



For Lease

RIVERSIDE BUSINESS CENTER 6

301-309 NW Business Park Lane,
Riverside, MO 64150

Block Real Estate Services, LLC | www.blockllc.com | 4622 Pennsylvania Ave Suite 700, Kansas City, MO 64112 | 816.756.1400

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PROPERTY SUMMARY

RIVERSIDE BUSINESS CENTER 6



PROPERTY HIGHLIGHTS

- Free-Standing Industrial Building
- 2 Dock-High Doors with seal (8' x 10') and 2 Drive-Ins (10' x 12' and 12' x 14') - Can add additional
- Quick Access to I-29, I-35 & I-635
- Parking for 33 Cars and 9 Semi-Trailers

OFFERING SUMMARY

Lease Rate:	Call For Rate
Available SF:	12,500 SF
Lot Size:	2.084 Acres
Building Size:	30,000 SF



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BUILDING SPECIFICATIONS

Address:	301-309 NW Business Park Lane, Riverside, MO 64150
Size:	30,000 SF
Square Feet Available:	12,500 SF
Lot Size:	2.084 Acres
Year Built:	1985
HVAC:	All heated by suspended forced air gas unit heaters.

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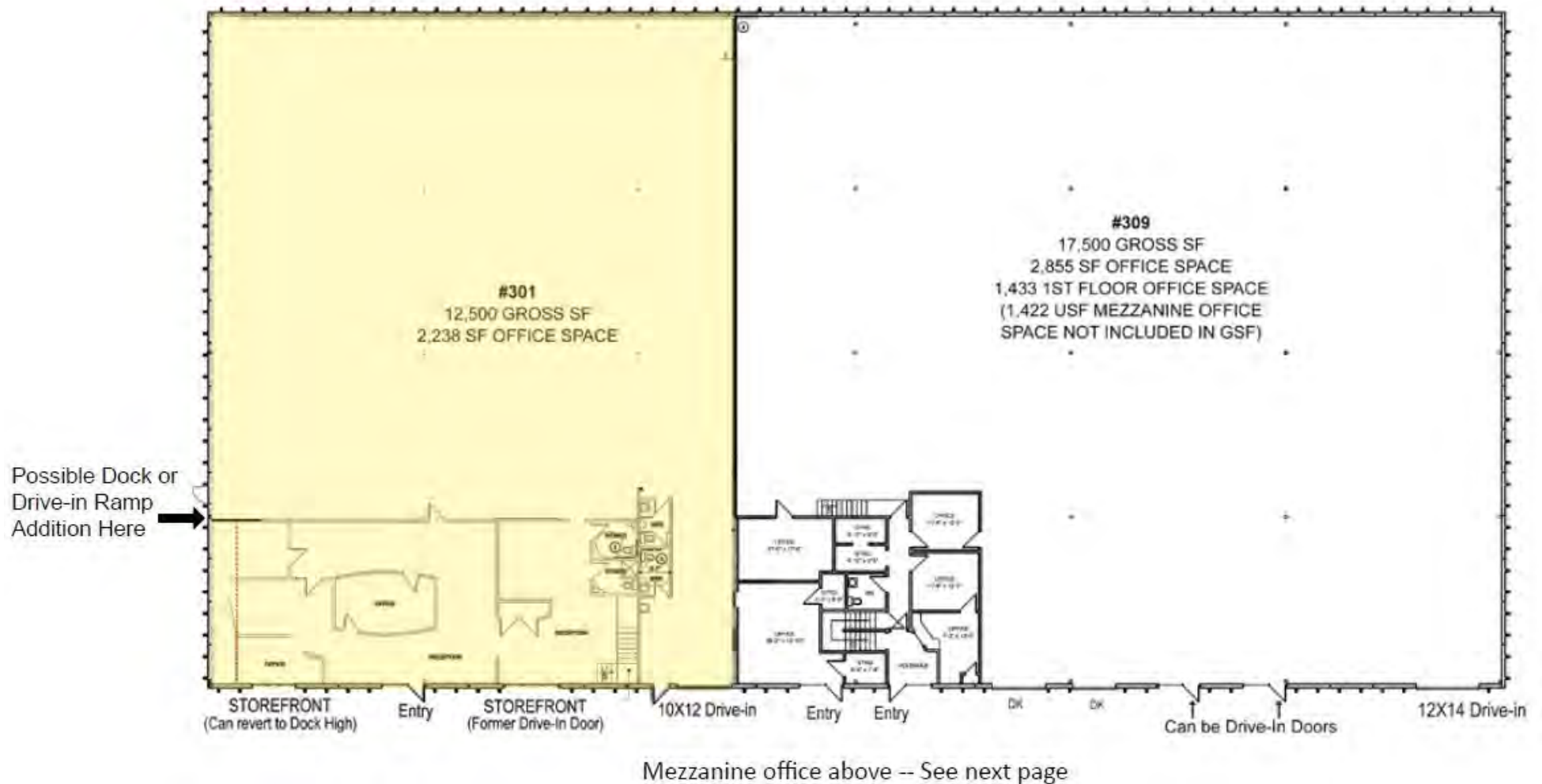
Lighting Type:	LED
Electric Service:	800 Amp, 120/208 Volt, 3 Phase, 4 Wire. Space #301 has 600 Amps at 3-phase power. No separately metered public service panel and no separately metered tenant service. Distribution and equipment include 6-panels throughout the facility.
Loading:	2 drive-in doors (10' x 12' and 12' x 14') and 2 dock-high doors with seals (8' x 10') - Can add additional
Parking:	Parking for 33 Cars and 9 Semi-Trailers
Zoning:	I-1 – Light Industrial
Lease Type:	NNN
Net Charges: (2026 Estimates)	Real Estate Taxes: \$1.31 Insurance: \$0.24 Common Area Maintenance (CAM): \$1.40 Total: \$2.95

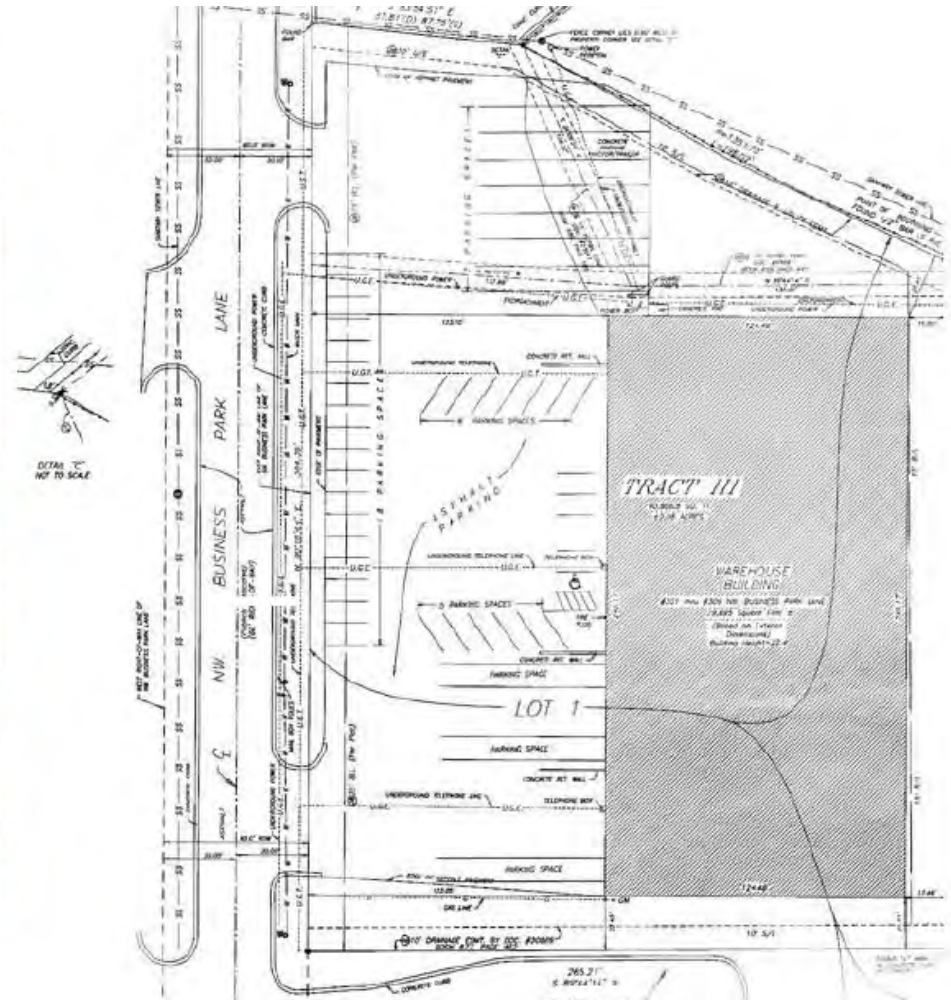


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