

# Platte Valley Industrial Center #7

300 NW Parkway, Riverside, Missouri 64150

# For Lease



## Central Location | Single-Tenant Building

- 10,900± SF Total
- 3,276± SF of Office Space
- 1.85± Acres
- Fenced Outdoor Storage
- 4 Drive-In Doors
- Easy Access to I-35, I-29, I-635, & Hwy-9

## For more information:

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Blaise Gunnerson

816.878.6314

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## Building Specifications

Square Feet Available: 10,900± SF

Office Space: 3,276± SF

Building Total Square Footage: 10,900± SF

Year Built: 1991

Loading: 4 Drive-Ins

Clear Height: 20'

Acreage: 1.85±

Type Of Lease: NNN

Offering Rate: TBD

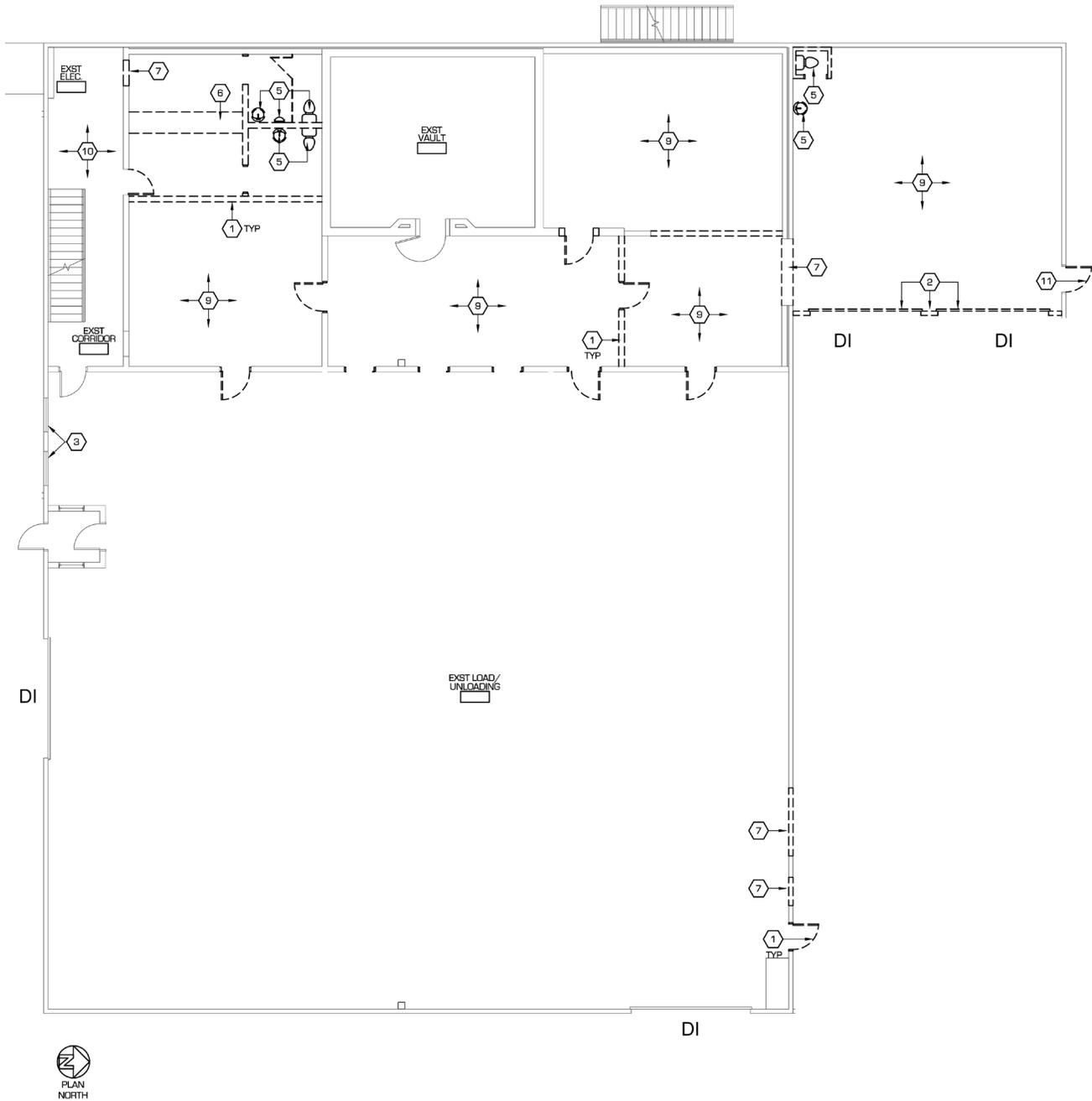
Net Charges: (2026 Estimates)	CAM:	\$0.49 PSF
	Taxes:	\$2.14 PSF
	<u>Insurance:</u>	<u>\$0.68 PSF</u>
	Total:	\$3.31 PSF

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## Floor Plan



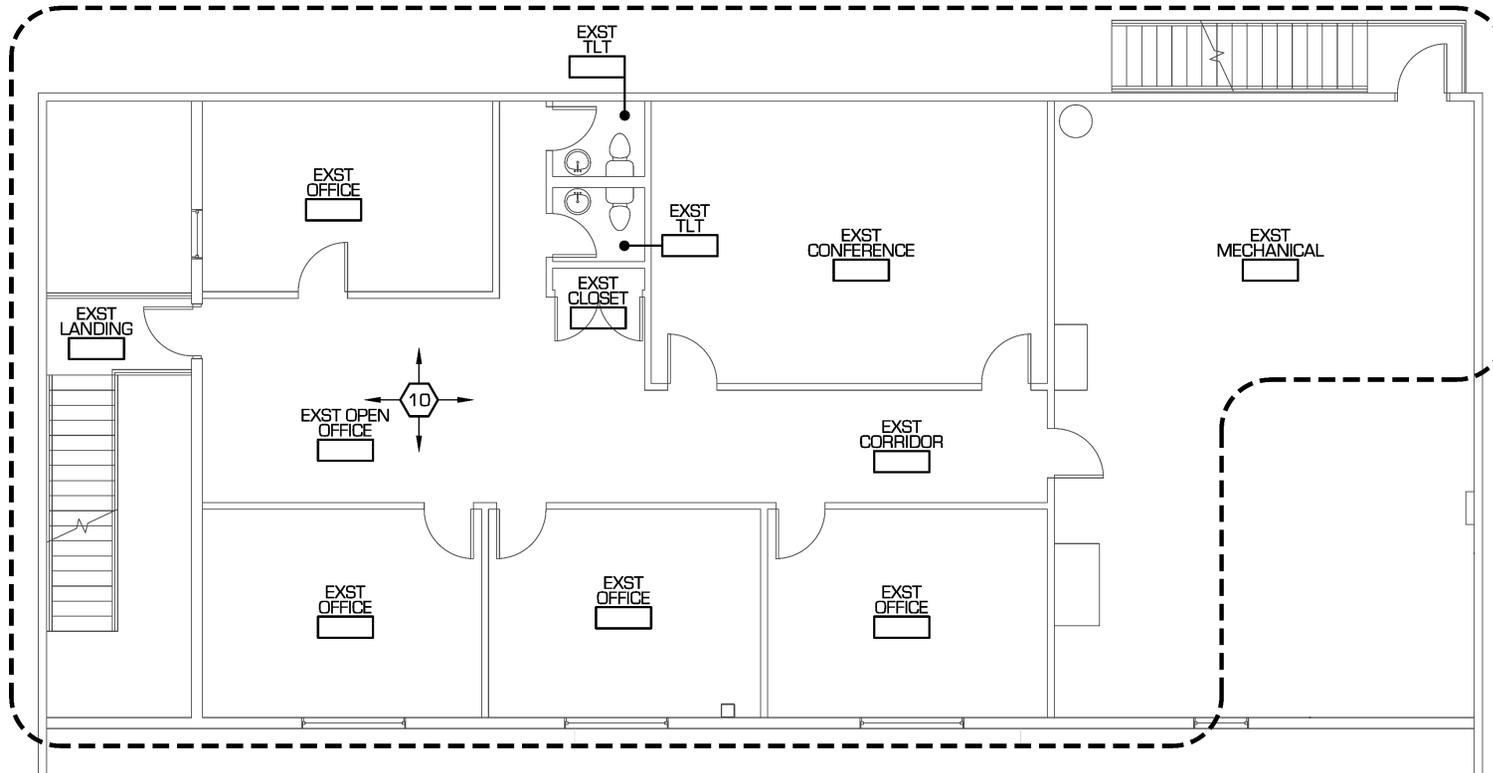
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## Mezzanine Floor Plan

ALTERNATE NO. 1  
[ALL WORK IN THIS AREA]

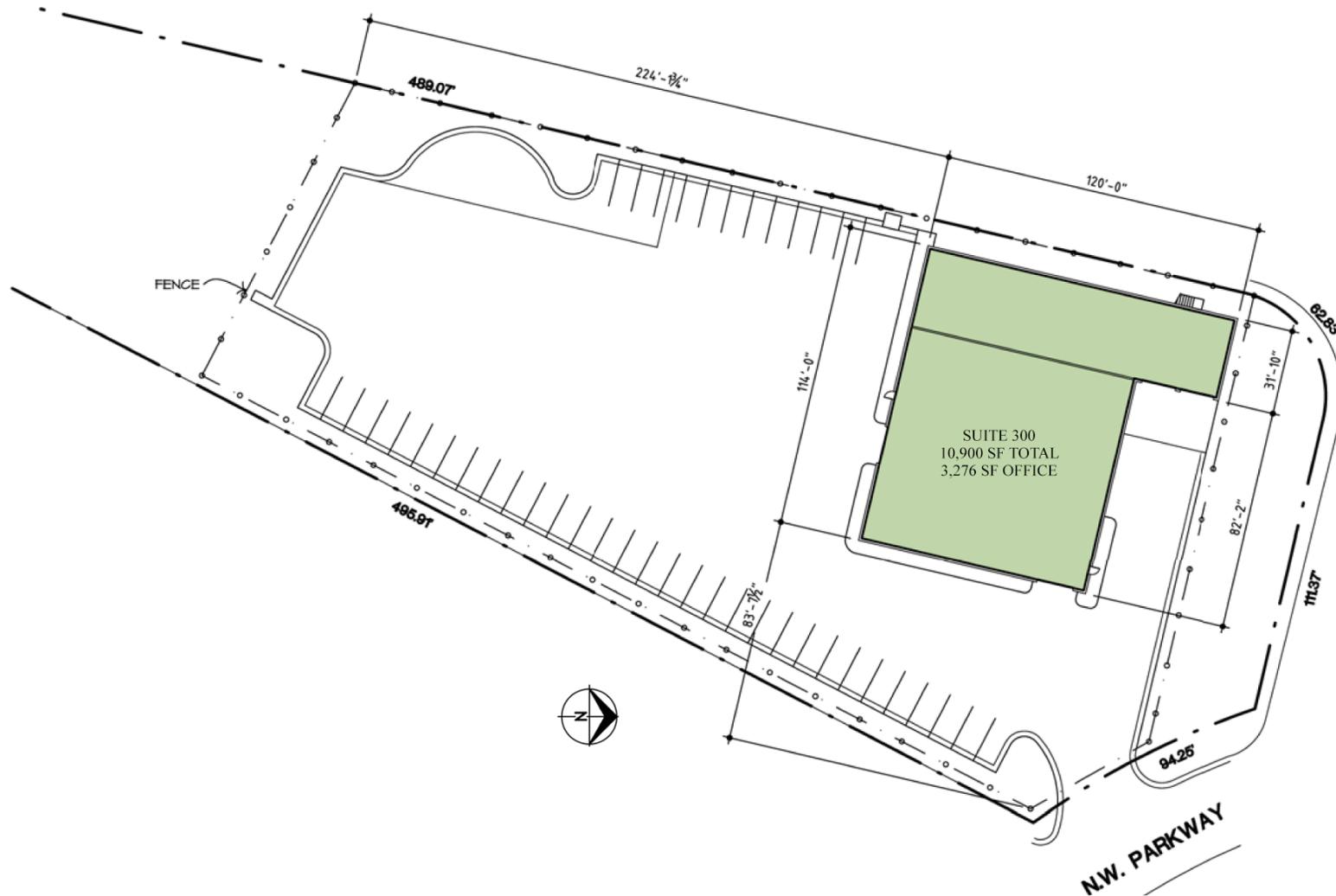


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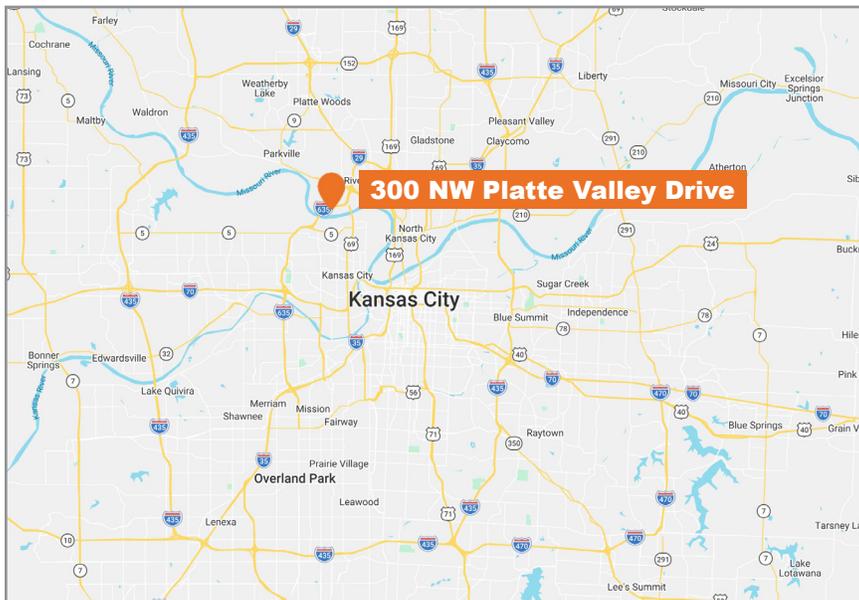
## Site Plan



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