

PLATTE VALLEY INDUSTRIAL CENTER #10

Located at 400-460 NW Parkway, in Riverside, Missouri

For Lease

100% temperature controlled



Excellent Site!

- 14,530 SF warehouse
- 1,500 SF of finished office space
- 22' clear height
- 1 grade level drive-in door
- 3 dock-high doors
- Immediate interstate access and visibility

For more information:

Zach Hubbard
816.932.5504
zhubbard@blockllc.com

CRP
ColonyRealty Partners

REAL ESTATE. REAL STRATEGIES. REAL SUCCESS.®

700 W. 47th Street, Suite 200, Kansas City, MO 64112
Phone: 816.756.1400 Fax: 816.932.5598

BLOCK
REAL ESTATE SERVICES, LLC

Building Specifications

TOTAL SQUARE FEET:	48,260 SF
SQUARE FEET AVAILABLE:	9,600 SF
OFFICE SPACE:	1,500 SF
YEAR BUILT:	1997
CEILING HEIGHT:	22'
COLUMN SPACING:	40' x 40'
FLOOR TYPE:	6" thick – reinforced concrete
SPRINKLER:	Yes
ELECTRIC SERVICE:	3 phase, 480V 200 amp panel
TYPE OF LEASE:	Net, Net
OFFERING RATE:	\$4.50 PSF

Net Charge: (Est. 2021)	CAM:	\$0.99 PSF
	Taxes:	\$1.04 PSF
	<u>Insurance:</u>	<u>\$0.13 PSF</u>
	Total:	\$2.16 PSF

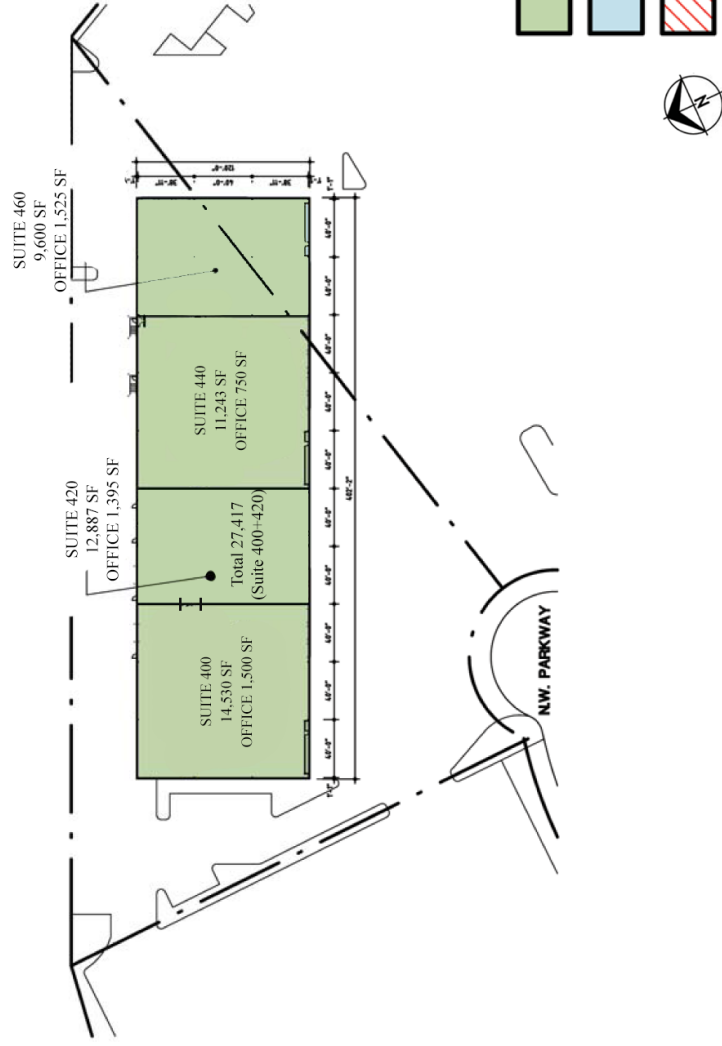
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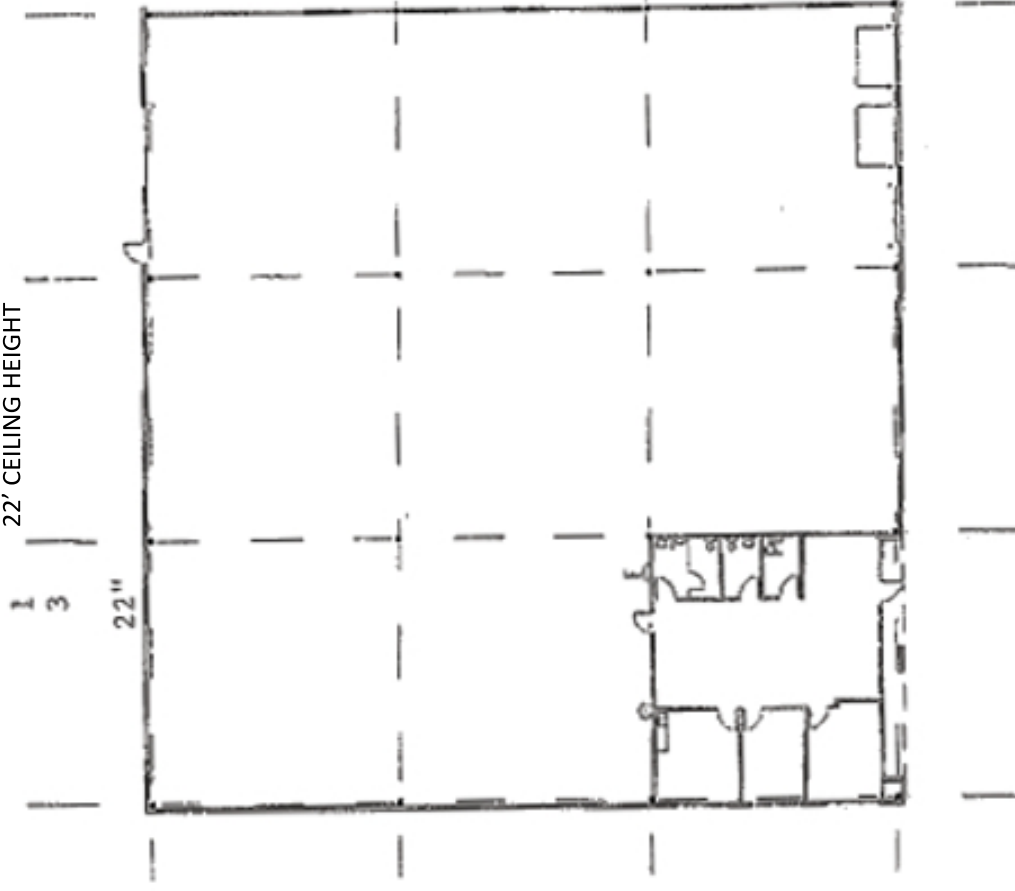
PLATTE VALLEY INDUSTRIAL CENTER 10 / 400 NW PARKWAY

14,530 TOTAL SF / 1,500 OFFICE SF

1 DRIVE-IN DOOR

3 DOCK-HIGH DOORS

22' CEILING HEIGHT



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