

RIVERSIDE HORIZONS

± 2,537,341 SF Masterplanned Industrial Park strategically located in **Riverside, Missouri**

BUILDING 10 : ± 207,752 SF

4151 NW 41st street, Riverside, MO 64150

± 207,752 SF AVAILABLE FOR LEASE



Mark Fountain, CCIM, SIOR
816.223.6647
mark@truenorthindustrial.com

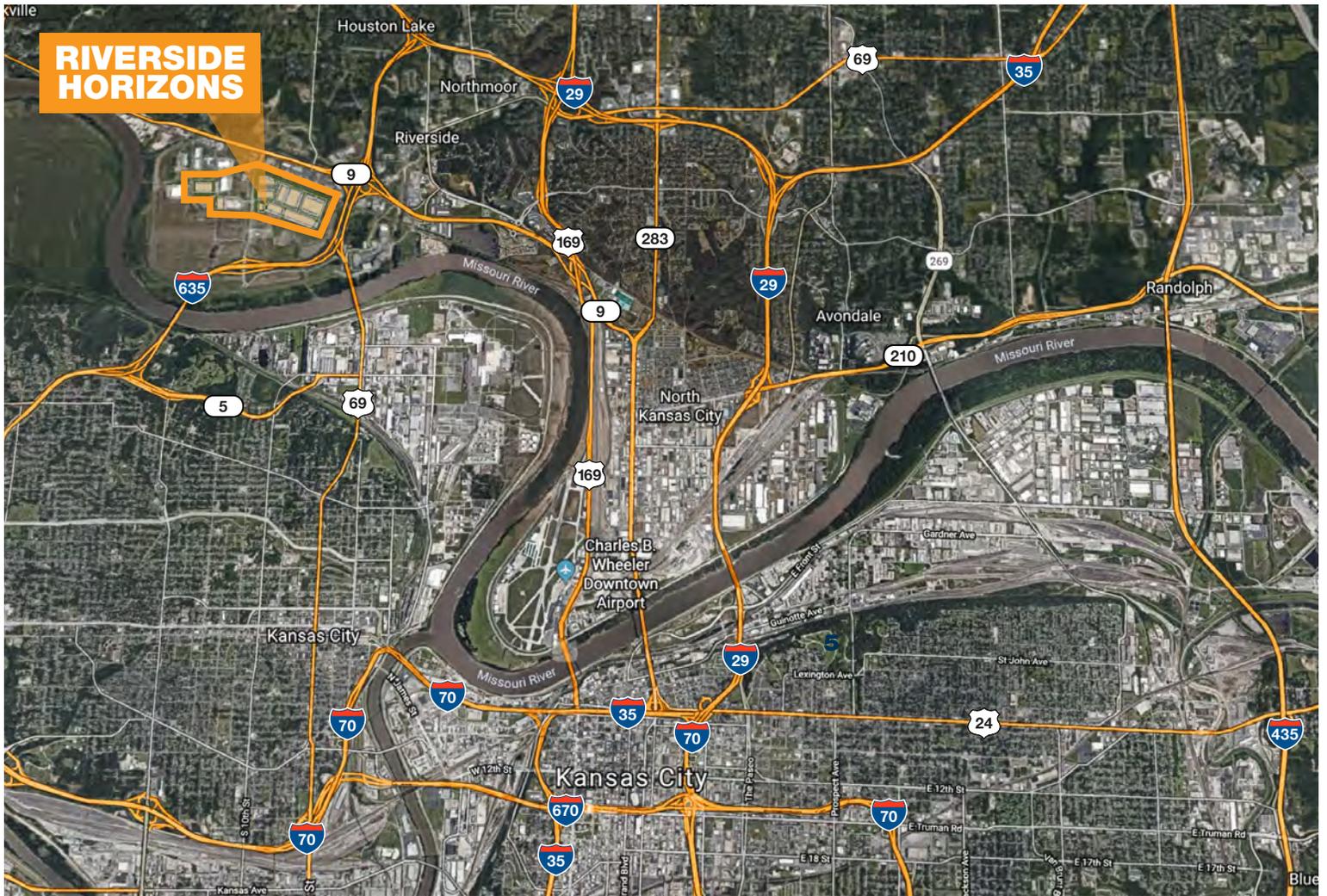
Nick Tinnel
816.914.5689
nick@truenorthindustrial.com



Brent Miles
816.888.7384
brent@northpointkc.com

Chad Meyer
816.888.7387
chad@northpointkc.com

RIVERSIDE HORIZONS LOCATION



RIVERSIDE HORIZONS ADVANTAGES



STRATEGICALLY LOCATED with visibility and immediate access to Interstate I-635 and Highway 9 and within minutes to I-70, I-35 and I-29.



SIZABLE LABOR POOL capable of supporting distribution operation

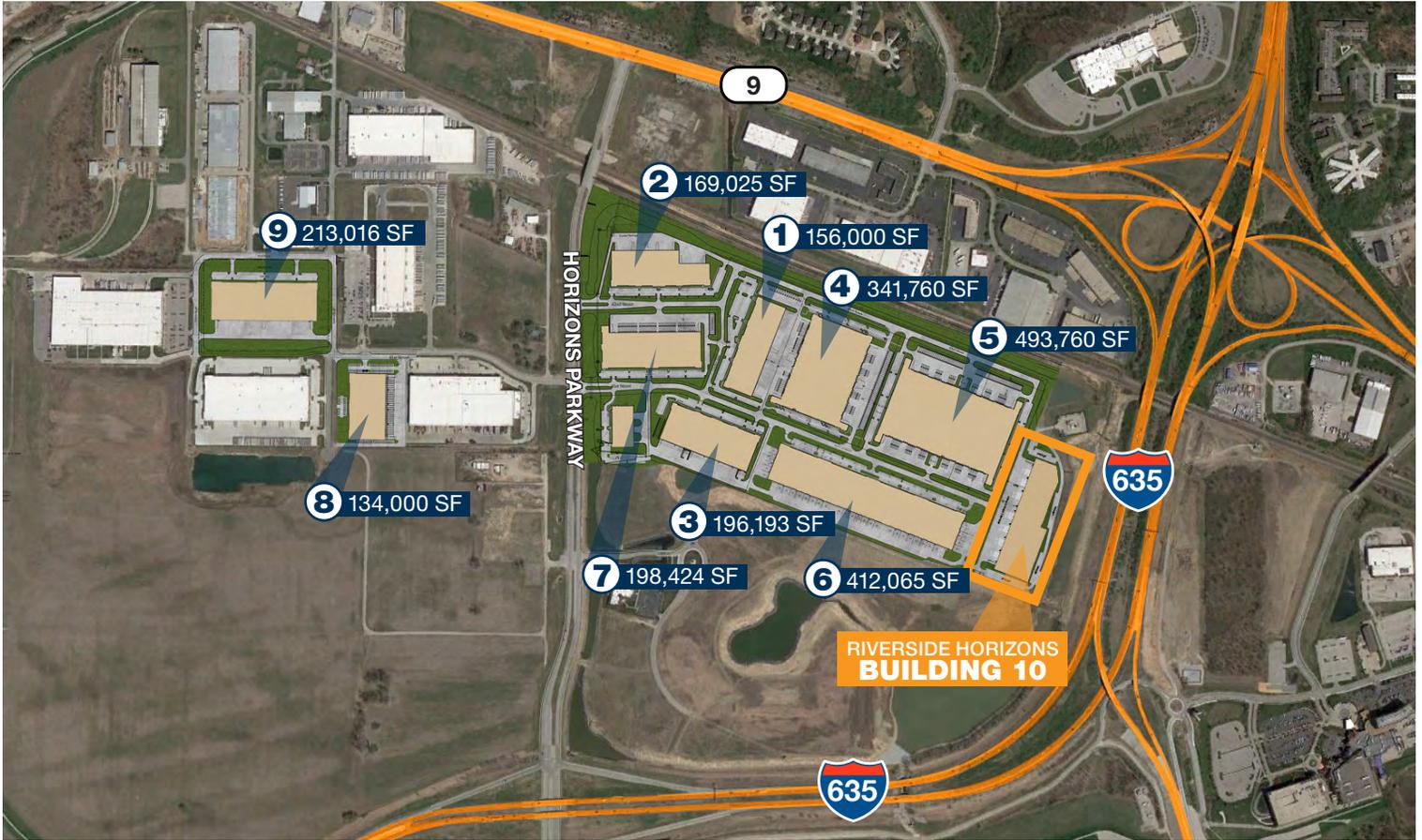


STATE-OF-THE-ART, CLASS A distribution center with generous build out package



HIGHLY EXPERIENCED landlord and developer with extensive in-house resources. Founded in 2012, NorthPoint has developed ±75 Million SF+ for tenants such as Chewy.com, Home Depot, Amazon, GE, Staples, UPS, Lowes, Adidas, Ford and General Motors.

RIVERSIDE HORIZONS MASTERPLAN



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



BUILDING 10 SITEPLAN & SPECS



± **207,752** SQUARE FEET ± **24** DOCK DOORS ± **17** FUTURE DOCKS ± **158** CAR PARKING

Building Size	± 207,752 SF
Available Area	± 207,752 SF
Rental Rate	\$4.25 - \$4.50
Building Dimensions	260' x 870'
Available Dimensions	260' x 870'
Clear Height	32'
Column Spacing	52' x 60' Speed Bays 52' x 50' Storage Bays
Dock Doors	± 24 docks, up to ± 41
Drive In Doors	2

Truck Court	135'
Car Parking	± 158 Stalls
Construction	Tilt Up Concrete
Configuration	Single Load
Floor	7" Reinforced Concrete
Sprinkler	ESFR
Electrical	2,000 amp
Lighting	30fc LED with motion sensors
HVAC	Heated to 50° and Ventilated
Year Built	Under Construction