

# Platte Valley Industrial Center #10

440 NW Parkway, Riverside, Missouri 64150

# For Lease



## Central Location!

- 11,243± SF Total
- 750± SF of Finished Office Space
- 1 Ramped Drive-In Door
- 3 Dock-High Doors
- Immediate Interstate Access and Visibility

## For more information:

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## Building Specifications

Square Feet Available: 11,243± SF

Office Space: 750± SF

Total Building Square Footage: 48,260 SF

Year Built: 1997

Loading: 3 Dock-High Doors (9' x 10')  
1 Oversized Ramped Drive-In Door (21' x 13')

Clear Height: 22'

Column Spacing: 40' x 40'

Sprinkler: ESFR

Electric Service: 200 amp, 277/480V, 3-phase

Type of Lease: NNN

Offering Rate: TBD

Net Charges: (Est. 2026)	CAM:	\$1.55 PSF
	Taxes:	\$1.37 PSF
	<u>Insurance:</u>	<u>\$0.29 PSF</u>
	Total:	\$3.21 PSF

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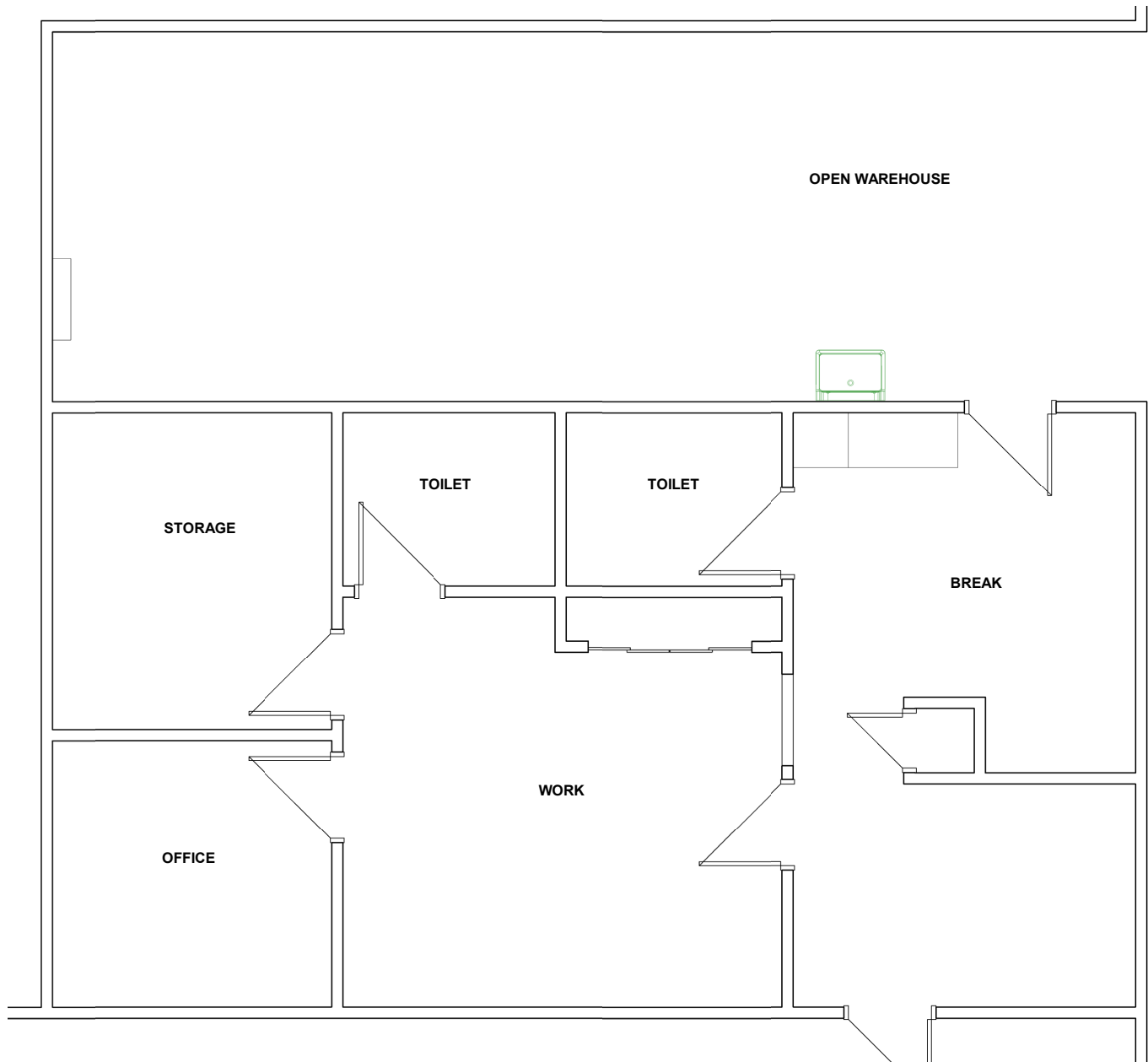
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## Office Floor Plan



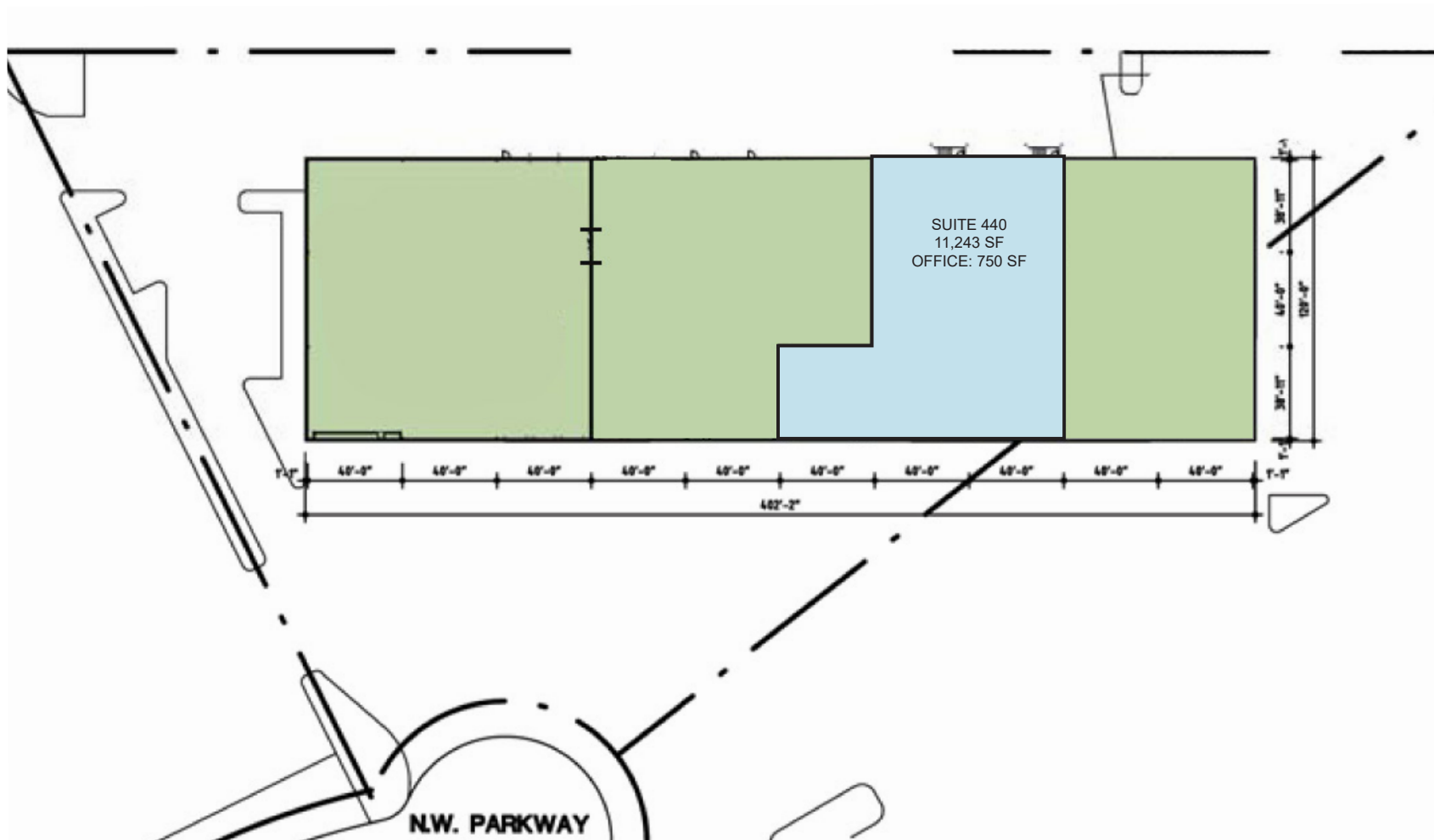


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Site Plan

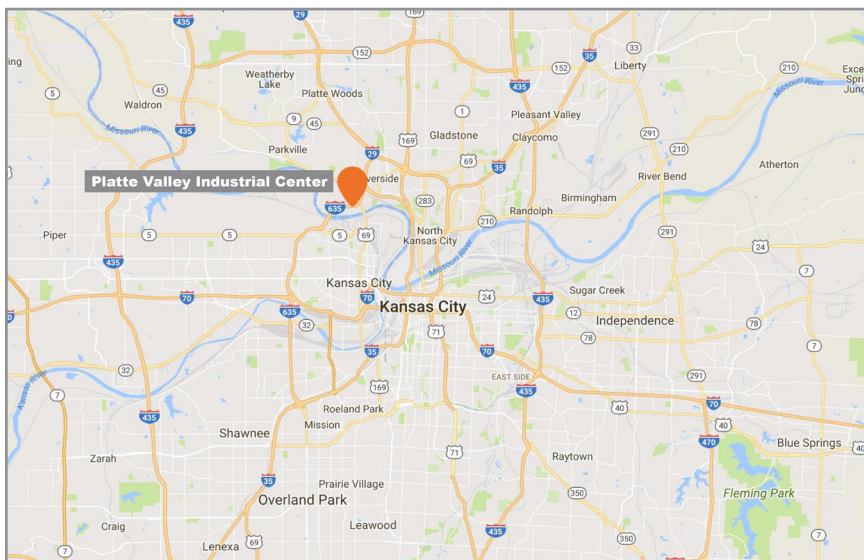




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