

Platte Valley Industrial Center #6

100 NW Parkway, Riverside, Missouri 64150

For Lease



Excellent Site!

- 10,416 SF Available
- Flexible Loading Options
- End Cap Parking
- Easy Access to I-35, I-635, & Hwy 9
- On-Site Property Management

For more information:

Zach Hubbard, SIOR

816.932.5504

zhubbard@blockllc.com

Blaise Gunnerson

816.878.6314

bgunnerson@blockllc.com

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This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

Building Specifications

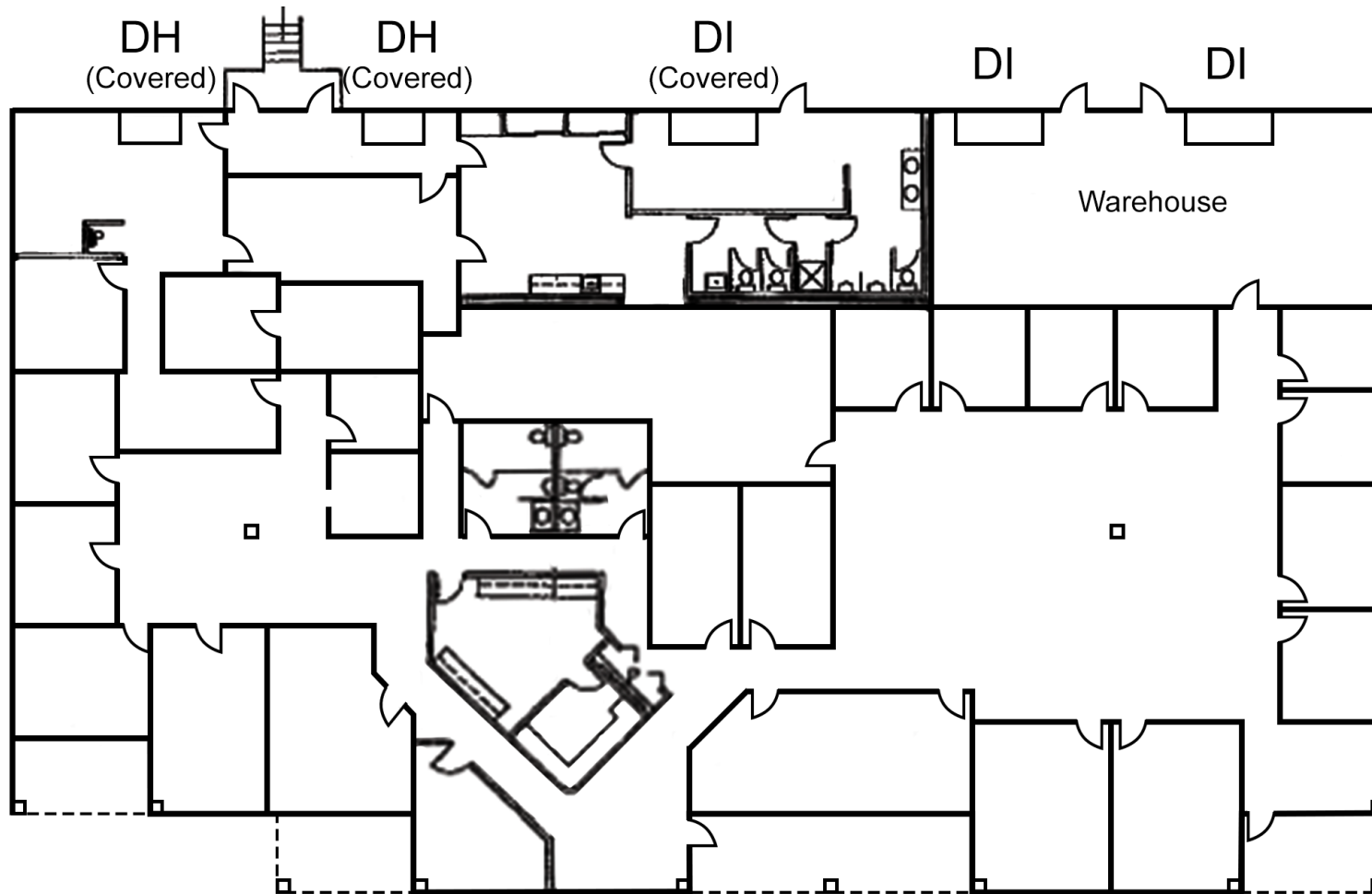
Square Feet Available:	± 10,416 SF		
Office Space:	± 9,592 SF Build-To-Suit Available (See Proposed Office Demolition Plan)		
Total Building Square Feet:	28,182 SF		
Year Built:	1990		
Clear Height:	14'		
Loading:	<ul style="list-style-type: none">• 2 Drive-In Doors• 2 Covered Docks, 1 Covered Drive-In		
Column Spacing:	28' x 40'		
Sprinkler:	Wet system		
Electric Services:	300A, 120/208V, 3-phase		
Type of Lease:	NNN		
Offering Rate:	TBD		
Net Charge: (2025 Estimates)	CAM:	\$2.45 PSF	
	Taxes:	\$2.00 PSF	
	<u>Insurance:</u>	<u>\$0.37 PSF</u>	
	Total:	\$4.82 PSF	

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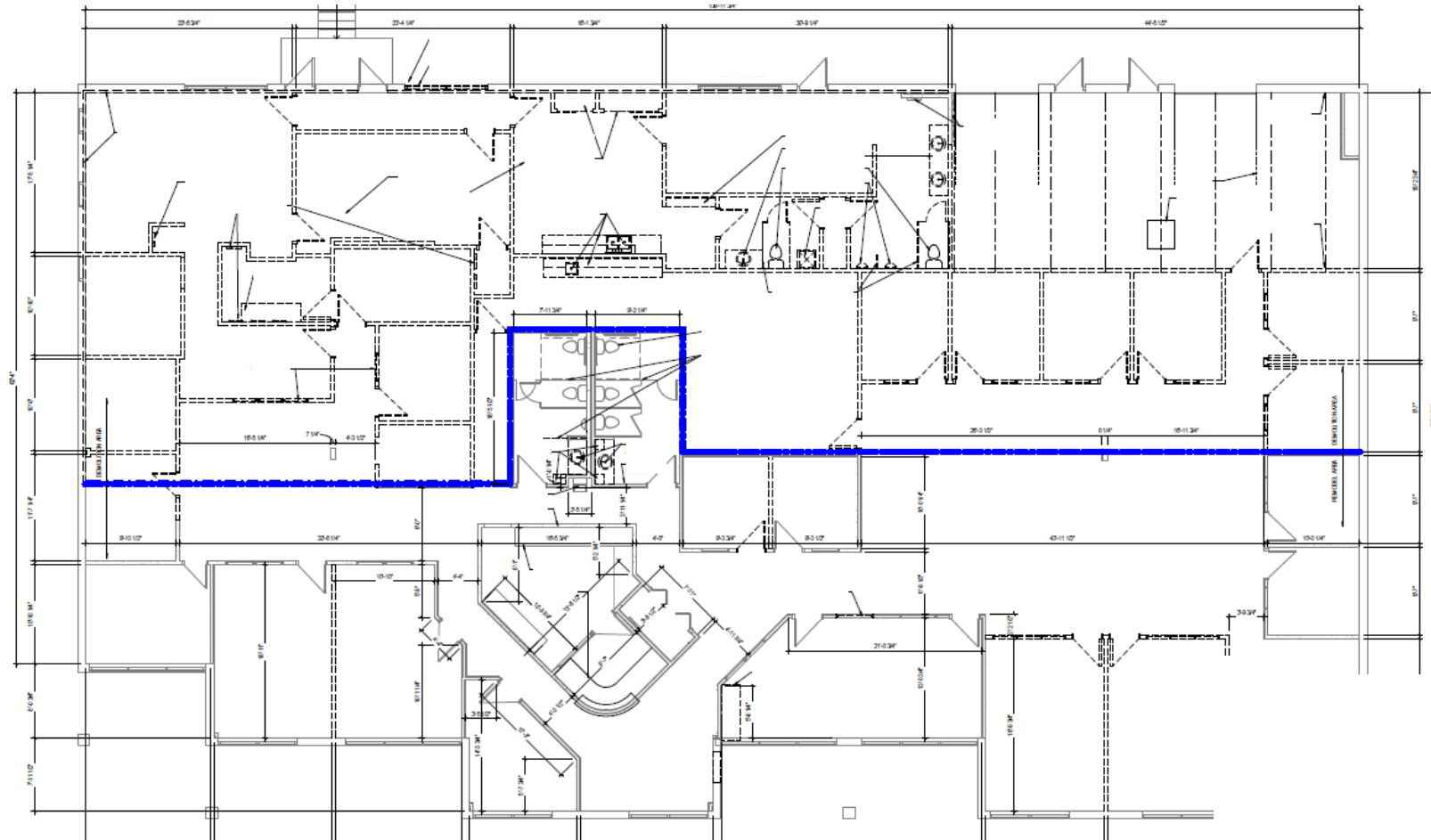
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Current Floor Plan



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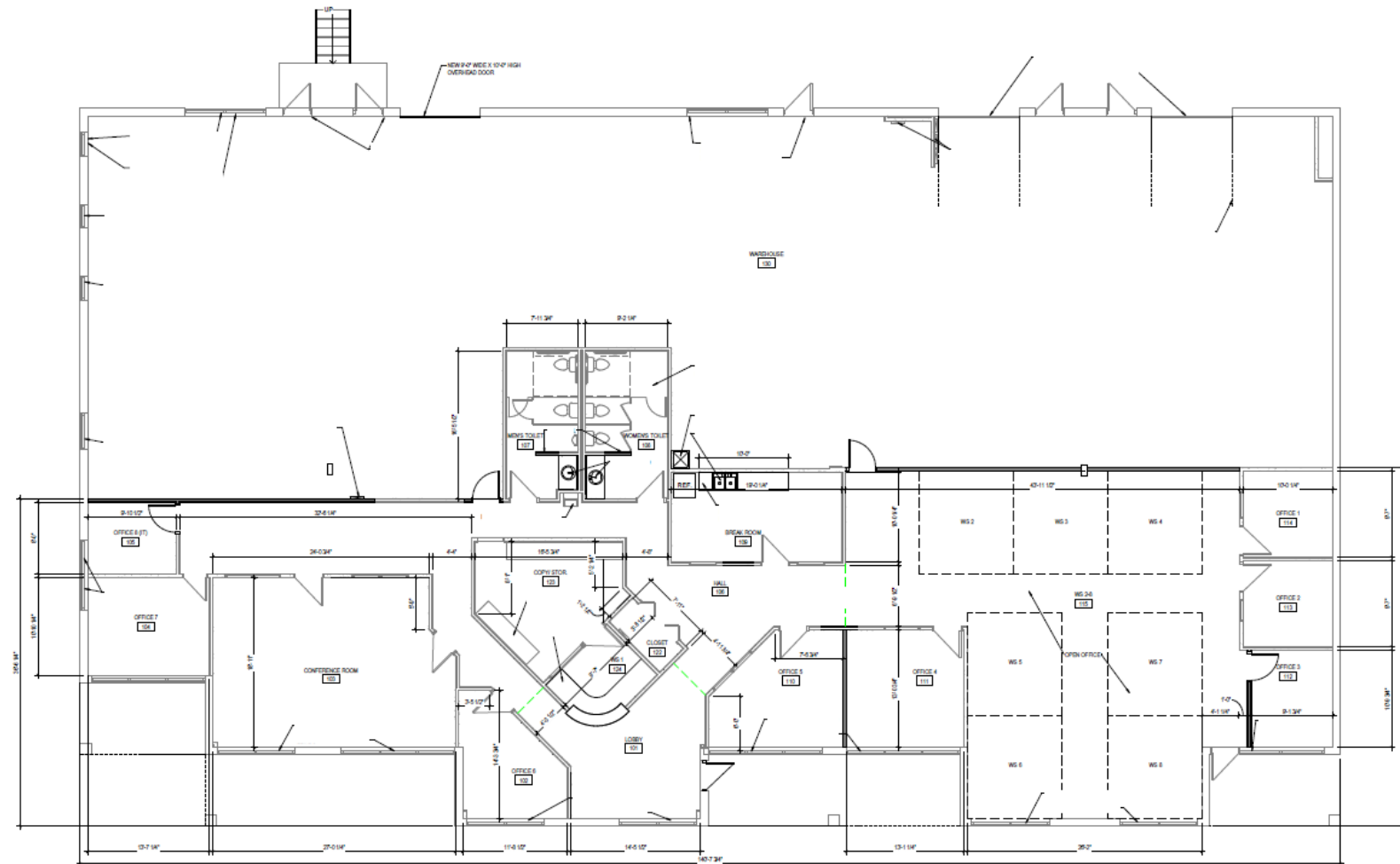
Existing Proposed Office Demolition Floor Plan



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Proposed Office Demolition Floor Plan



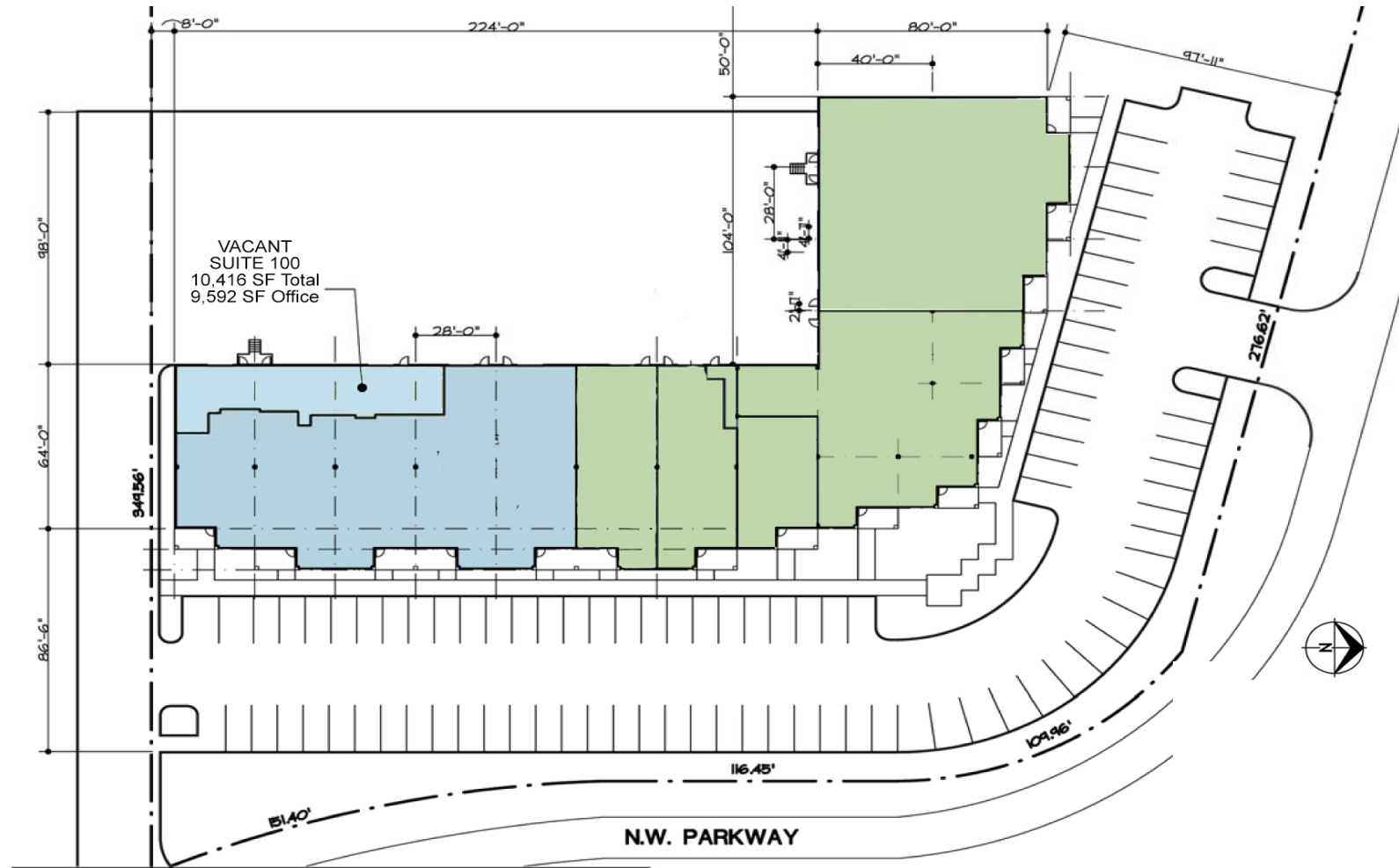
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Site Plan



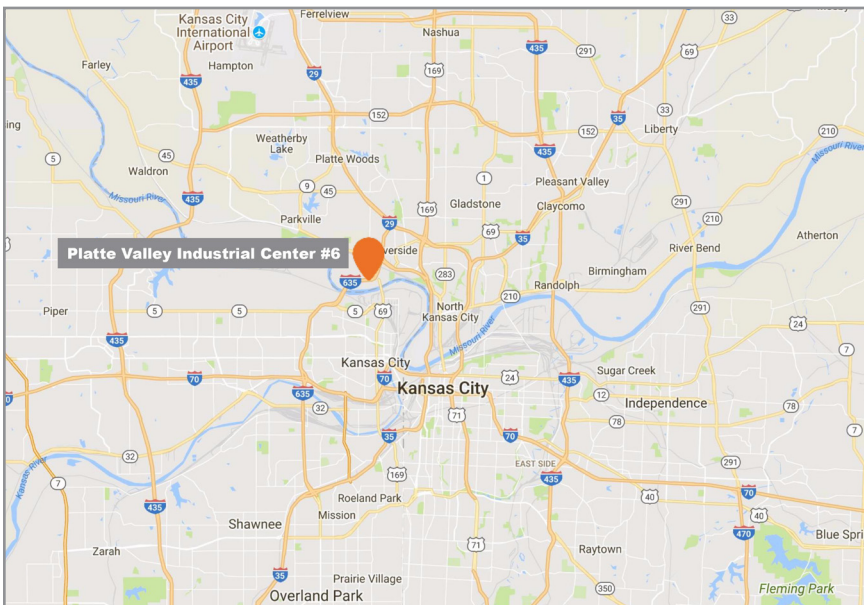
4622 Pennsylvania Avenue, Suite 700
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com

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