

FOR SALE OR LEASE



Class A Manufacturing

4110 NW HELENA RD | RIVERSIDE, MO

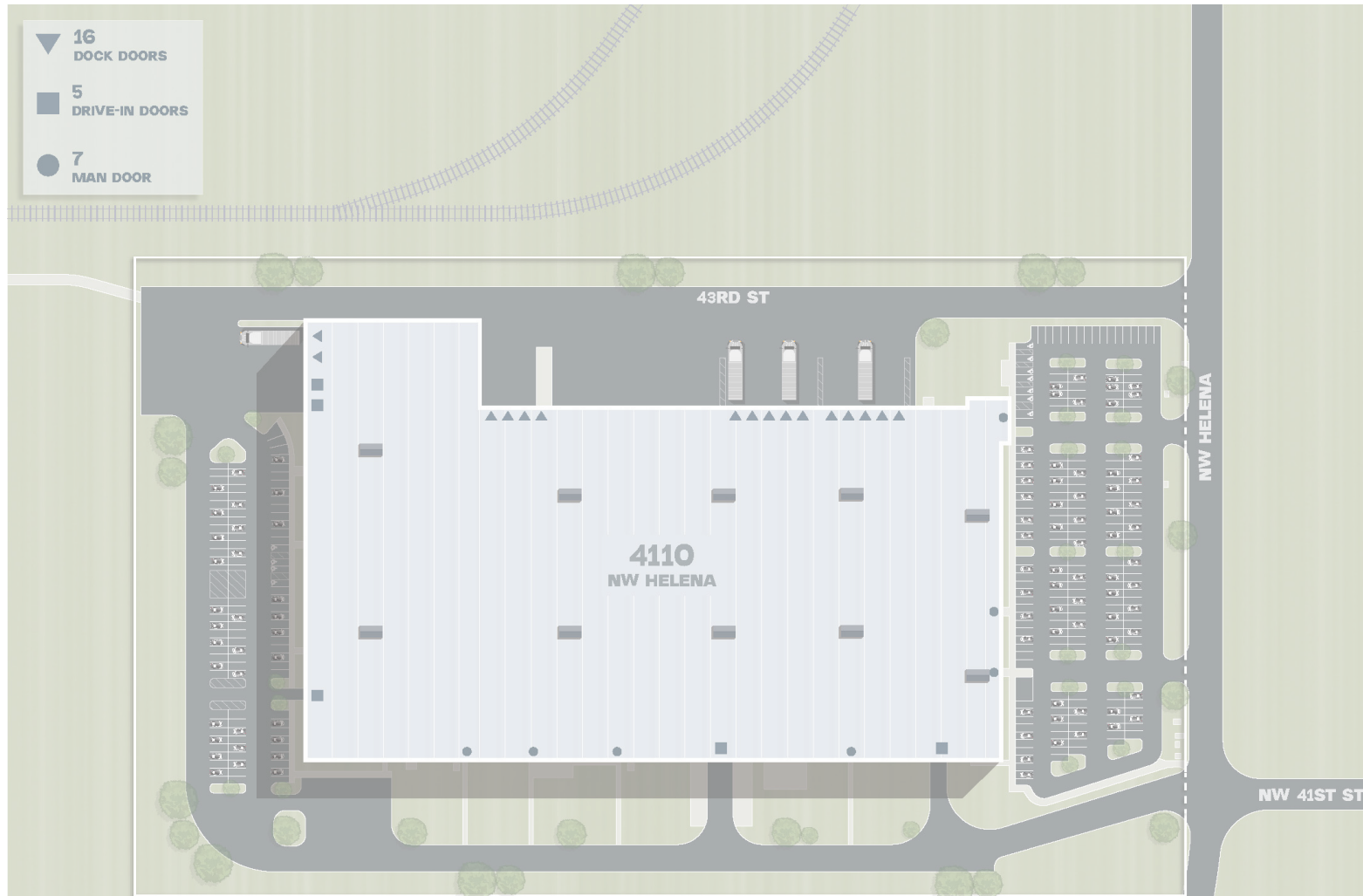
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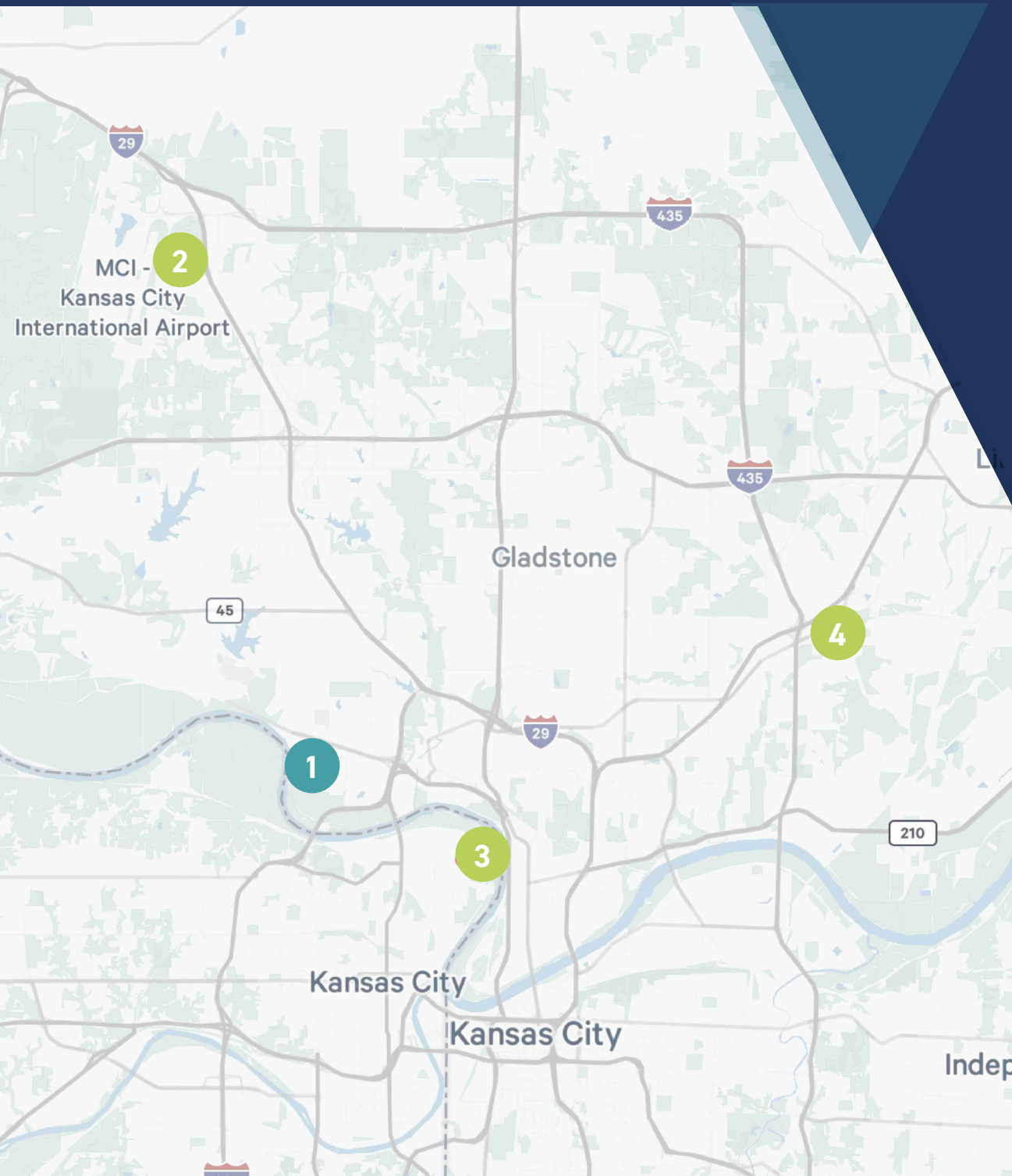
CBRE

4110 NW Helena

FLOORPLAN



- 1 4110 NW HELENA
- 2 KCI INT'L AIRPORT
- 3 GM FAIRFAX PLANT
- 4 FORD CLAYCOMO PLANT



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Industrial Specifications

Building Size	336,383± SF
Office SF	30,060± SF
Loading Docks	18 Dock High Doors (Expandable) 5 Drive In Doors
Clear Height	36'
Column Spacing	50' x 50'
Floor Thickness	Crane Bay 12" All other Areas 7"
Electrical	3 - 2500 KVA Transformers (3,000 Amps each)
Auto Parking	377 Stalls
Fire Suppression	ESFR
HVAC	Forced Gas Unit Heaters Fully Air-Conditioned
Lighting	LED Light Fixtures with Motion Sensors



Nets PSF

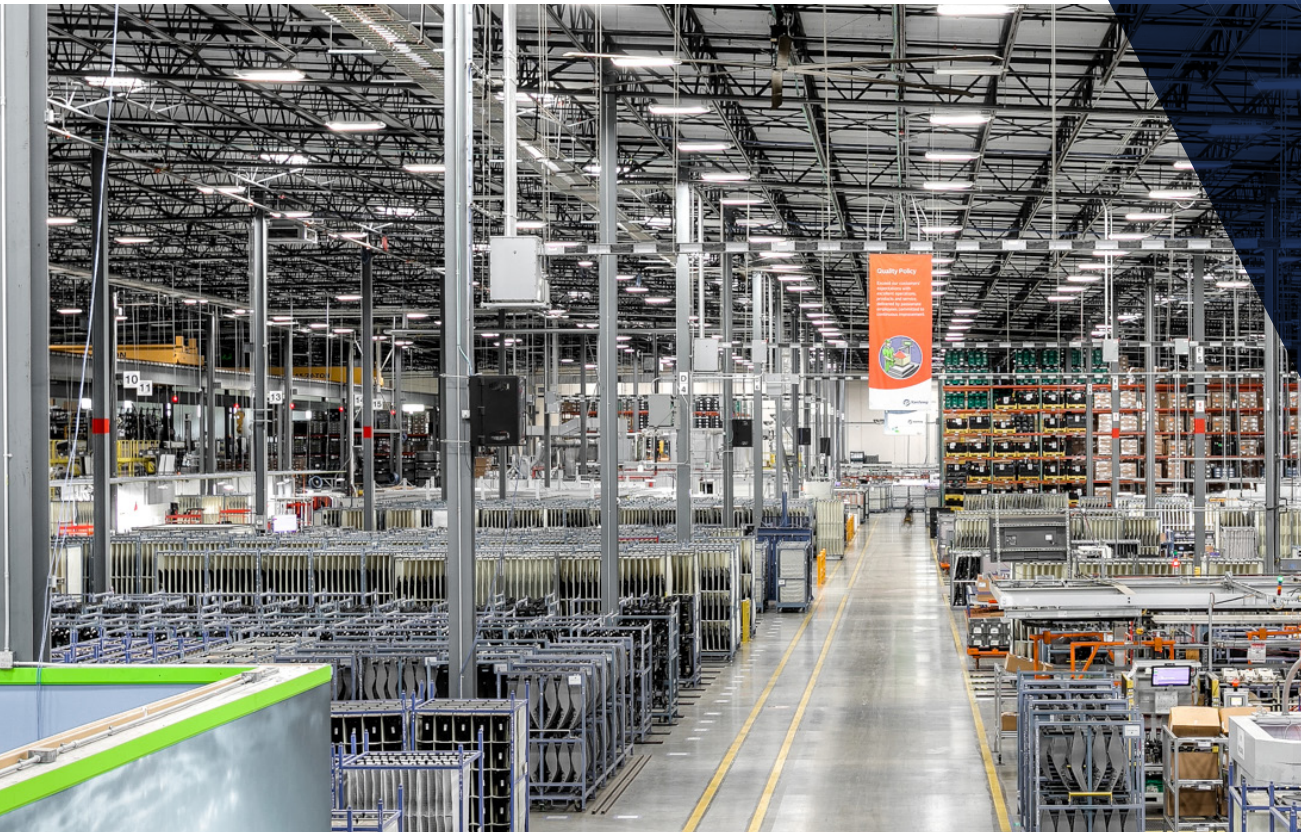
CAM \$0.88
Insurance \$0.54
Taxes \$1.04
Nets \$2.82

Pricing

Call for Pricing

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More Information



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