



Heart of the City site!

- 245,343 SF cross-dock distribution building
- Divisible to 40,000 SF
- Build-To-Suit office available with glass at all four corners
- Four drive-in loading doors (at the four corners)
- 32' clear height
- 70 docks (cross-dock configuration)
- 269 car parking spaces in dedicated area
- 46 trailer parking spaces in dedicated area
- ESFR sprinkler system

For more information:

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Riverside Logistics Centre

41st & Mattox Road, Riverside, MO

For Lease



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Riverside Logistics Centre

Address:	41st & Mattox Road, Riverside, MO
Size:	245,343 sf (750' x 320'+/-)
Land Area:	14.285 acres
Parking Spaces:	269
Trailer Drop Lot:	46 dedicated positions
Column Spacing:	50' NS x 54'6" EW; speed bays are 60' x 54'6"
Office:	Build-To-Suit with glass at the four corners, a fifth potential office area is in the middle on the north face of the building.
Drive-ins:	Four (4) 12' x 14' drive-in doors, each located at one corner of the building adjacent to the glass areas which are for build-to-suit offices
Docks:	All 9'x 10' with 34 on the north side of the building and 36 on the south. With each side having 18 doors designed for pitlevelers.
Clear Height:	32' to 36'
Sprinkler Type:	E.S.F.R.
Lease Rate:	\$4.25 Net
Nets (projected 2015):	R.E. Taxes: \$1.10 PSF Insurance: \$0.08 CAM: \$0.25 Total: \$1.43 PSF

Riverside Logistics Centre

41st & Mattox Road, Riverside, MO

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700 W. 47th Street, Suite 200
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com



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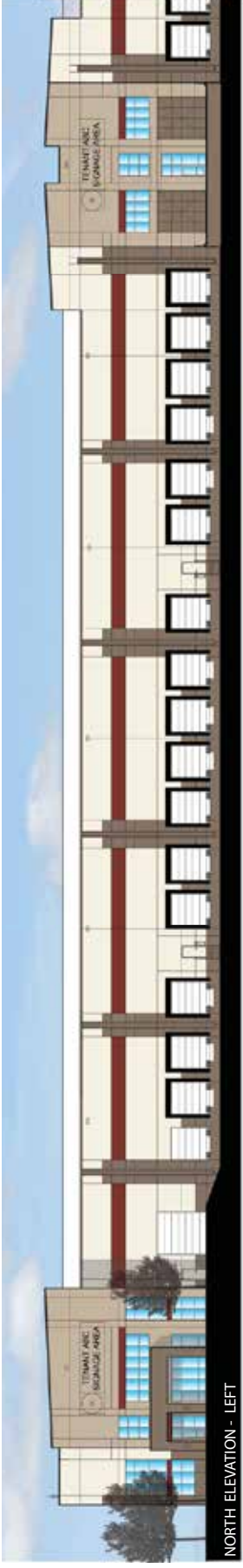
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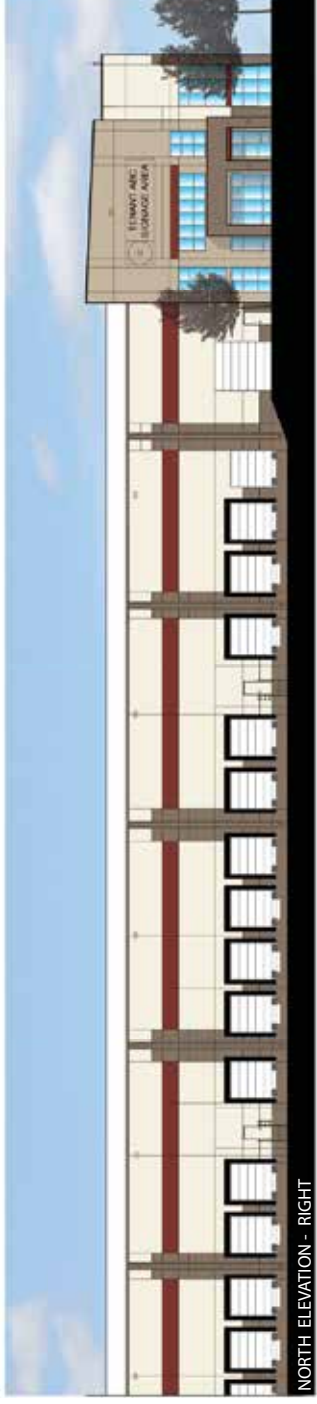
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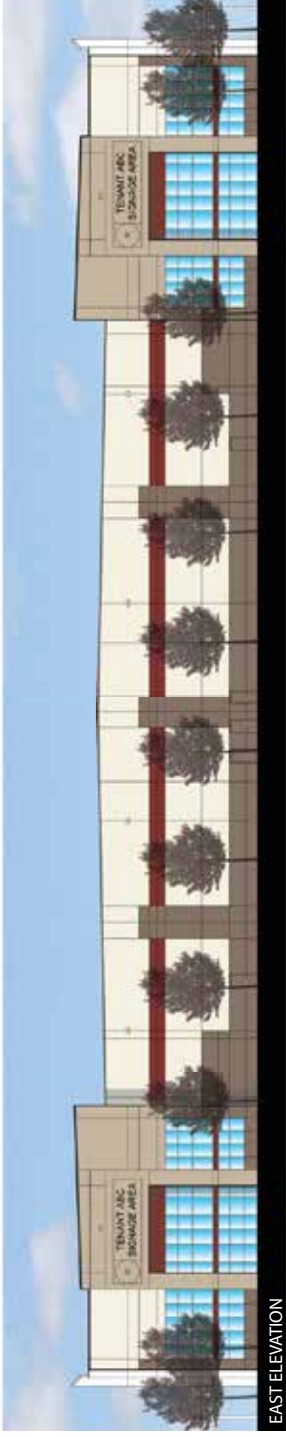
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NORTH ELEVATION - LEFT



NORTH ELEVATION - RIGHT



EAST ELEVATION



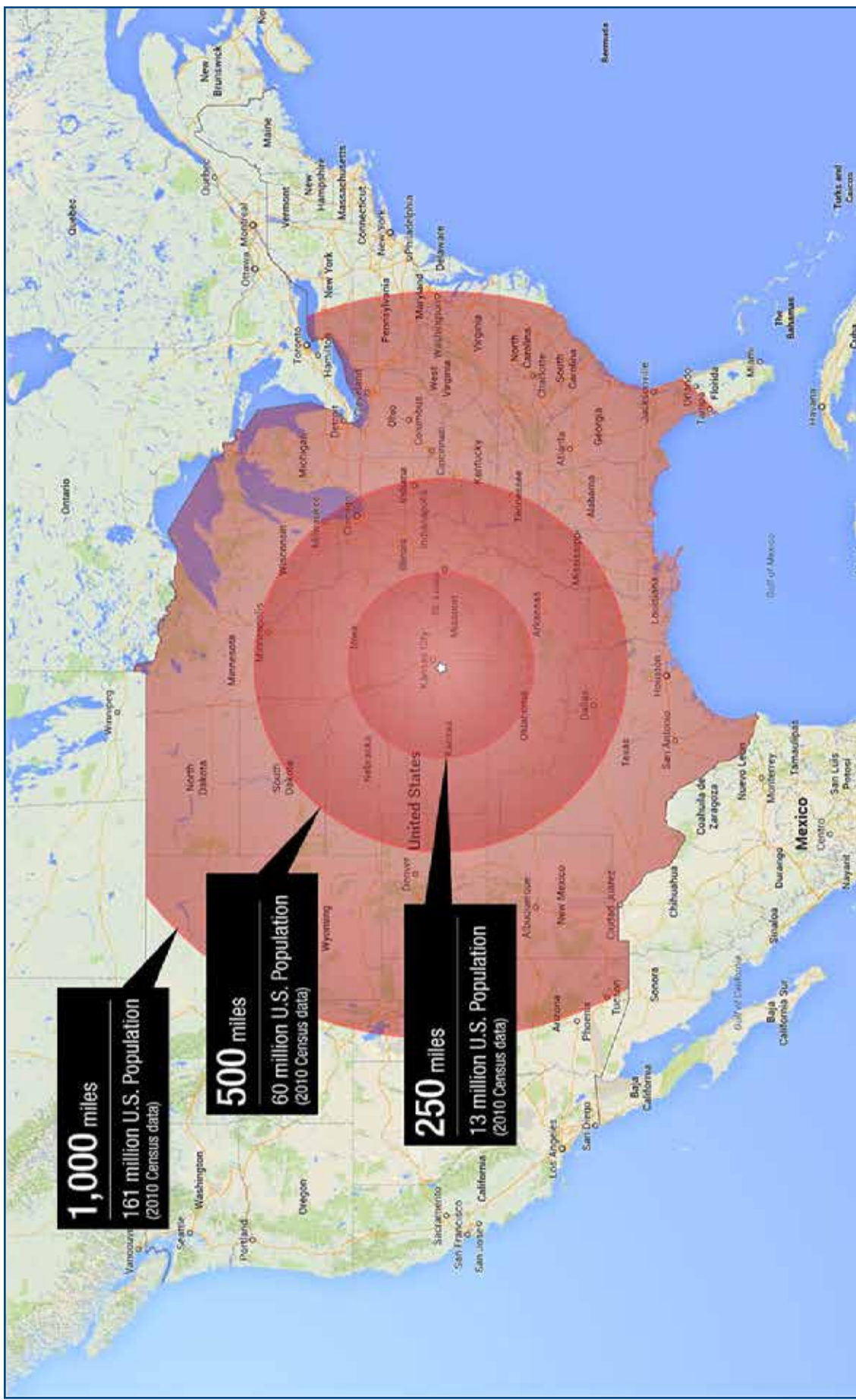
NORTH ELEVATION

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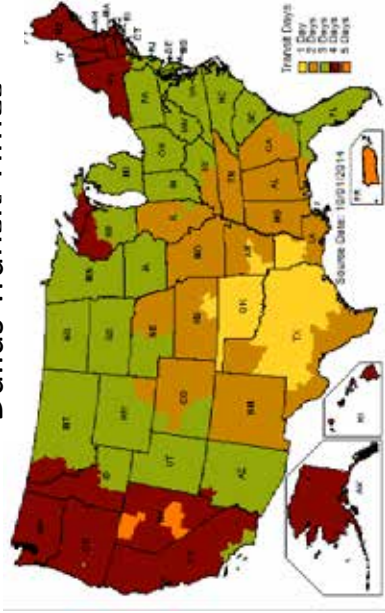


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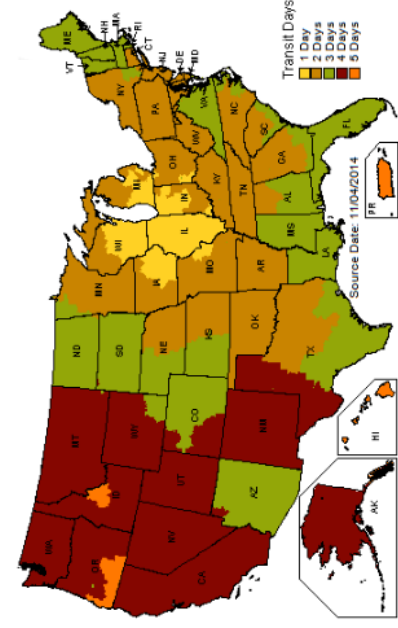


UPS Study

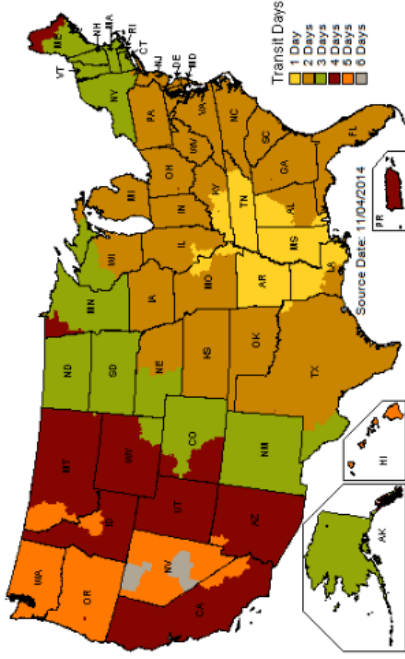
Dallas Transit Times



Chicago Transit Times



Memphis Transit Times



Kansas City Covers the Majority of U.S. in 3 Days of Less

