



Demographics from 2010 Census	100 Miles	300 Miles	500 Miles
Population:	2,971,644	18,643,340	65,366,035
Total Households:	1,170,413	7,371,042	25,101,657
Median Household Income:	\$54,331	\$49,259	\$53,135

### Riverside Horizons Fast Facts

- Innovative industrial/office mixed-use campus.
- 250 acres in the heart of metro Kansas City.
- Convenient access to the regional highway system.
- 5 miles from Downtown Kansas City.
- Minutes from Kansas City International Airport and Charles Wheeler (downtown) Airport.
- Central to a wide network of local and regional distribution centers and employment hubs.
- Sustainable, LEED certified design with low-cost energy alternatives.
- Located in Riverside, Missouri - a low-tax, pro-business community.



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

Nick Tinnel  
816.914.5689  
nick@truenorthindustrial.com



HERE. NOW. VISIONARIES WELCOME.

## Horizons Industrial III

57,400+/- SF



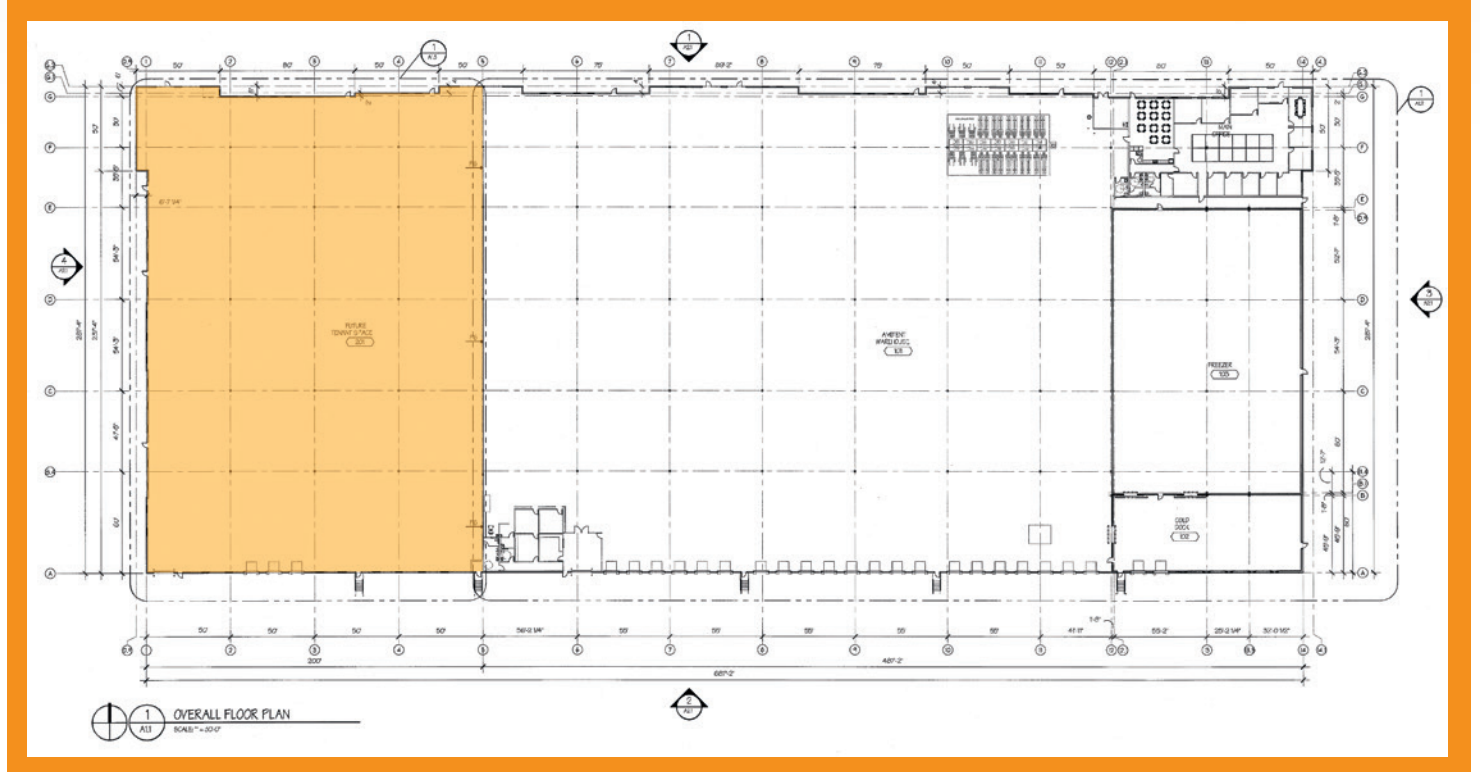
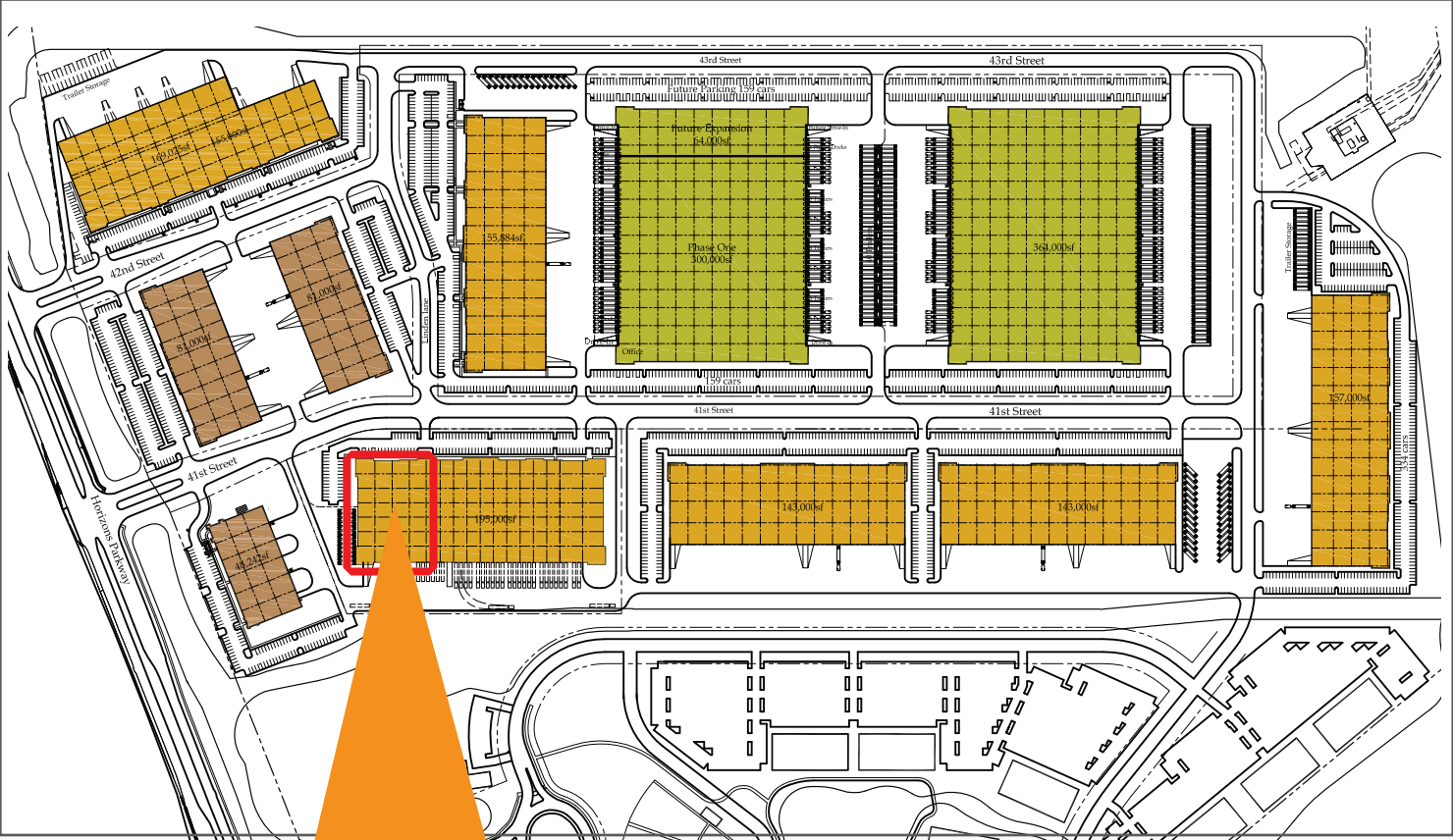
Nathaniel Hagedorn  
816-888-7381  
nathaniel@northpointkc.com

Brent Miles  
816-888-7383  
brent@northpointkc.com

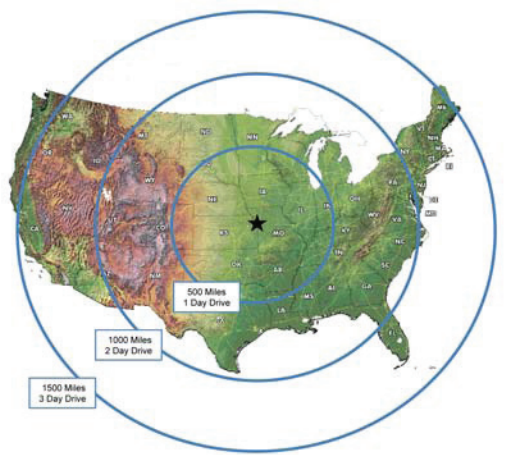




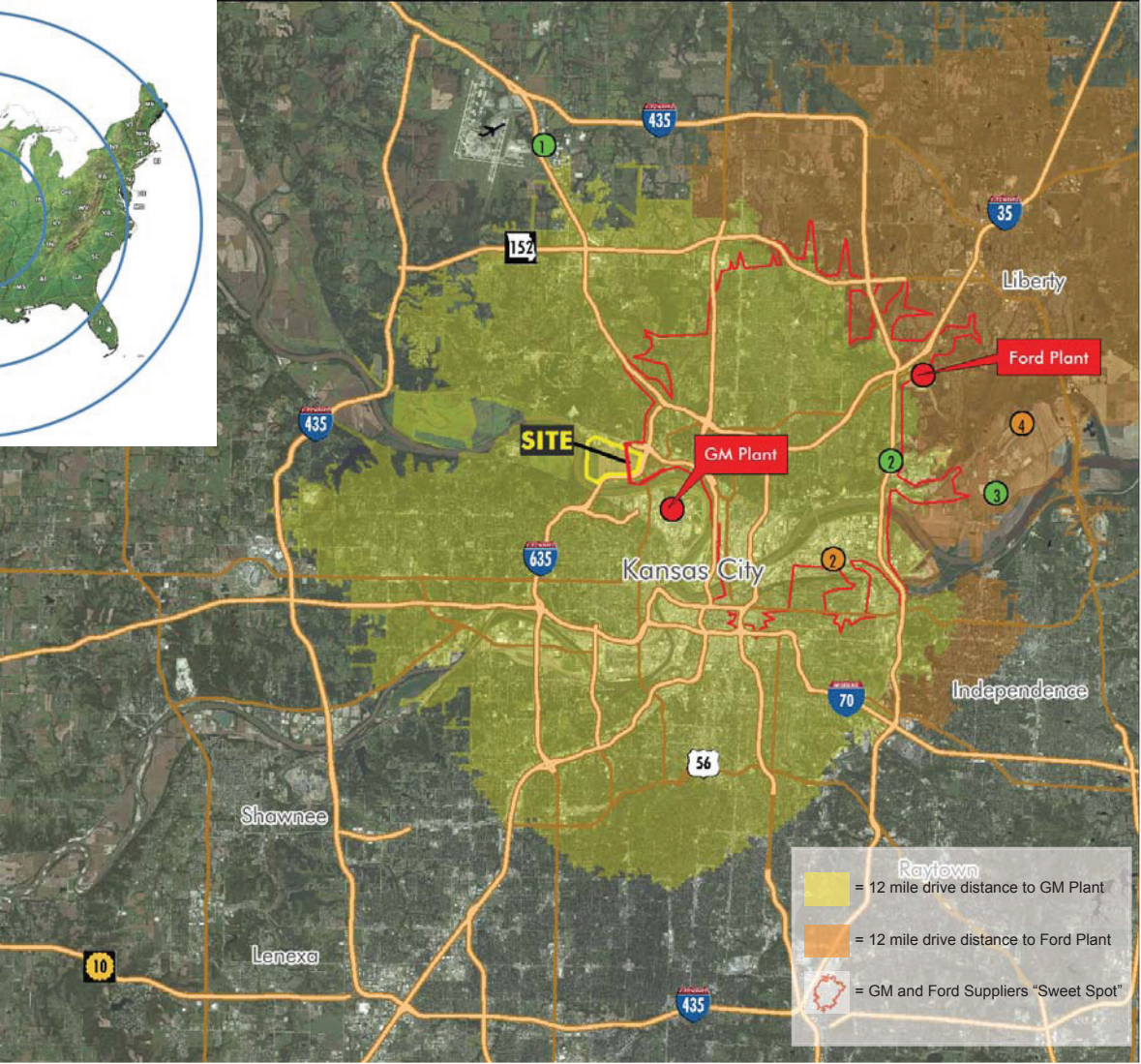
# Conceptual Masterplan



# Proximity to Automotive Plants



US Drive Time Map



# Building Features

- Clear Height 28' - 32'
- ESFR Sprinklers
- T-5 High Efficiency Lights with motion sensors
- Clerestory windows in warehouse area for natural light & reduced lighting requirements
- LEED Certified Construction
- 68 Car spaces (1.17/1,000 SF)
- 3 Dock Doors Included - up to 14 Available