

# Platte Valley Industrial Center #9

200 NW Parkway Dr, Riverside, MO 64150

# For Lease



## Central Location!

- 18,268 SF Total Available
- I-35, I-29, I-635, & Hwy-9 Access
- MO 9-Hwy Visible
- Dock-High Loading/Drive-in Available
- 100% Air-Conditioned Space

## For more information:

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Blaise Gunnerson

816.878.6314

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Building Specifications

Available Area:	18,268 SF
Office Square Footage:	8,192 SF Existing   Build-to-Suit (See Proposed Office Demoliton Plan)
Total Building Area:	63,368 SF
Year Built:	1991
Loading:	5 Dock-High Doors (9' x 10' each) / Drive-In Doors (Knock-Out Panels)
Clear Height:	19'4"
Column Spacing:	32'X34'
Electric Service:	400 amp, 240V, 3-Phase
Type of Lease:	NNN
Offering Rate:	\$7.95 PSF, Net
Net Charges: (2025)	CAM: \$1.11 PSF TAX: \$1.60 PSF <u>INS: \$0.28 PSF</u> Total: \$2.99 PSF

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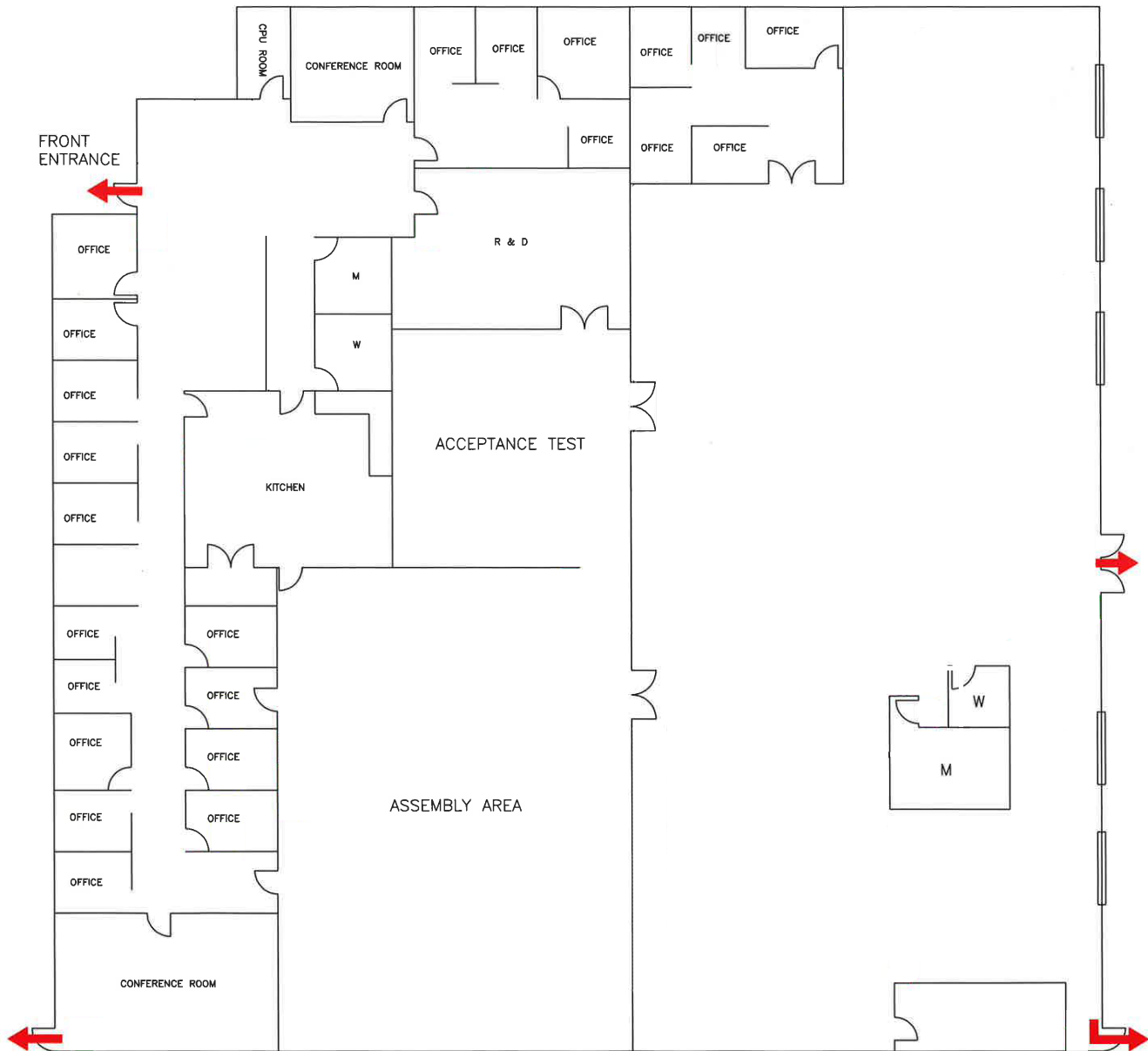
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## Current Floor Plan

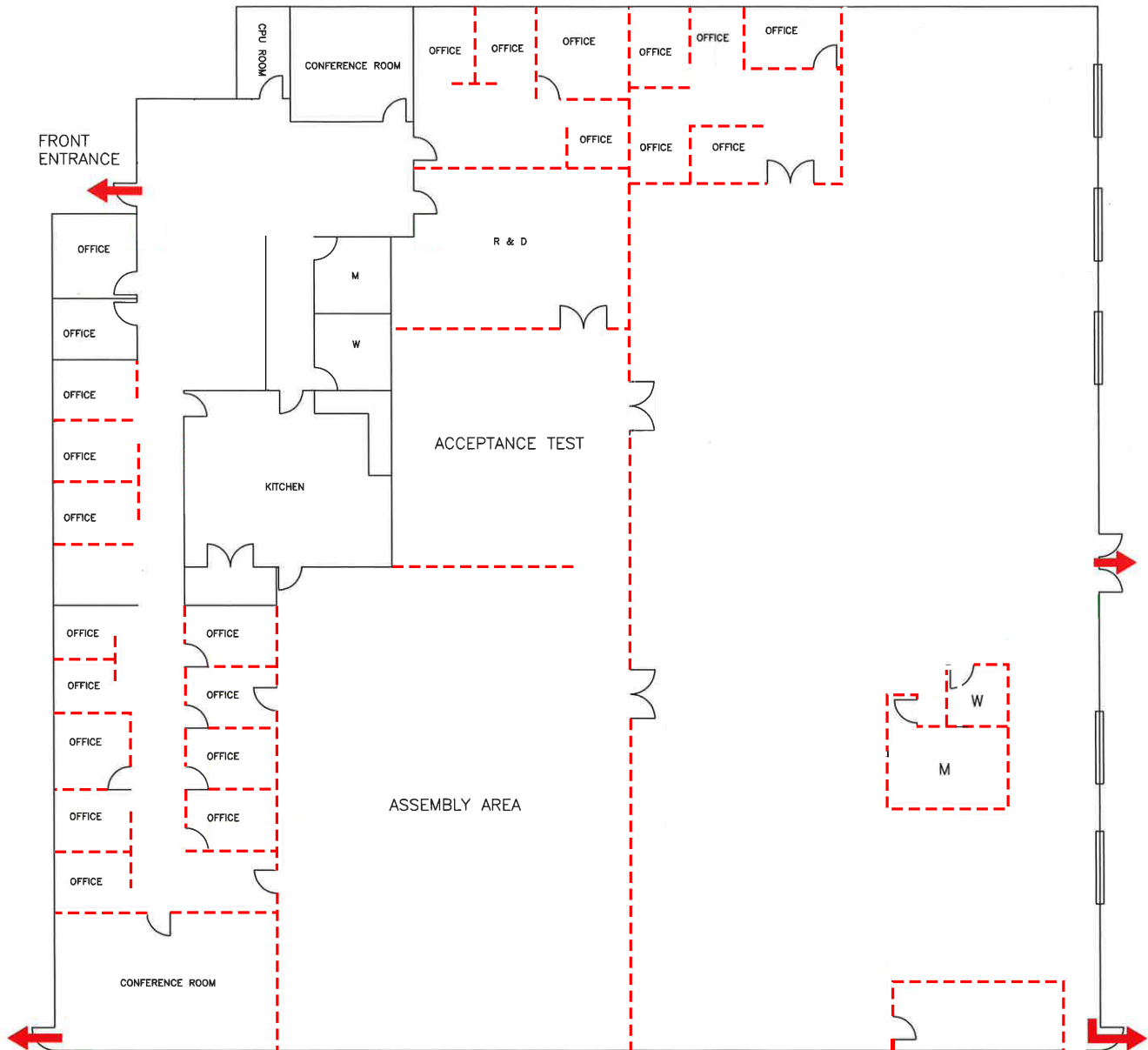


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## Proposed Office Demolition Plan

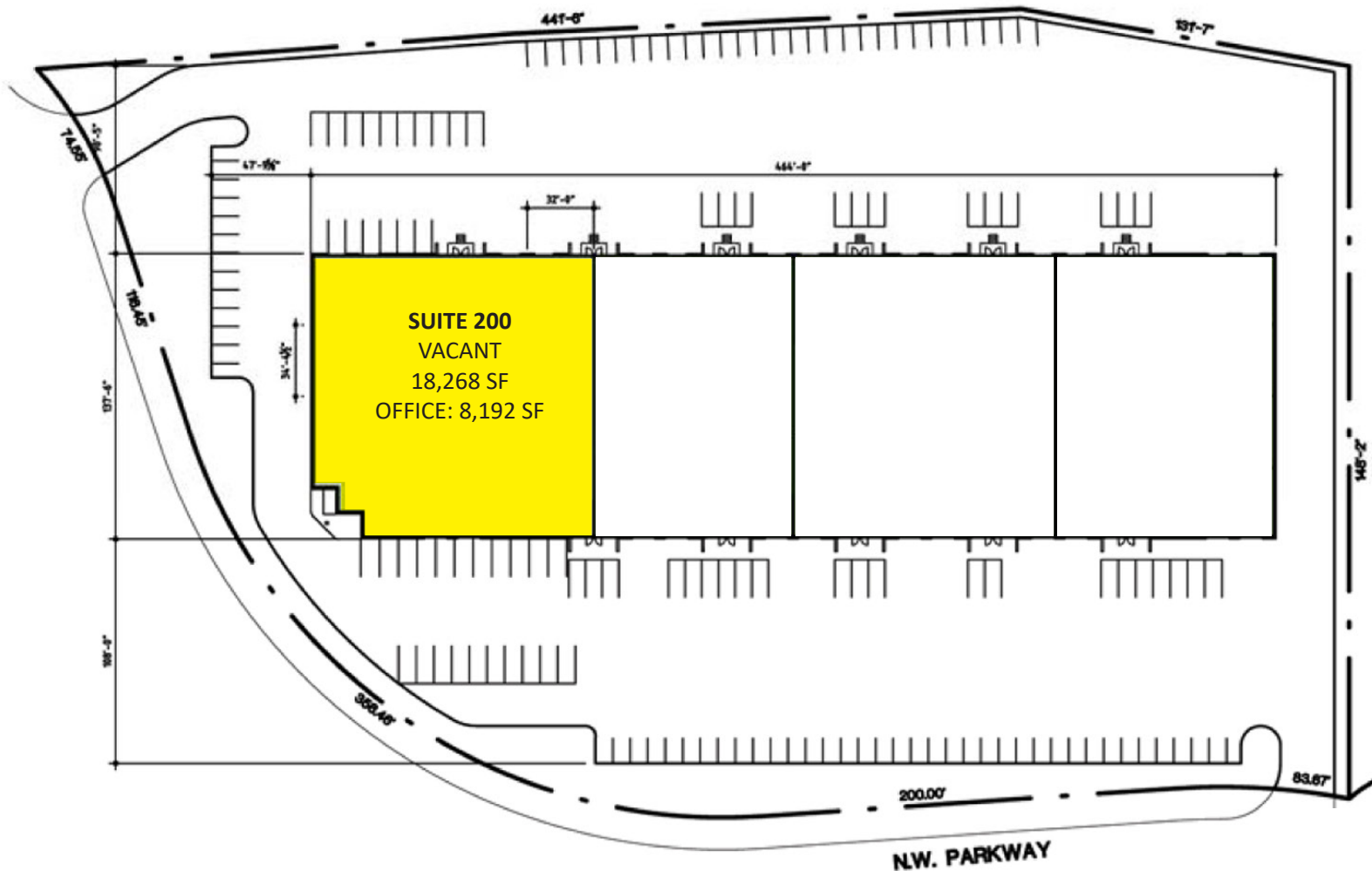


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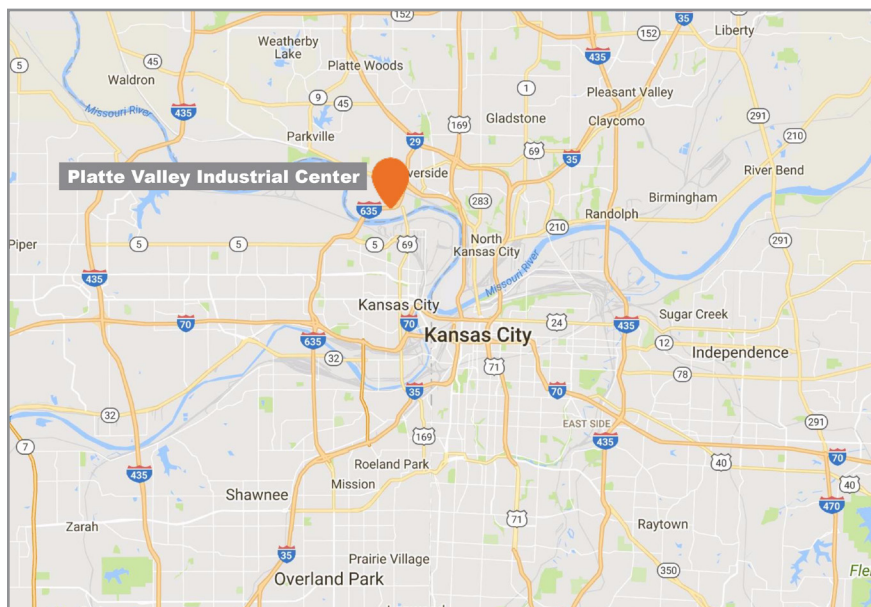
Building Site Plan



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