

# Platte Valley Industrial Center #6

100 & 102 NW Parkway, Riverside, MO

# For Lease



## Excellent Site!

- 10,416 SF (contiguous) Suite 100 & 102
  - 8,569 SF - Suite 102
  - 1,847 SF - Suite 100
- 14' clear height
- Attractive business park setting
- Immediate access to I-635
- Professional on-site management

## For more information:

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## Building Specifications

**SQUARE FEET AVAILABLE:** 10,416 SF (contiguous)

- 1,847 SF - Suite 100
- 8,569 SF - Suite 102

**OFFICE SPACE:** 9,592 SF (contiguous)

- 1,847 SF - Suite 100
- 7,745 SF - Suite 102

**TOTAL BUILDING SQUARE FEET:** 28,182 SF

**YEAR BUILT:** 1990

**CEILING HEIGHT:** 14' clear

**LOADING:** 2 dock-high; 3 grade-level/ drive-in - Suites 100 & 102

- 2 dock-high, 1 grade-level drive-in (covered) - Suite 100
- 2 grade level drive-in - Suite 102

**COLUMN SPACING:** 28' x 40'

**SPRINKLER:** Wet system

**ELECTRIC SERVICE:** Suite 102 - 200 amp, 120/208v, 3-Ph  
Suite 100 - 100 amp, 120/208v, 3-Ph

**TYPE OF LEASE:** Net, Net

**OFFERING RATE:** \$8.25 PSF

**Net Charge:** CAM: \$2.22 PSF  
(2024 Estimates) Taxes: \$1.80 PSF  
Insurance: \$0.27 PSF  
Total: \$4.29 PSF

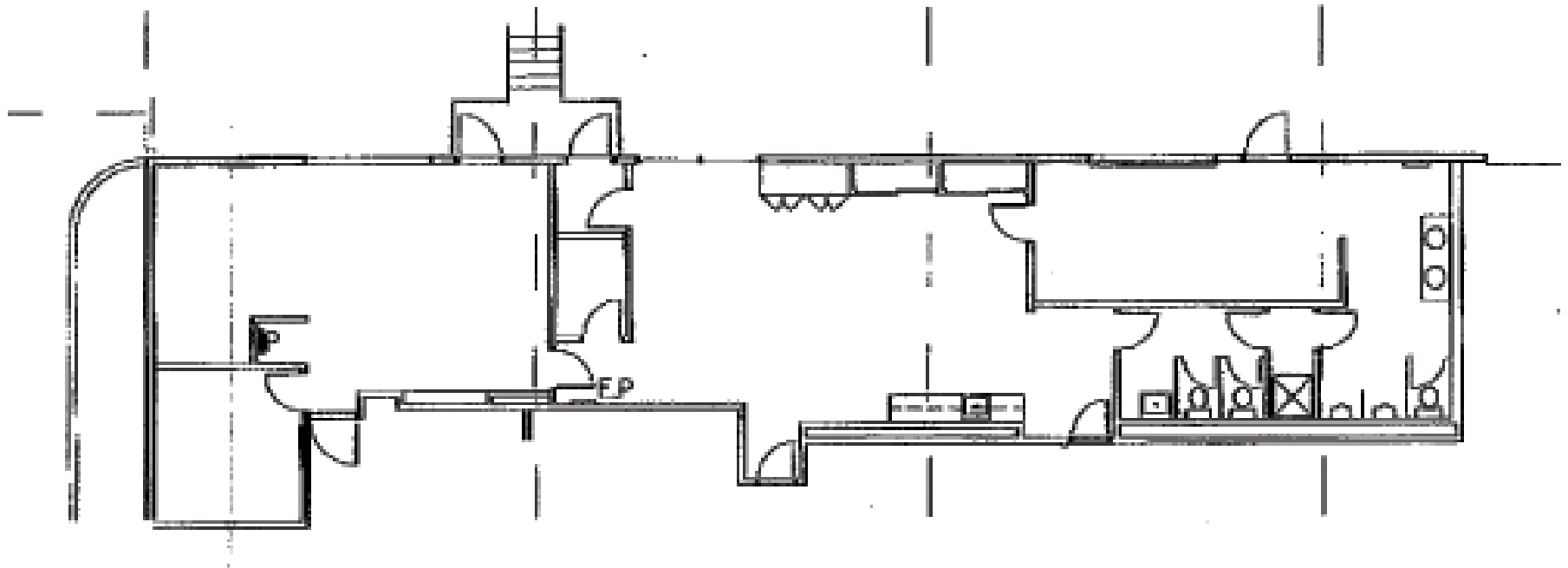
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## PLATTE VALLEY INDUSTRIAL CENTER 6 100 NW PARKWAY

1,847 SQUARE FEET  
CEILING HEIGHT 8' - 10'





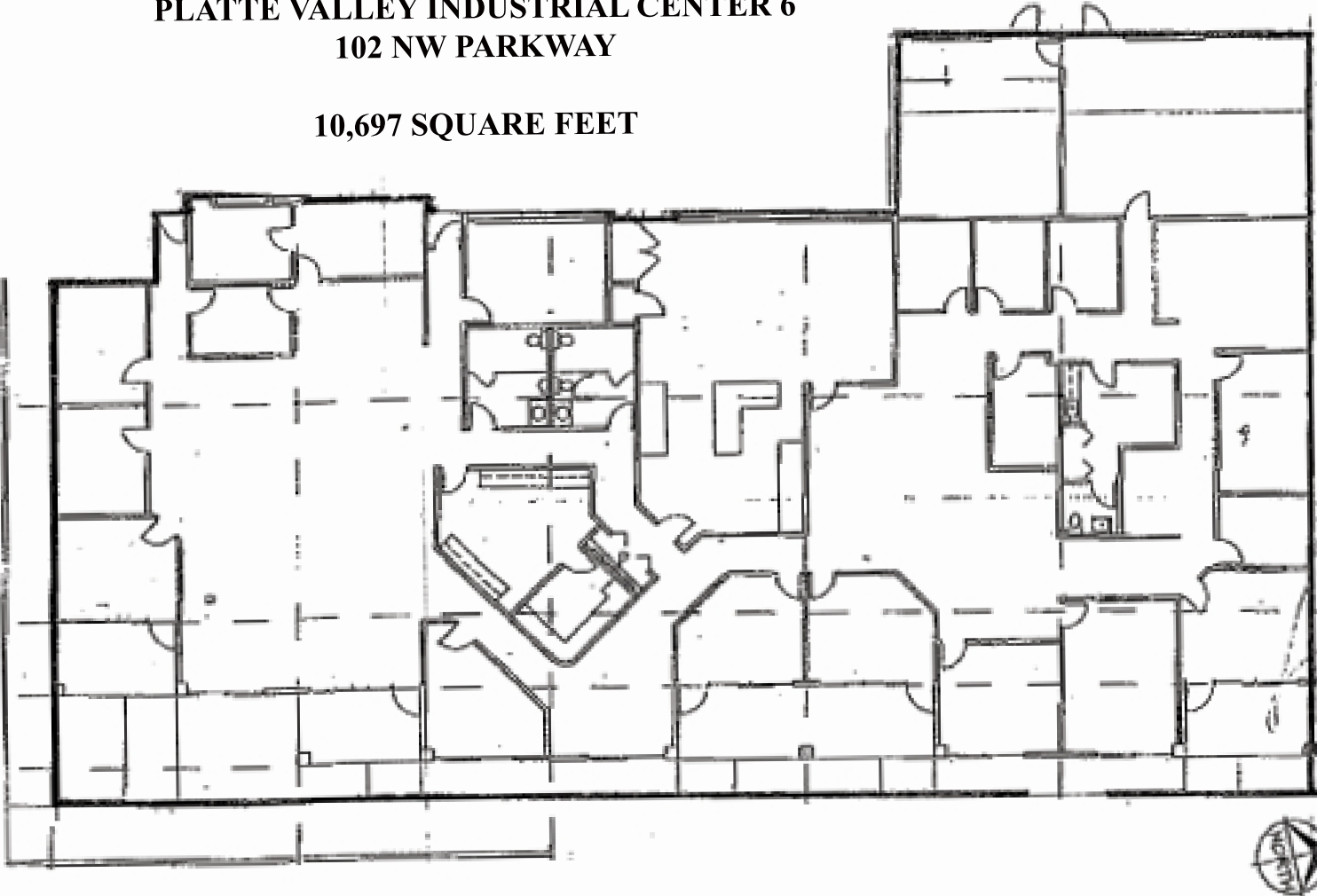
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## PLATTE VALLEY INDUSTRIAL CENTER 6 102 NW PARKWAY

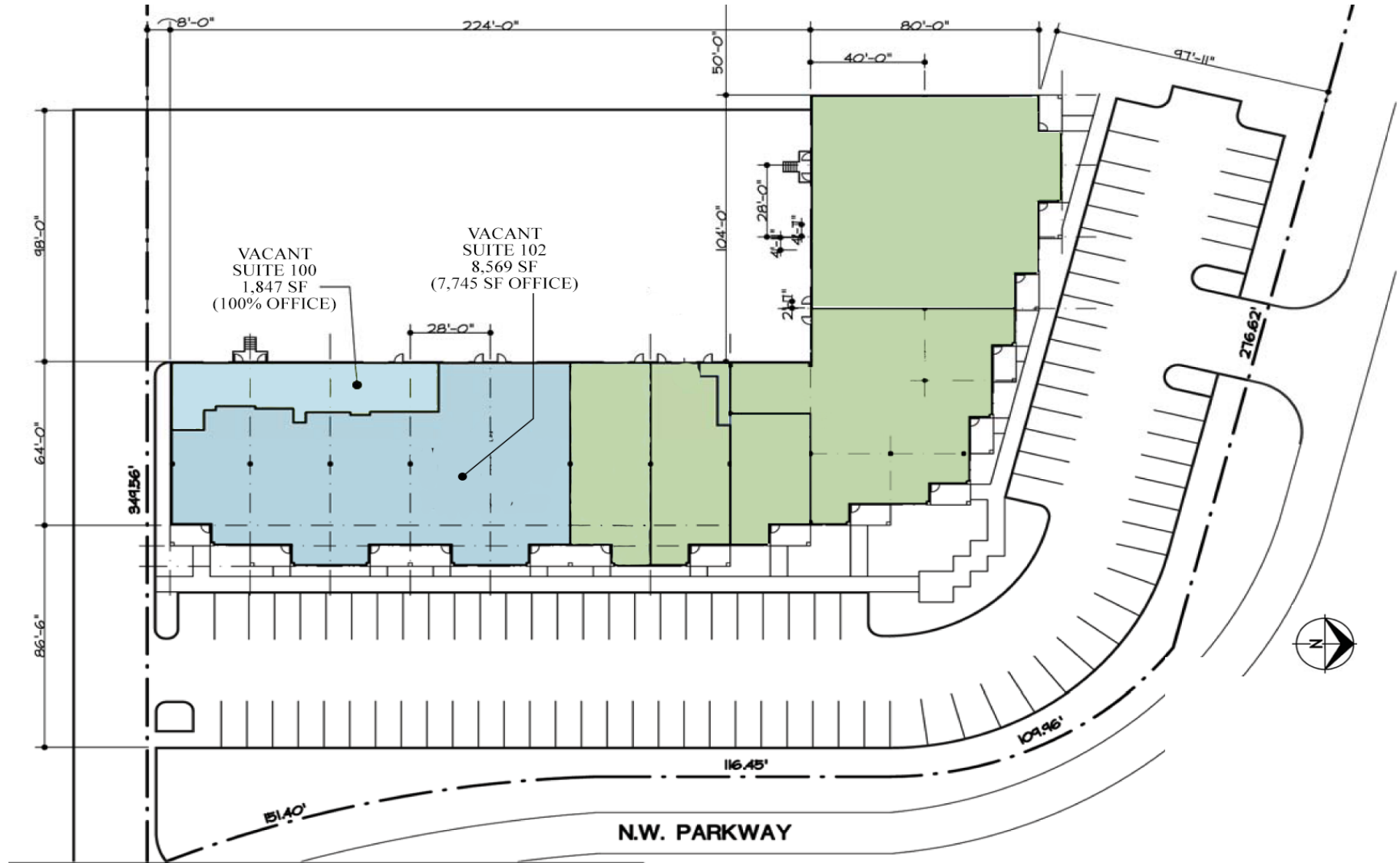
10,697 SQUARE FEET



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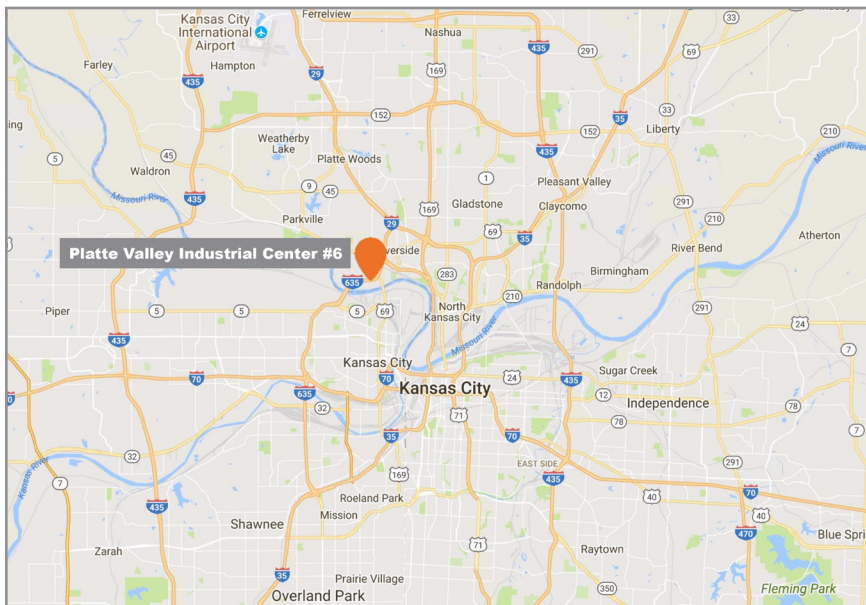
**BLOCK**  
REAL ESTATE SERVICES, LLC



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