

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:

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

BLOCK
REAL ESTATE SERVICES, LLC

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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:

- 2 Drive-In Doors (9' x 10')
- 2 Covered Docks, 1 Covered Drive-In

Column Spacing: 28' x 40'

Sprinkler: Wet system

Electric Services:

500A, 120/208V, 3-Phase

-2 Services: 200A, 120/208V, 3-Phase (1 Meter)

-1 Service: 100A, 120/208V, 3-Phase (1 Meter)

Type of Lease: NNN

Offering Rate: TBD

Net Charges:
(Est. 2026)

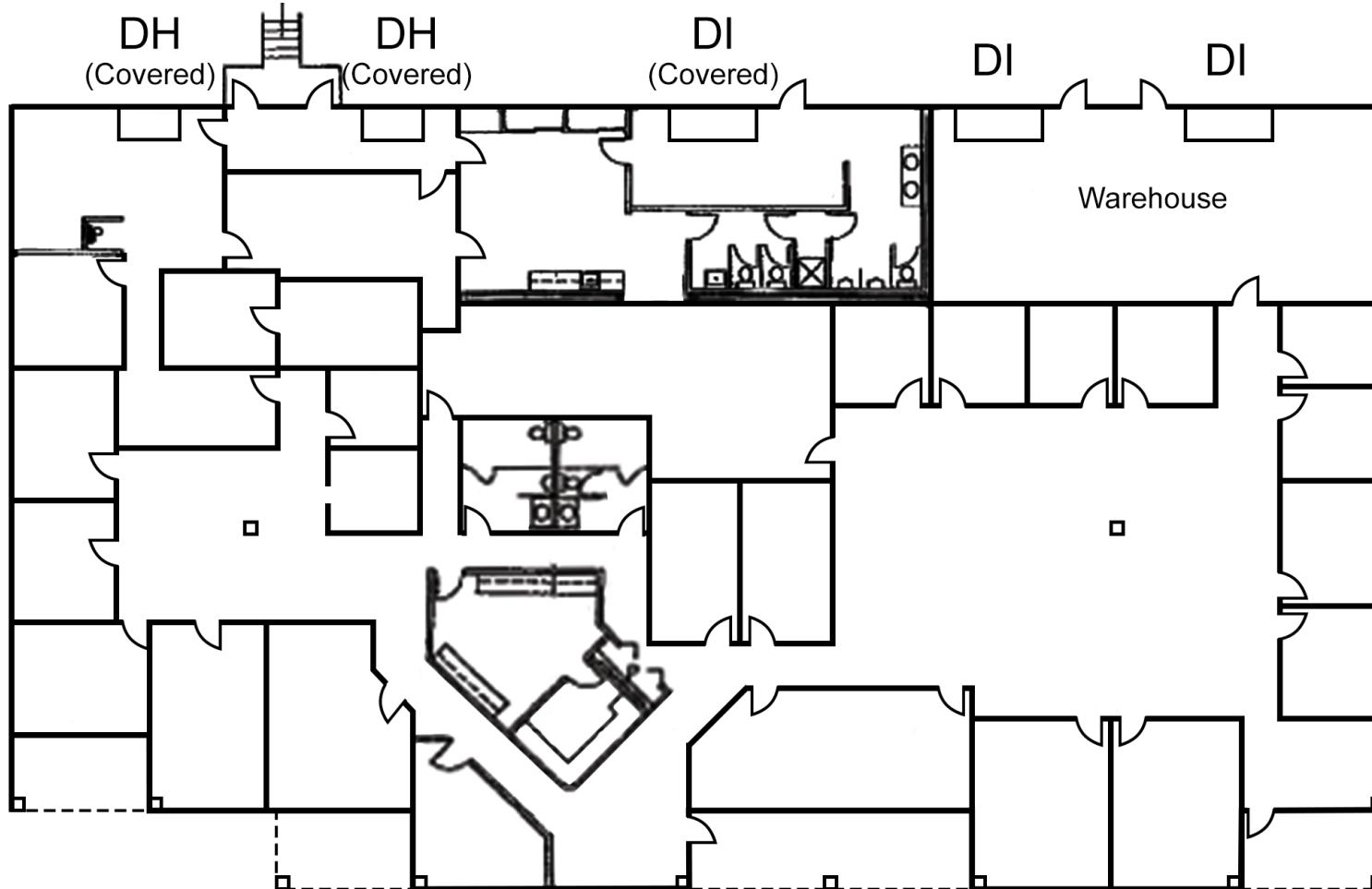
CAM:	\$2.45 PSF
Taxes:	\$1.95 PSF
<u>Insurance:</u>	<u>\$0.42 PSF</u>
TOTAL:	\$4.82 PSF

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Current Floor Plan

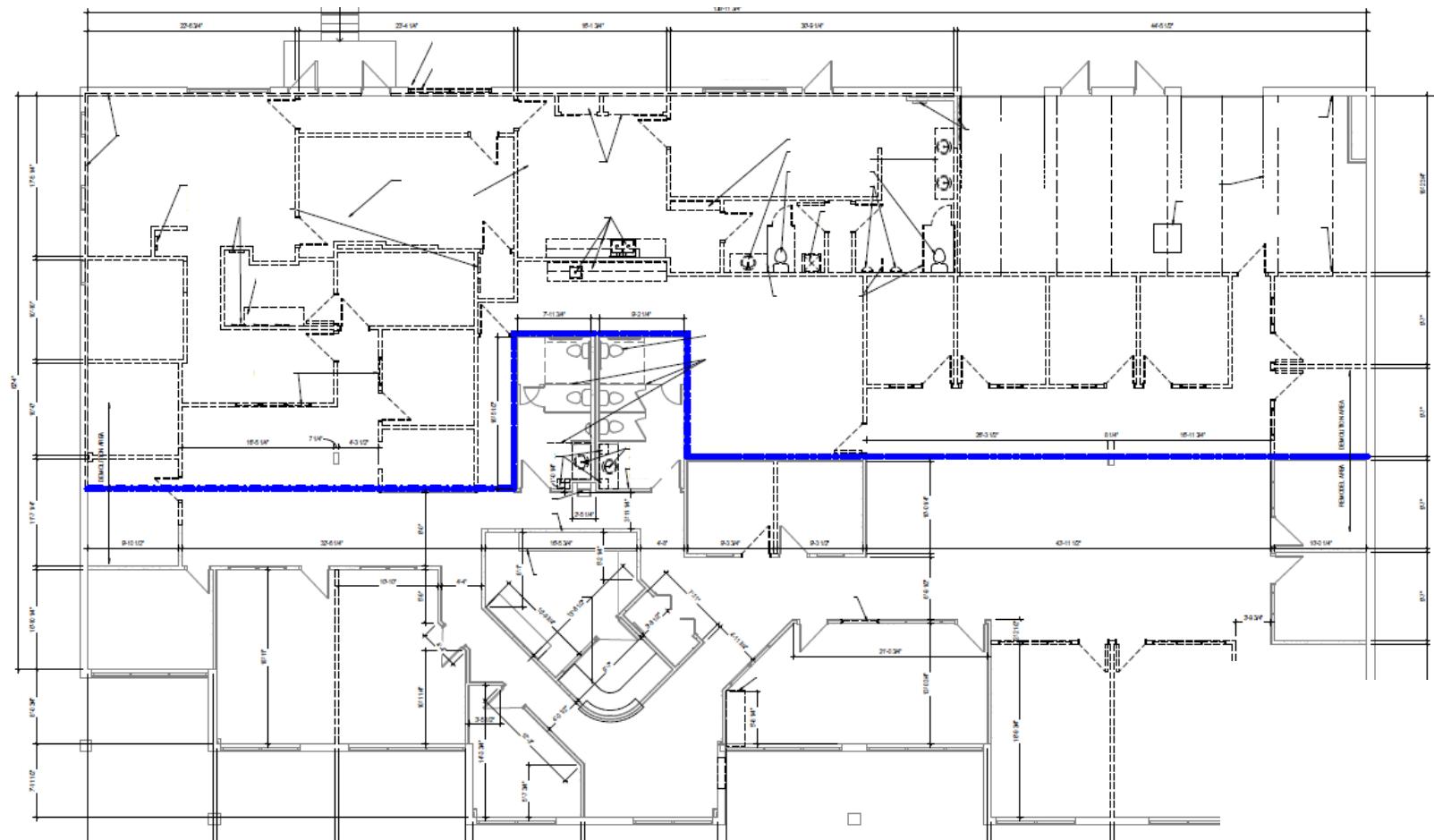


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Existing Proposed Office Demolition Floor Plan



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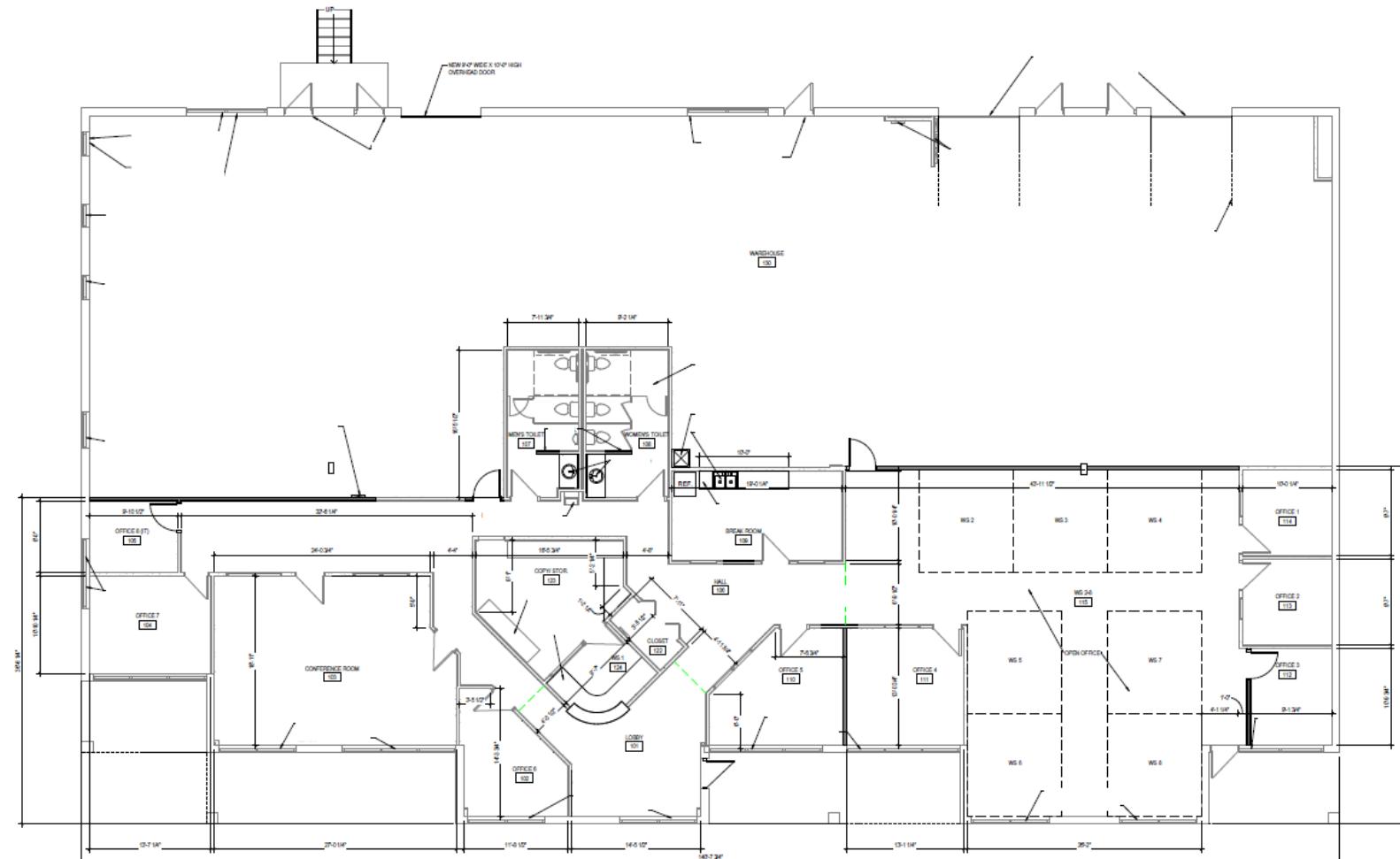
The logo for Block Real Estate Services, LLC. It features the word "BLOCK" in a large, bold, blue, sans-serif font. The letters are arranged in a 2x2 grid: "B" and "L" are on the top row, and "O" and "C" are on the bottom row. Below the letters, the company name "REAL ESTATE SERVICES, LLC" is written in a smaller, blue, all-caps, sans-serif font.

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Proposed Office Demolition Floor Plan

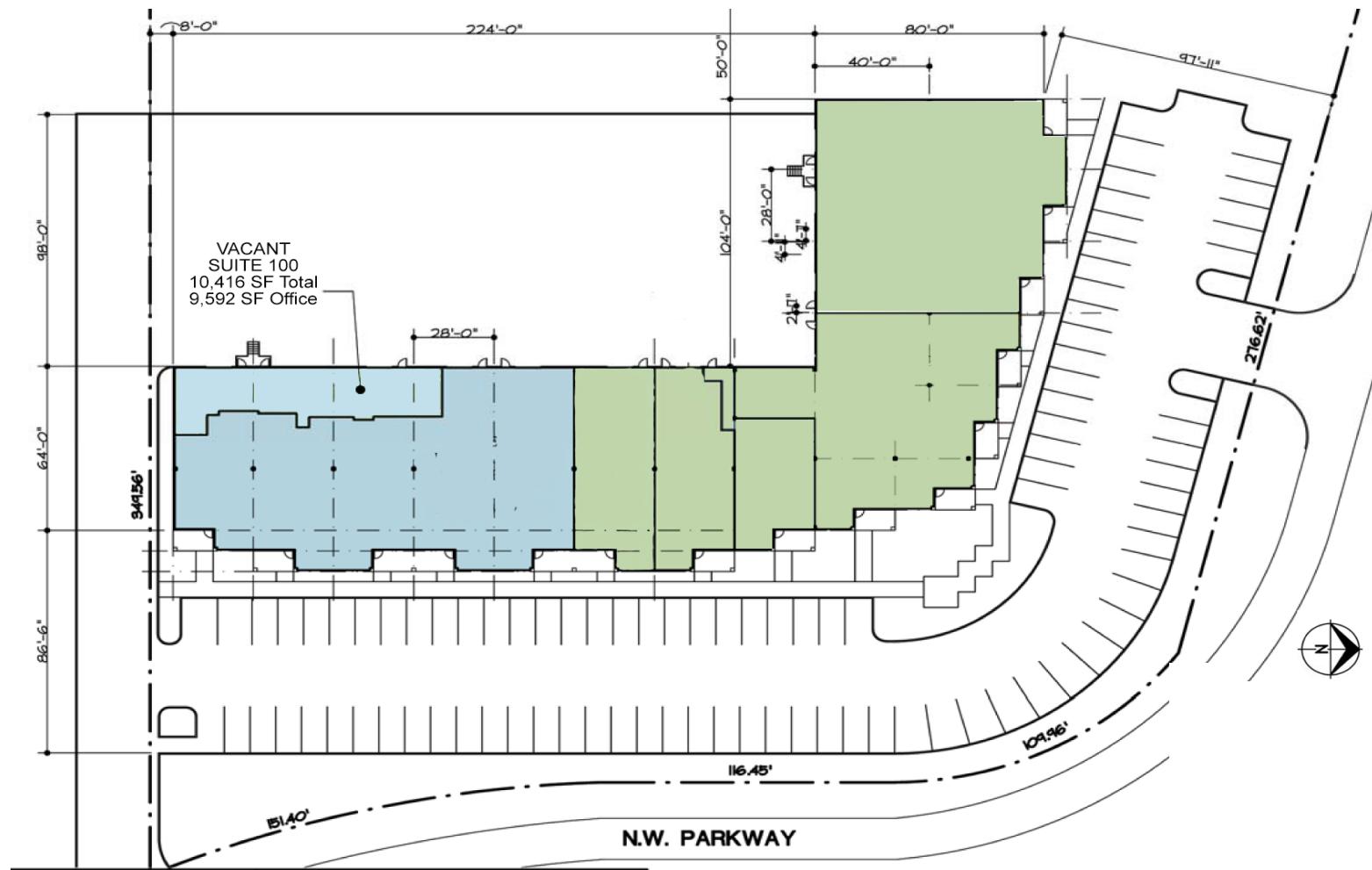


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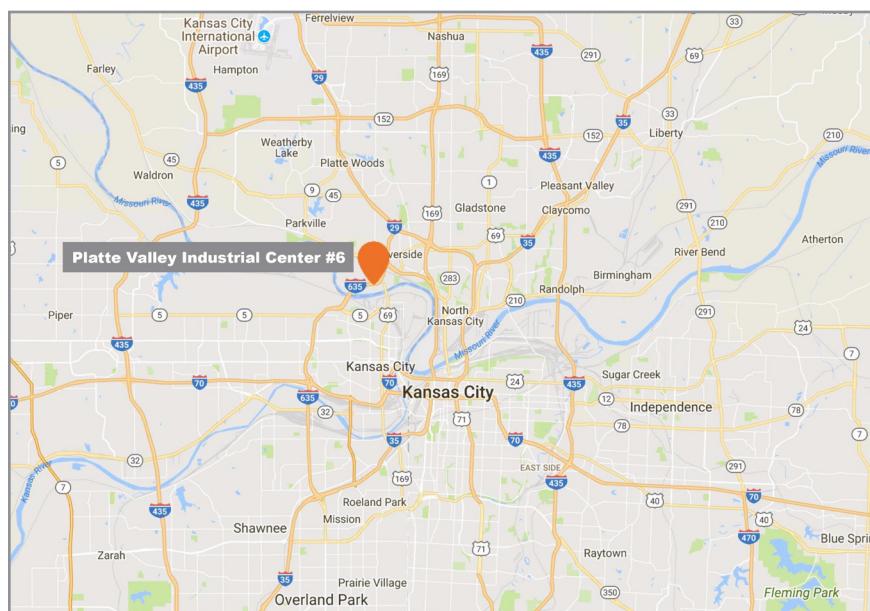
Site Plan



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