



## 4304 N MATTOX ROAD • RIVERSIDE, MO

# PROPERTY DETAILS

**Available Space:** +/- 38,600 SF  
Will Divide

**Office Space:** +/- 7,000 SF  
(Bonus: Mezzanine Storage Not Counted in SF)

**Ceiling Height:** 16'-21' Clear

**HVAC:** New

**Loading:** 2 Dock Doors

**Access:** Great Highway Access to I-635, I-70, I-35, Hwy 9 & I-29

**Column Spacing:** 50'x 24'

**Power:** 480 Volt/3 Phase - 4200 Amps

**Lighting:** LED

**Additional:** 5 Ton Bridge Crane & Jib Crane  
Air Compressor and Lines

**Lease Rate:** \$3.65 PSF NNN

**Estimated Taxes (2020):** \$1.05 PSF/Year

**Estimated Insurance (2020):** \$0.15 PSF/Year

## FOR MORE INFORMATION

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**CORY DELONG**

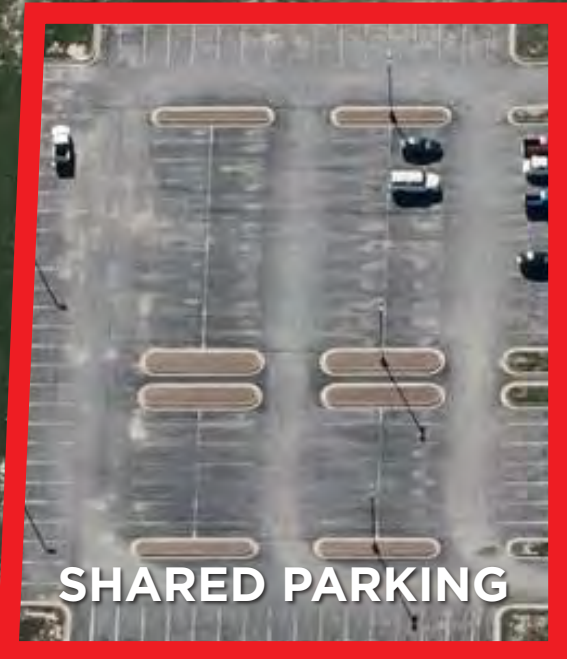
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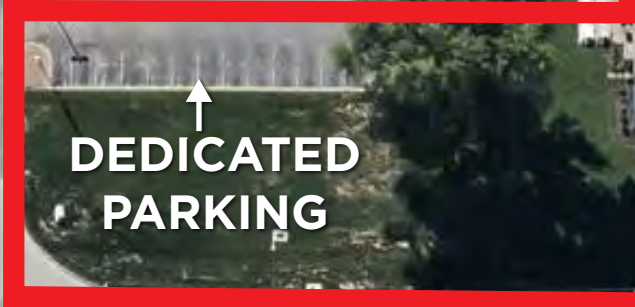
BELGIUM BLVD



SHARED PARKING



AVAILABLE  
SPACE



↑  
DEDICATED  
PARKING

N MATTOX RD





