

Platte Valley Industrial Center #1

200 NW Platte Valley Dr., Riverside, Missouri

For Lease



Excellent Site!

- 1,723 SF of flex space available
- Grade-level Drive-in Doors
- Professional on-site management
- Immediate highway access
- Attractive business park setting

For more information:

Zach Hubbard, SIOR
816.932.5504
zhubbard@blockllc.com

Hagen Vogel
816.878.6338
hvogel@blockllc.com

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Building Specifications

Square Feet Available: 200: 1,723 SF

Loading: (1) Grade-level Drive-in

Total Building Square Feet: 27,606 SF

Year Built: 1988

Ceiling Height: 14' Clear

Floor Type: 6" slab on grade

Sprinkler: Wet system

Type of Lease: Net, Net

Offering Rate: \$8.75 per square foot

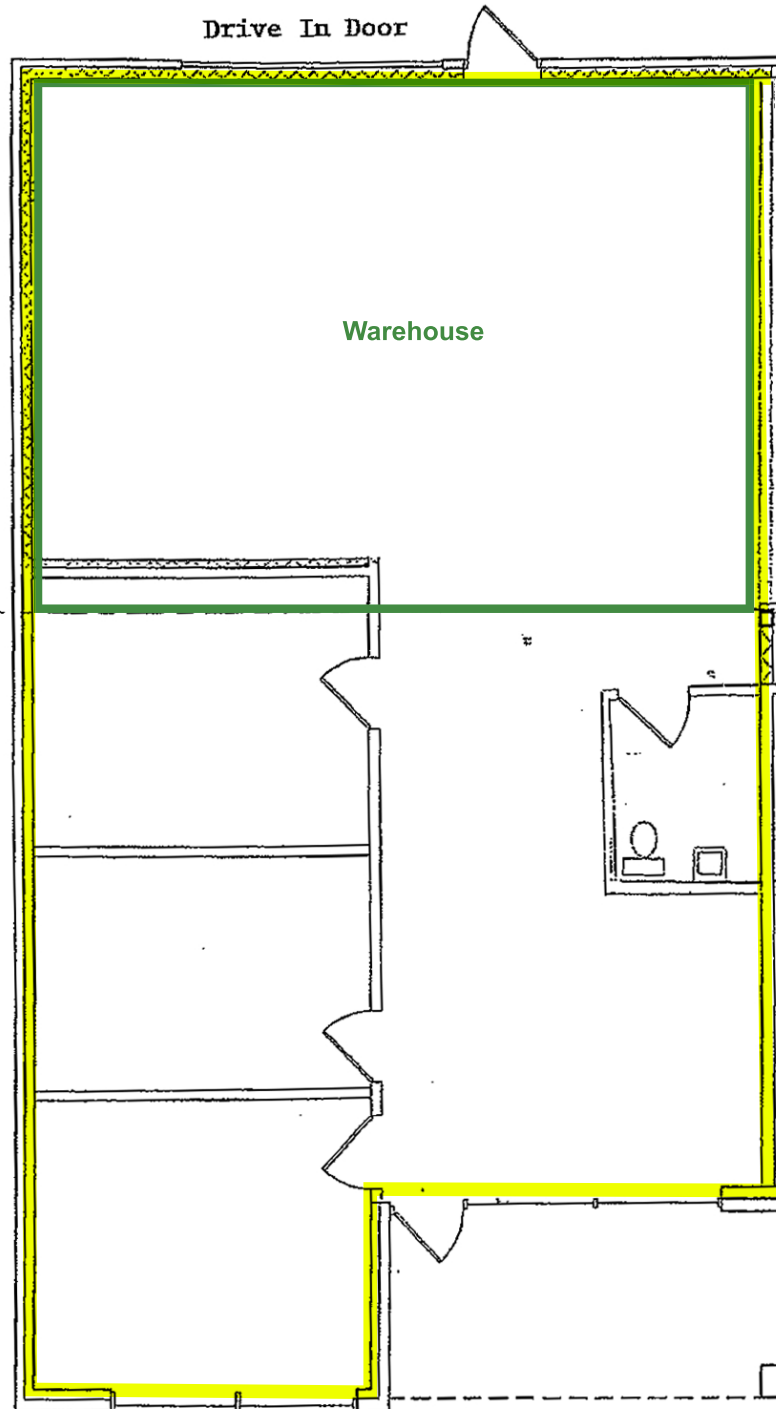
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|----------------------------|-------------------|-------------------|
| Net Charge: (Est. 2024) | CAM: | \$2.08 PSF |
| | Taxes: | \$1.24 PSF |
| | <u>Insurance:</u> | <u>\$0.08 PSF</u> |
| | Total: | \$3.49 PSF |

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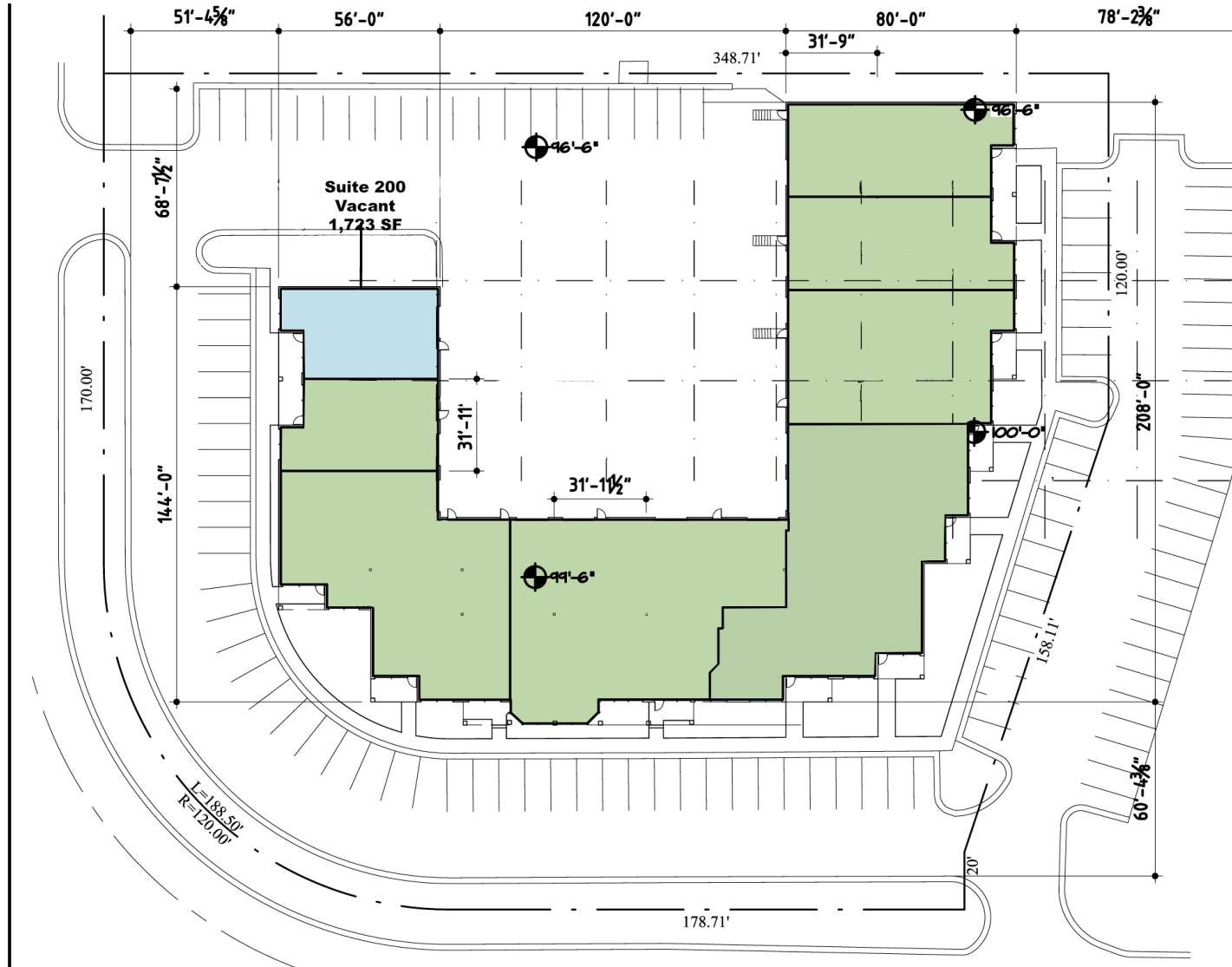
Suite 200 Plan



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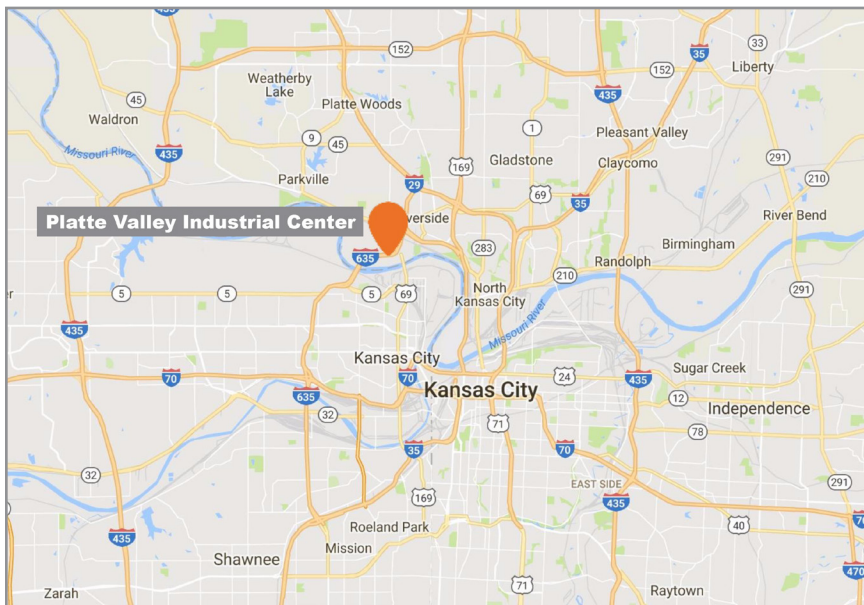
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