

Platte Valley Industrial Center #10

460 NW Parkway, Riverside, Missouri

For Lease



Modern Warehouse in Central Location!

- 9,600 SF total
- 1,525 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: 1,500 SF (est.)

BUILDING AREA: 48,260 SF

YEAR BUILT: 1997

CEILING HEIGHT: 22' 6"

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

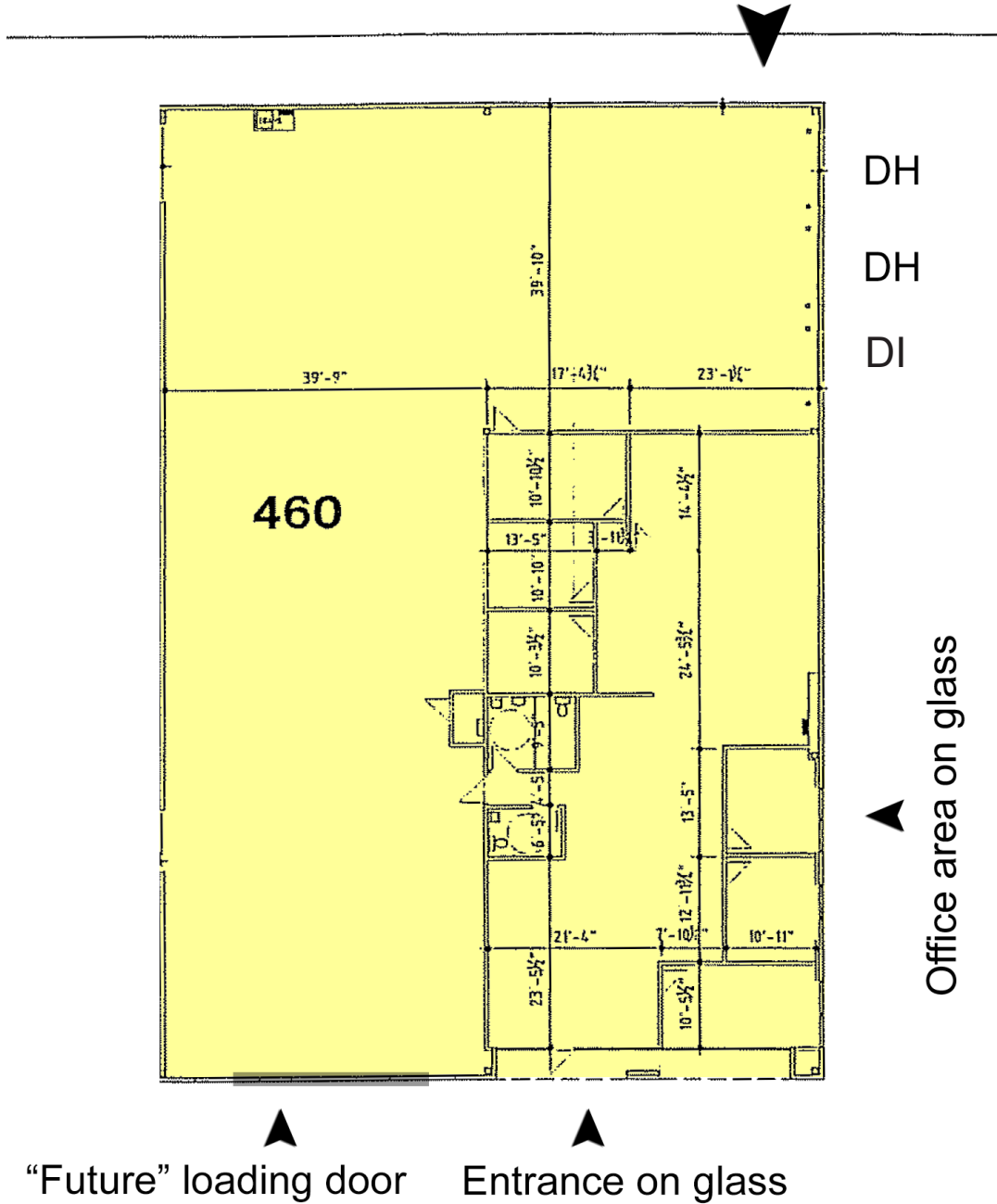
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Floor Plan

Highway
Signage Available

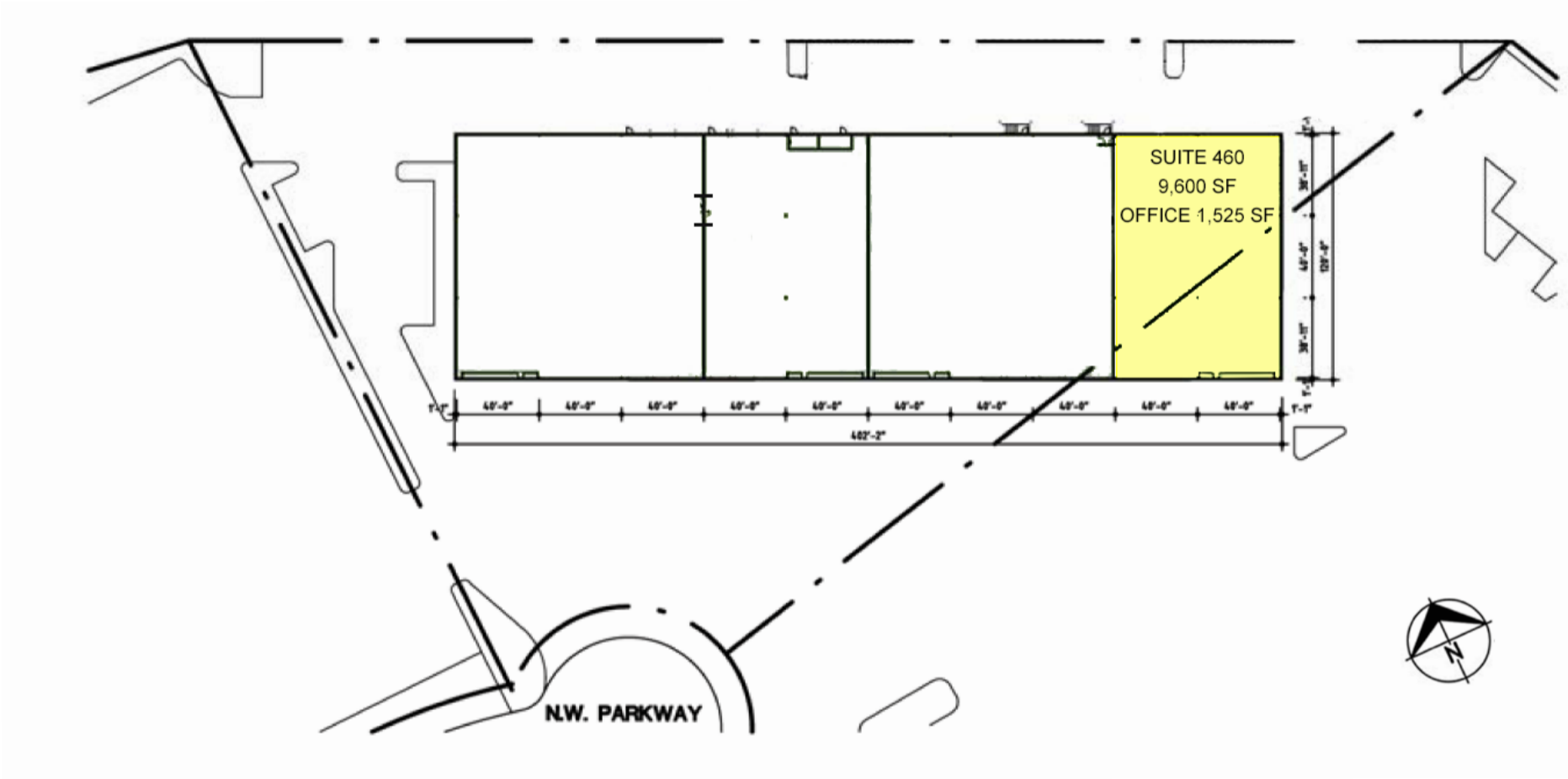


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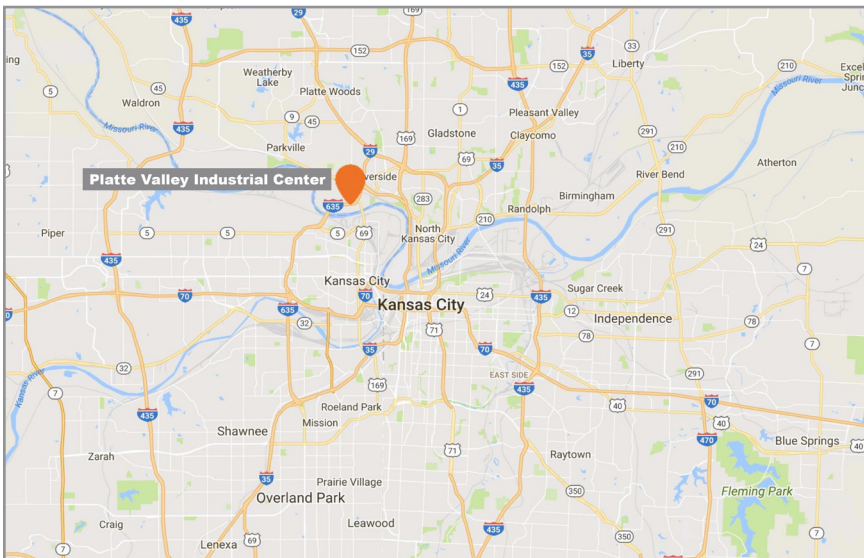
Site Plan



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