

BUILDING 5 SITEPLAN



± **68,948** SQUARE FEET ± **12** DOCK DOORS **1** DRIVE INS ± **71** CAR PARKING ± **15** TRAILER PARKING

Building Size	± 492,728 SF	Dock Doors	± 12 docks, 1 drive-in
Available Area	± 68,948 SF	Truck Court	185' All Concrete
Available Office Area	± 3,048 SF	Trailer Parking	± 15 Stalls
Rental Rate	\$4.80 PSF	Car Parking	± 71 Stalls
CAM Charges	± \$0.38 PSF	Construction	Tilt Up Concrete
Taxes	± \$0.76 PSF	Configuration	Cross Dock
Insurance	± \$0.06 PSF	Floor	7" Reinforced Concrete
Total Taxes, Ins, CAM	± \$1.20 PSF	Sprinkler	ESFR
Building Dimensions	920' x 320'	Electrical	800 Amps @ 480V 3 Ph
Available Dimensions	260' x 252'	Lighting	LED High Bay
Clear Height	36'	HVAC	Heated to 50° and Ventilated
Column Spacing	52' x 60' Speed Bays 52' x 50' Storage Bays	Year Built	2015

RIVERSIDE HORIZONS

± 2,313,181 SF Masterplanned Industrial Park strategically located in **Riverside, Missouri**

BUILDING 5 : ± 492,728 SF
4400 NW 41st Street, Riverside, MO 64150



± 68,948 SF AVAILABLE FOR LEASE



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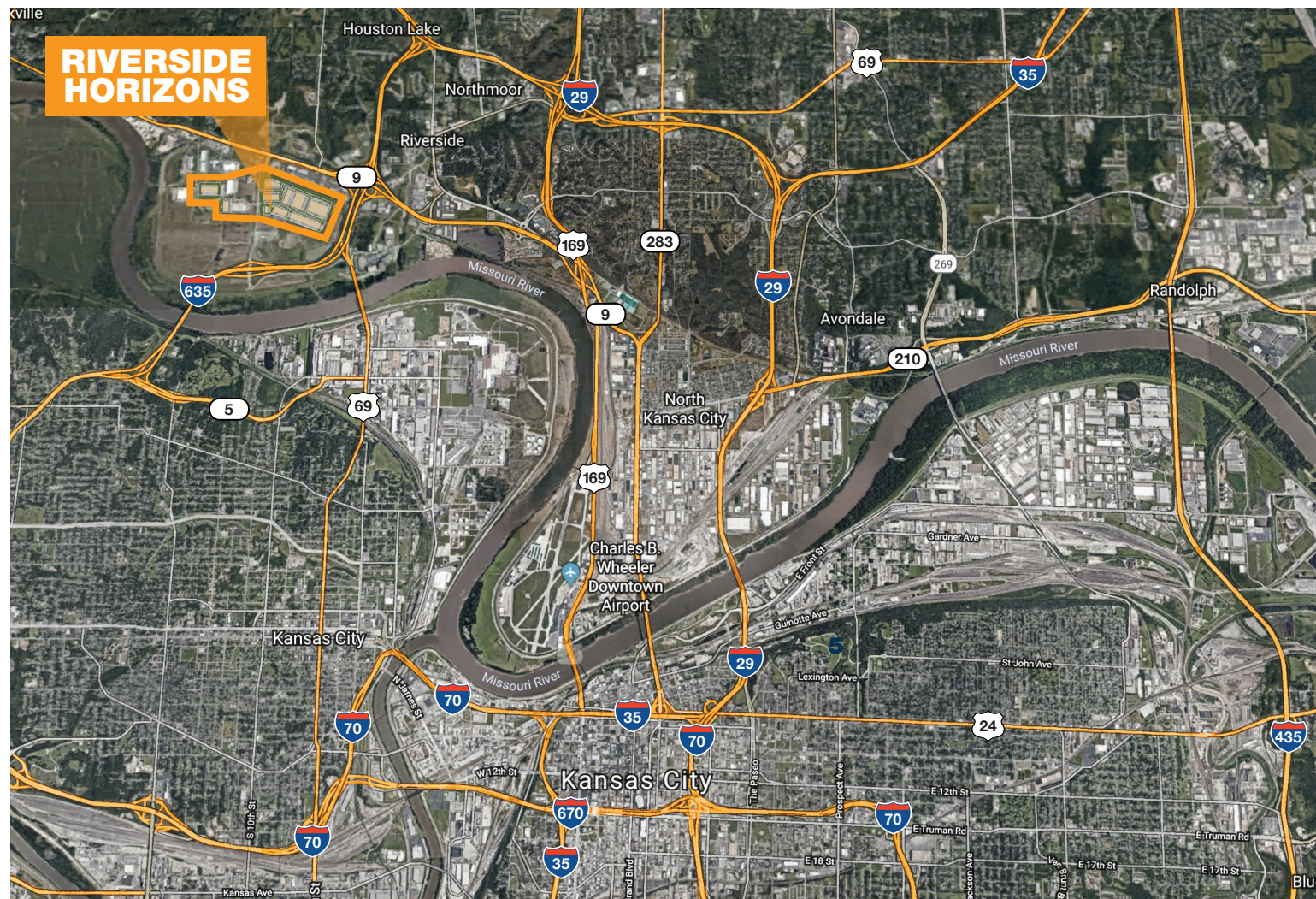
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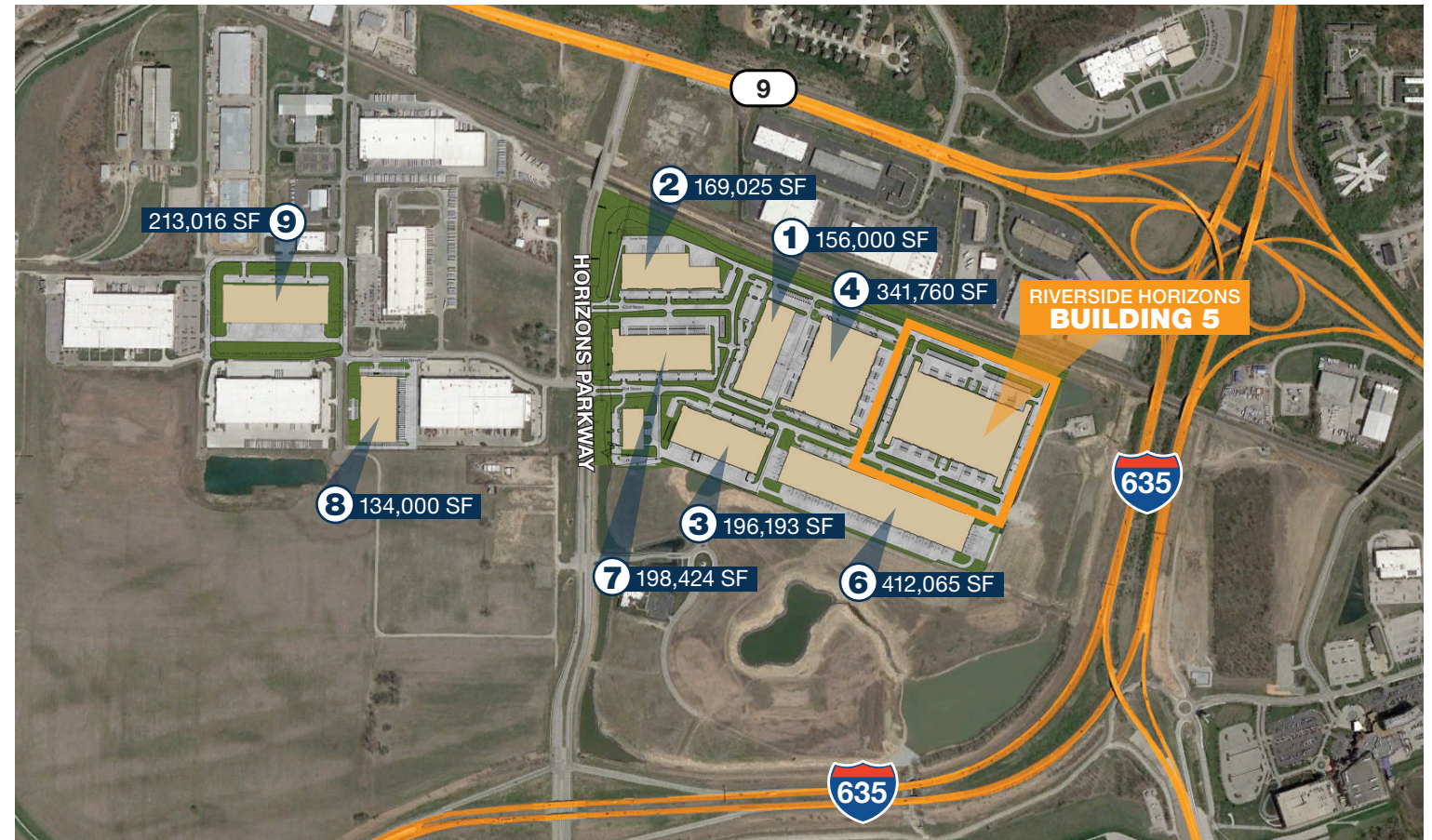
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RIVERSIDE HORIZONS LOCATION







RIVERSIDE HORIZONS MASTERPLAN



RIVERSIDE HORIZONS ADVANTAGES

-  **STRATEGICALLY LOCATED** with immediate access to major highways 9 and I-635, minutes from the I-70 interchange
-  **SIZABLE LABOR POOL** capable of supporting distribution operation
-  **STATE-OF-THE-ART, CLASS A** distribution center with generous build out package
-  **HIGHLY EXPERIENCED** landlord and developer with extensive in-house resources. Founded in 2012, NorthPoint has developed ±55 Million SF for tenants such as Chewy.com, Home Depot, Amazon, GE, Walmart and General Motors.

RIVERSIDE HORIZONS BENEFITS AND REPUTABLE TENANTS

-  No E-Tax
-  Low real estate taxes due to Riverside's lack of City Real Estate Tax
-  KCPL Economic Development Rider program eligible
-  Located within an Enhance Enterprise Zone

