

HORIZONS INDUSTRIAL V

Riverside, MO.

492,098 SF

Divisible

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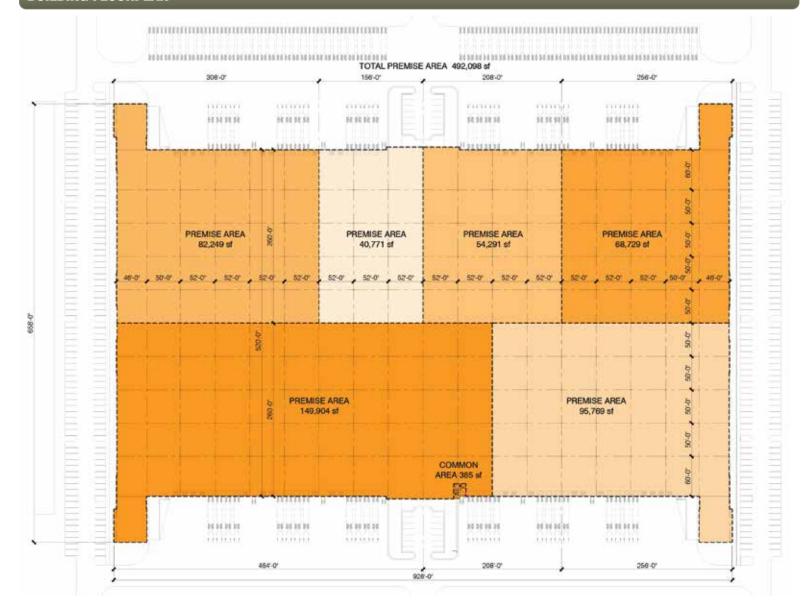
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BUILDING FLOORPLAN



BUILDING QUICK FACTS

BUILDING SIZE	492,098 SF
AVAILABILITY / DIVISIBILITY	0ct. 2015, 50,000 SF - 492,098 SF
RENTAL RATE	\$4.25 - \$4.50
CAM CHARGES	± \$0.38 / SF
TAXES	\$0.76 / SF
INSURANCE	\$0.06 / SF
TOTAL TAXES, INS, CAM	± \$1.20 / SF
DIMENSIONS	520' Deep x 920'
OFFICE SPACE	BTS
CONSTRUCTION	LEED Certified Tilt-Up Construction
FL00R	7" Concrete
CLEAR HEIGHT	36'
COLUMN SPACING	50' x 60' Speed Bays 52' x 50' Storage Bays
SPRINKLER	ESFR - K-25

LOADING	48 Docks & 4 Drive-ins. Up to 88 Docks Available
TRUCK COURT	135' - All Concrete
ELECTRICAL SERVICE	2,400 Amps @ 480V 3 Ph
LIGHTING	T-5 H0, 30 fc in Warehouse, Site Fully Lit
HVAC	Heated to 50° & Ventilated
PARKING	314 Cars / 48 Trailer Storage Stalls
ZONING	Light Industrial
YEAR BUILT	2015
WATER	Missouri American Water
SEWER	KCMO
ELECTRIC	KCP&L
GAS	Missouri Gas Energy
FIRE PROTECTION	Riverside FPD
DIRECT HIGHWAY ACCESS	I-635 & 9 Highway

BUILDING LOCATION Address Age of the second secon

NORTHPOINT DEVELOPMENT SERVICES

- Land Sale
- Build-to-suit
- Build-to-lease
- Construction Management
- Permitting & Entitlements
- Economic Development Incentives Consultation Services

LOCAL TAXES & INCENTIVES

- Low real estate taxes due to Riverside's lack of City Real Estate Tax
- Located within an Enhanced Enterprise Zone
- The lowest permit fee's in the metro per SIOR/UMKC study
- Developer Incentive paid directly to tenant based upon payroll
- No E-Tax
- KCPL Economic Development Rider program eligible

SITE PLAN - TRAILER PARKING

