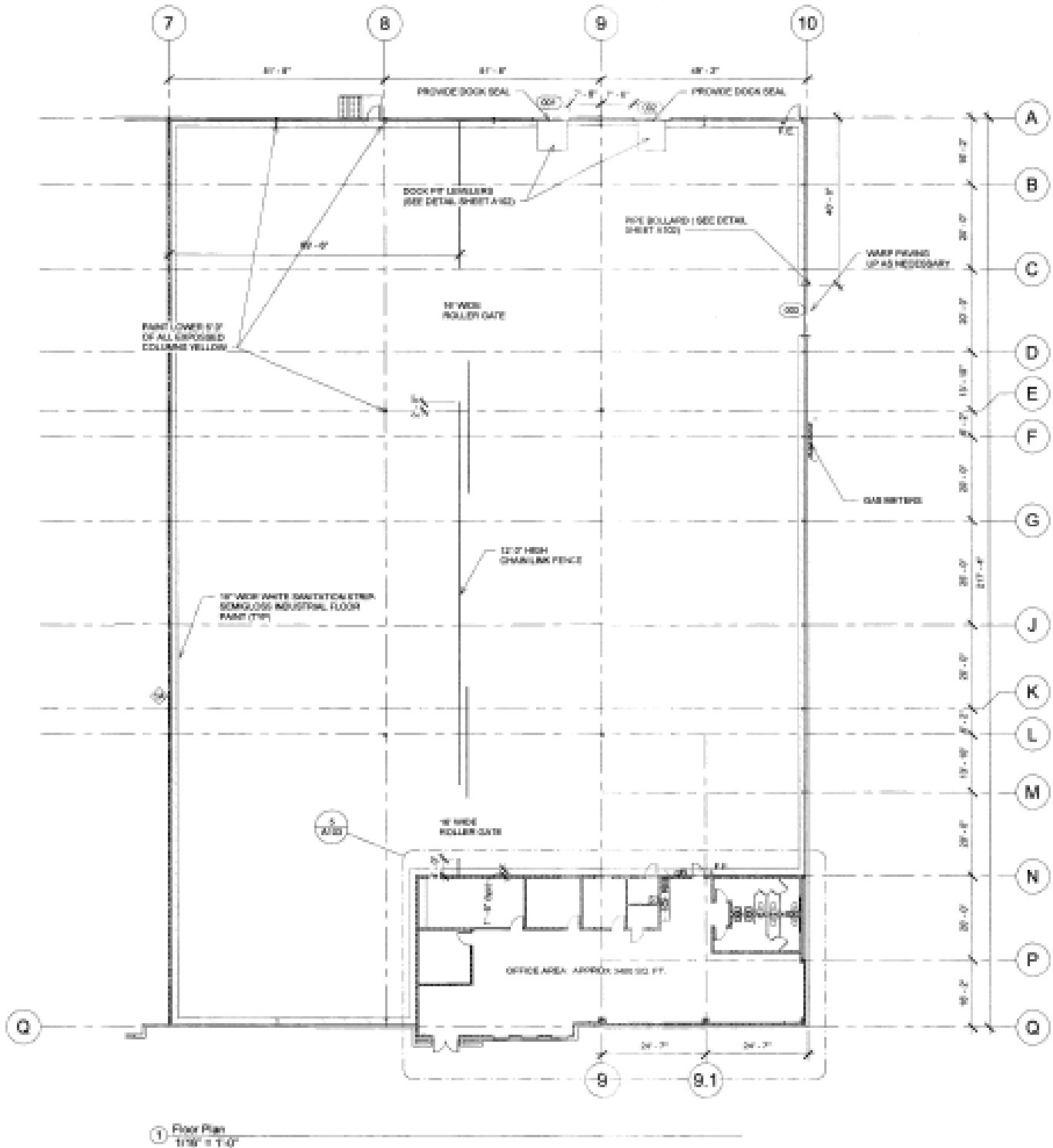


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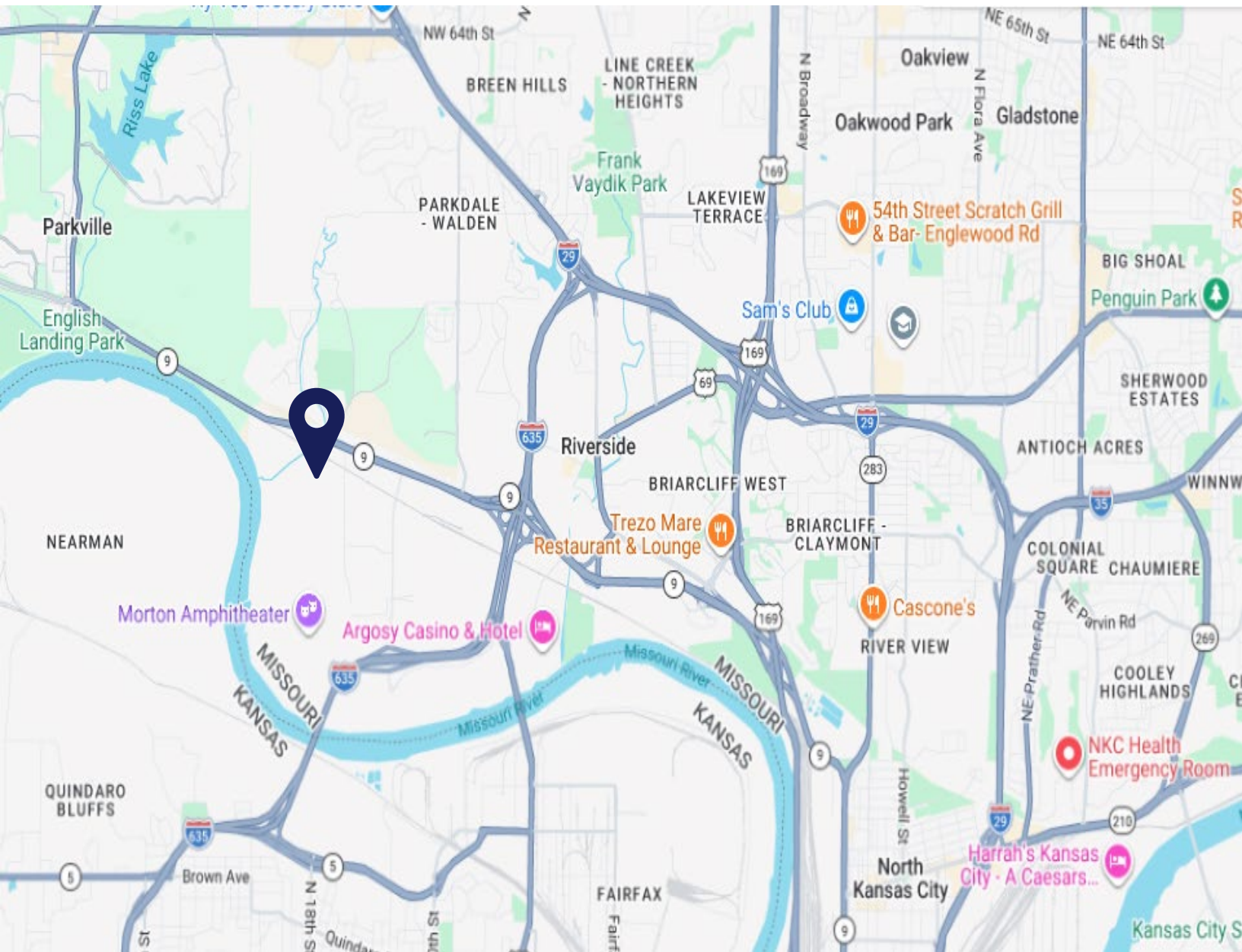


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**Disclaimer:** Information is believed to be accurate but is not guaranteed. Opes Commercial Real Estate makes no representations or warranties as to its accuracy or completeness.

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