

BUILDING VI
4525 NW 41st Street
Riverside, Missouri 64150

±411,888 SF
TOTAL
BUILDING



 **RIVERSIDE
HORIZONS**

±73,668 SF

For Lease in a Masterplanned Industrial Park
Strategically Located in Riverside, Missouri

Exclusive Agents:

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a development by:



CBRE



LOCATION



STRATEGICALLY LOCATED

Immediate access to Highway 9 & I-635
Minutes from the I-70 interchange



EXCELLENT LABOR POOL

Capable of supporting distribution operations



STATE-OF-THE-ART, CLASS A

Distribution center with existing buildout



PREMIUM ZONING

Located within an Enhanced Enterprise Zone



BENEFITS



No E-Tax



Low Real Estate Taxes - Riverside Has No City Real Estate Tax



KCPL Economic Development Rider Program Eligible

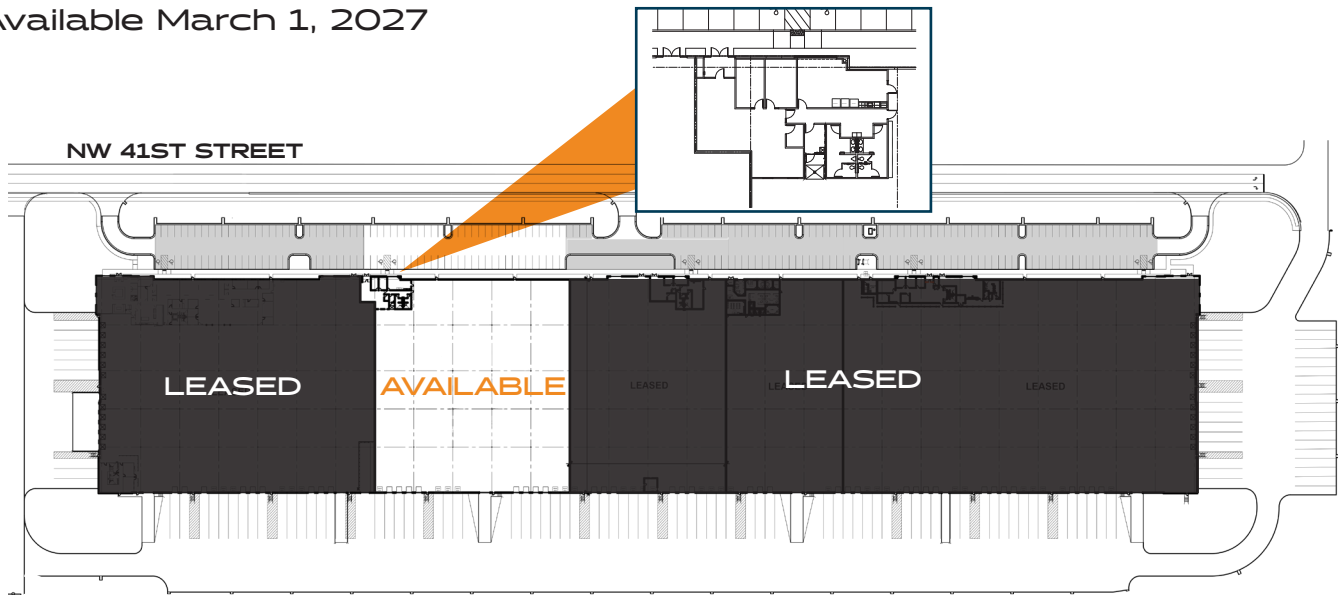
HIGHLY EXPERIENCED LANDLORD AND DEVELOPER

Established in 2012, NorthPoint Development is a privately held real estate operating company specializing in developing, acquiring, leasing, and managing Class A industrial, data center, and multi-family properties. We invest alongside our partners through various fund and venture structures to develop industrial assets. We differentiate ourselves with a data-driven approach to site acquisitions and a high level of technical expertise in engineering, architecture, and construction. We've owned and managed over 160 million square feet of industrial space. We continue to operate with an entrepreneurial spirit guided by our Core Values, enabling us to deliver exceptional results for our team members, clients, and communities.



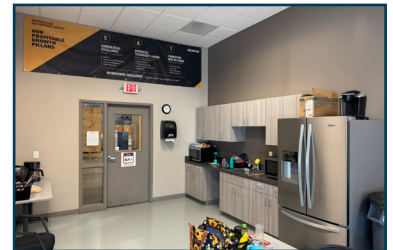
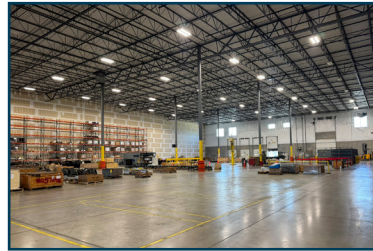
BUILDING VI SITE PLAN & SPECS

Available March 1, 2027



Features

Building Size:	±411,888 SF
Available Area	±73,668 SF
Office Area	2,653 SF
Clear Height	36'
Year Built	2017
Dock Doors	8
Drive-In Doors	1
Truck Court	135'
Car Parking	47 Stalls
Construction	Tilt-Up Concrete
Sprinkler	ESFR
Floor	7" Unreinforced Concrete
Electrical	400 Amps
HVAC	Gas Heat & Ventilation



 RIVERSIDE
HORIZONS

CBRE

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