



## Modern Warehouse in Central Location!

- 9,600 SF total
- 2,188 SF office
- 22' 6" clear height
- 2 dock-high doors
- 1 ramped drive-in door
- Immediate interstate access and visibility

## For more information:

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## Building Specifications

AVAILABLE AREA: 9,600 SF

OFFICE: 2,188 SF

BUILDING AREA: 48,260 SF

YEAR BUILT: 1997

CEILING HEIGHT: 22' 6"

LOADING: Two (2) Dock-High Doors (9'X10') with Manual Pit Levers  
One (1) Drive-In Door (9'X10'), Ramped

COLUMN SPACING: 40' x 40'

SPRINKLER: Wet

ELECTRIC SERVICE: 200 amp, 277/480v, 3-ph

TYPE OF LEASE: Net, Net

OFFERING RATE: \$7.25 PSF

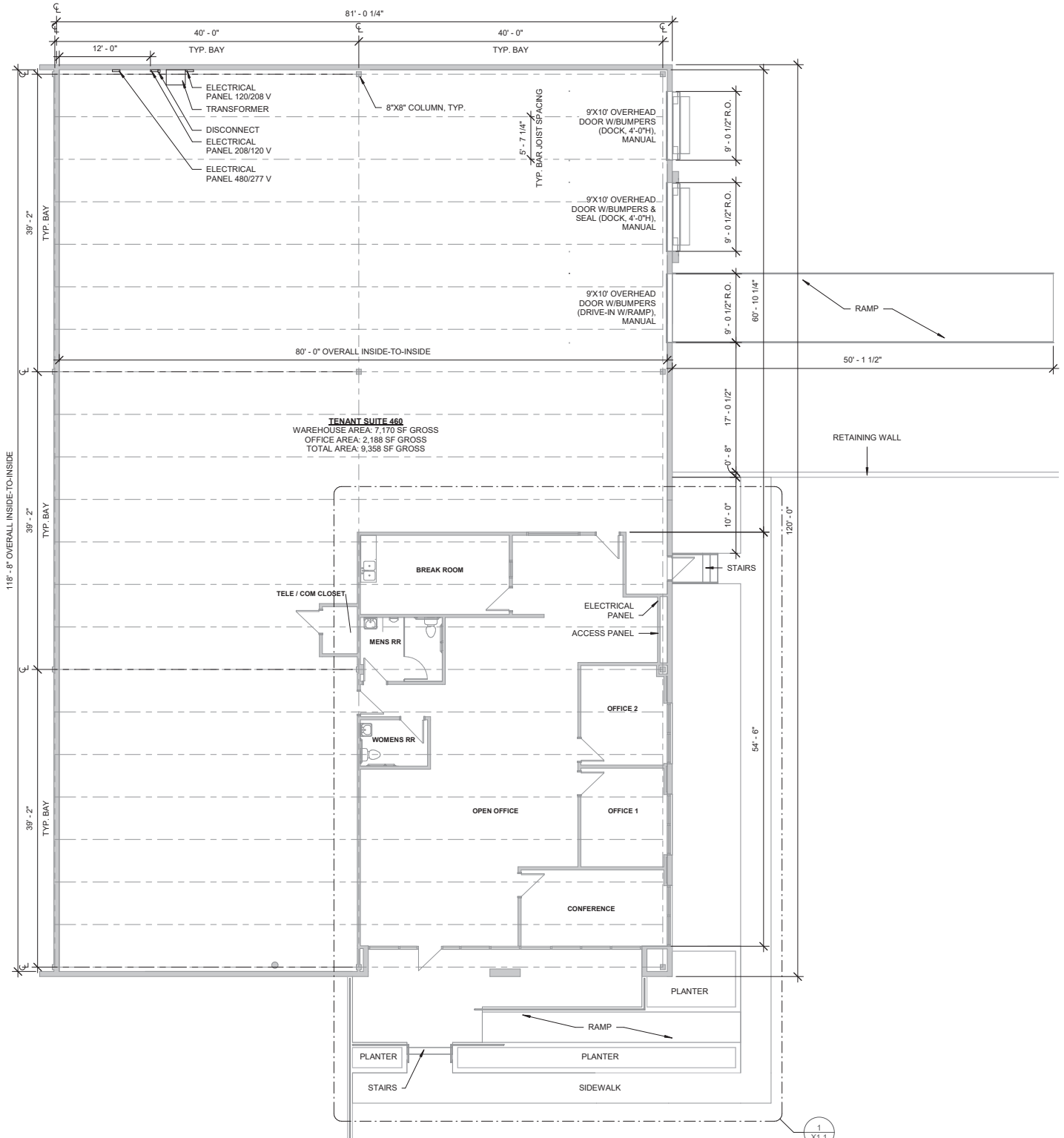
NET CHARGES: (Est. 2024)	CAM:	\$1.19 PSF
	Taxes:	\$1.42 PSF
	<u>Insurance:</u>	<u>\$0.22 PSF</u>
	Total:	\$2.83 PSF

### For more information:

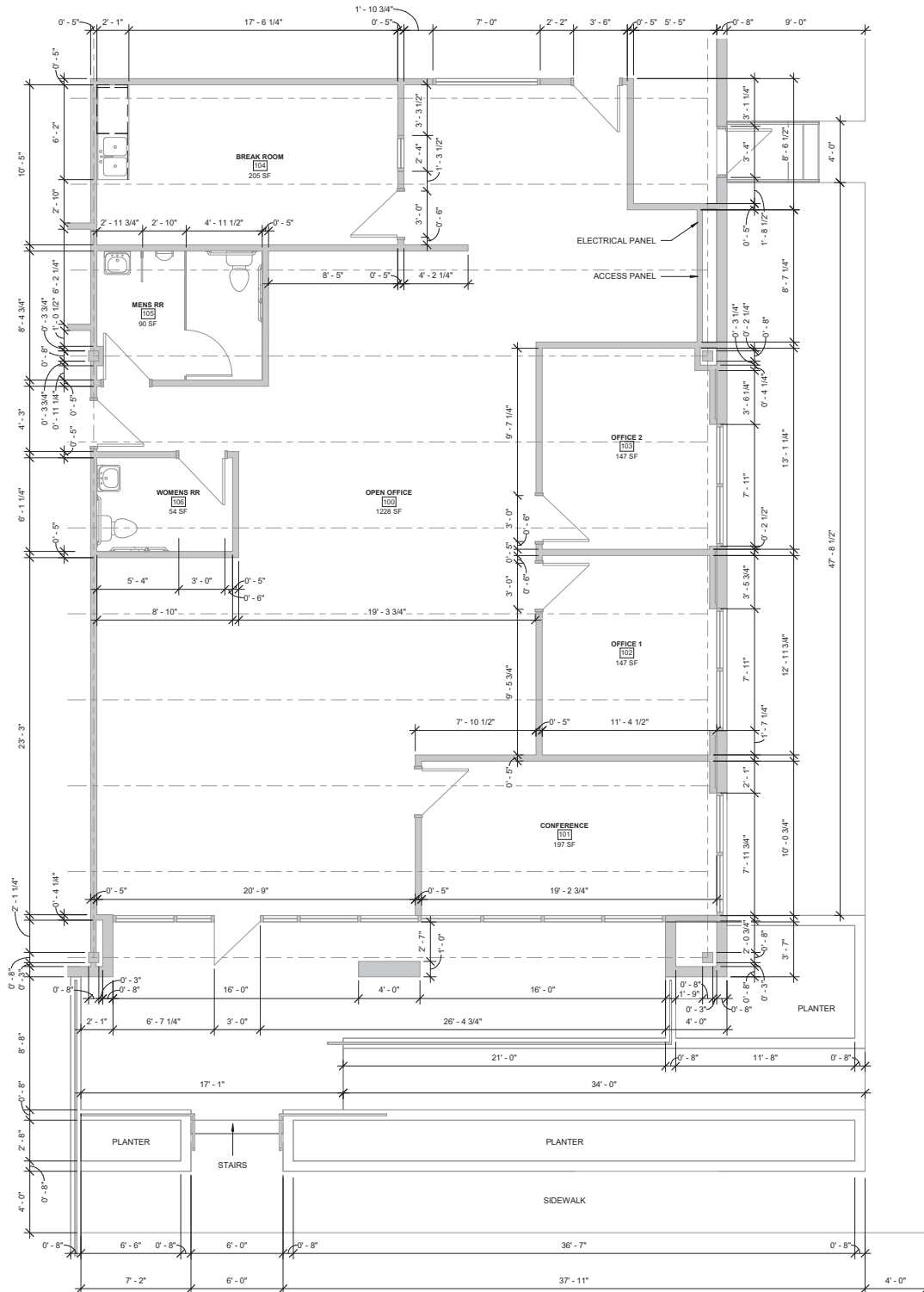
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## Suite Floor Plan



## Office Floor Plan

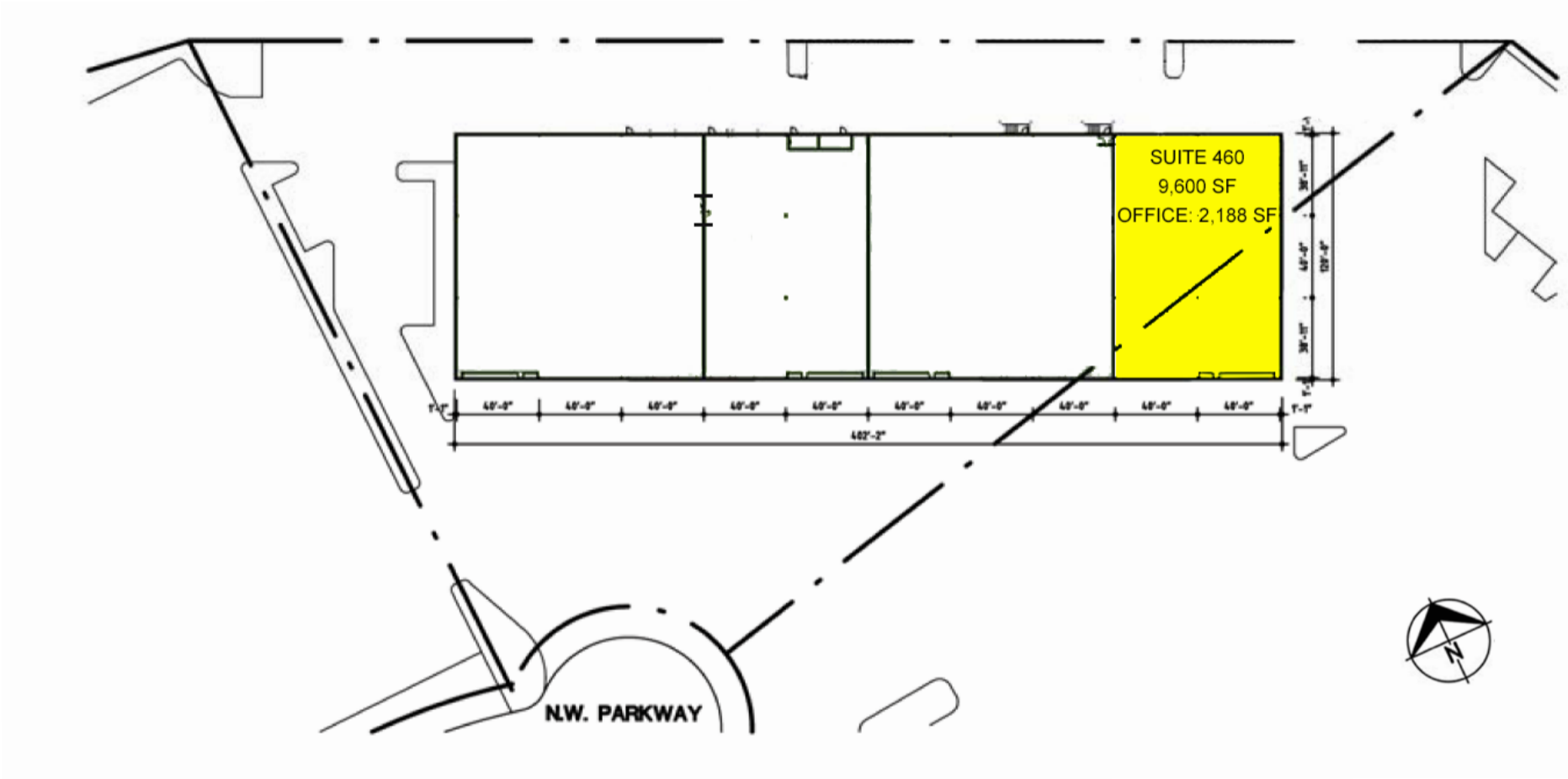


# Platte Valley Industrial Center #10

460 NW Parkway, Riverside, Missouri

# For Lease

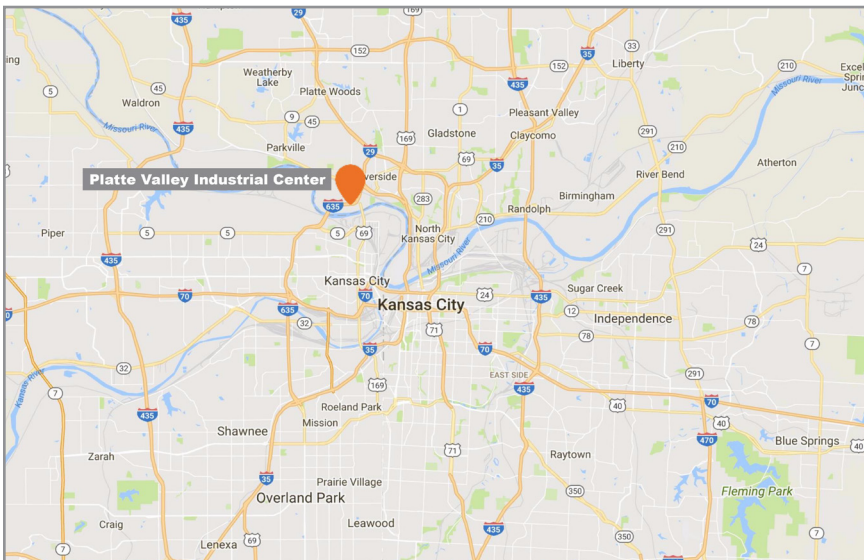
Site Plan



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