

Platte Valley Industrial Center #1

212 NW Platte Valley Dr., Riverside, Missouri

For Lease



Excellent Site!

- 5,430 SF office space available
- Professional on-site management
- Immediate highway access
- Attractive business park setting
- Highway Visibility (Directly across from Park Hill South High School)
- No Earnings Tax

For more information:

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Building Specifications

| | |
|-----------------------------|------------------------|
| Square Feet Available: | 5,430 SF |
| Office Space: | 5,430 SF |
| 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: | \$8.50 per square foot |

| | | |
|---------------------------------|-------------------|-------------------|
| Net Charge: (2025 Estimates) | CAM: | \$2.40 PSF |
| | Taxes: | \$1.95 PSF |
| | <u>Insurance:</u> | <u>\$0.42 PSF</u> |
| | Total: | \$4.77 PSF |

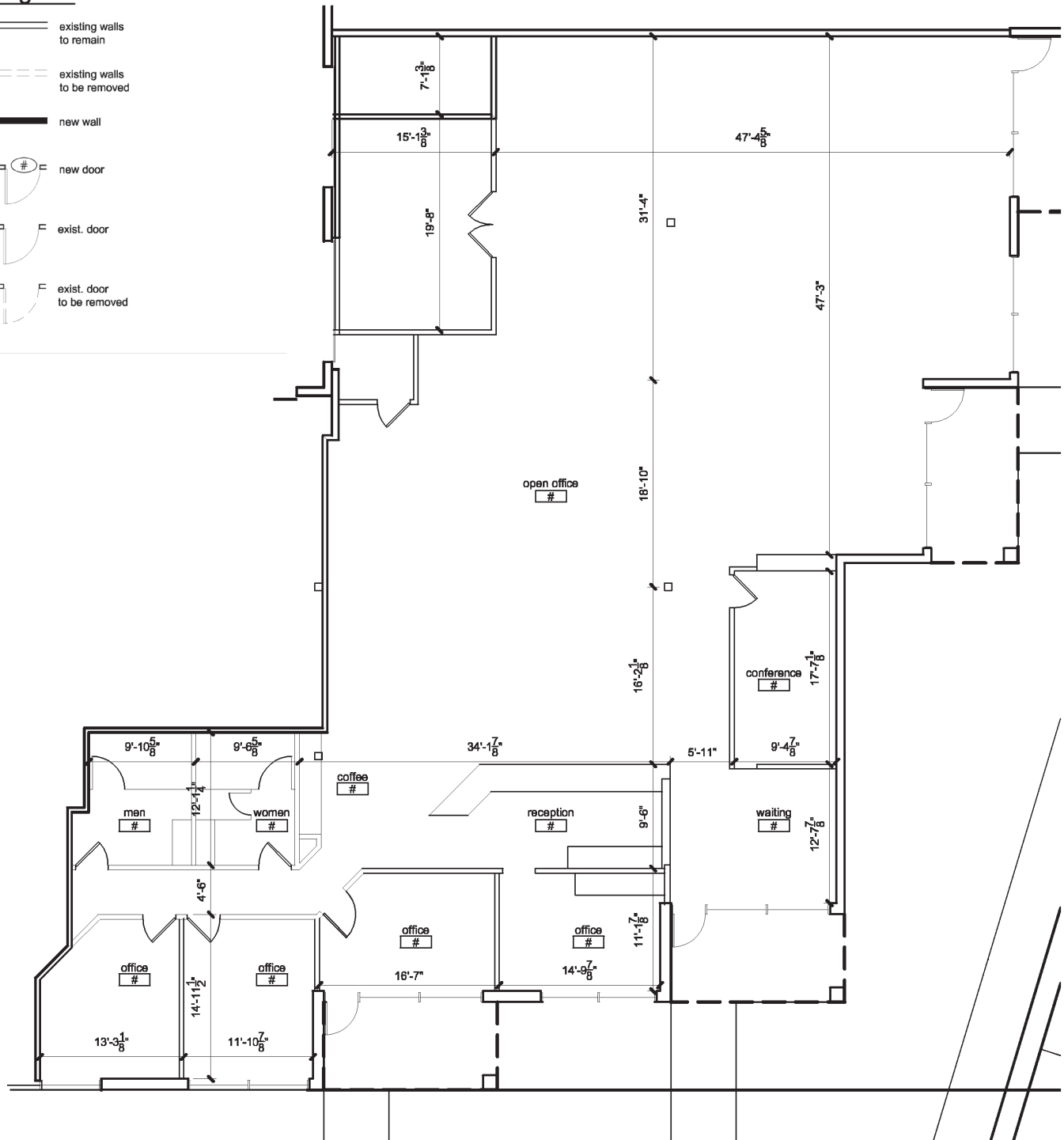
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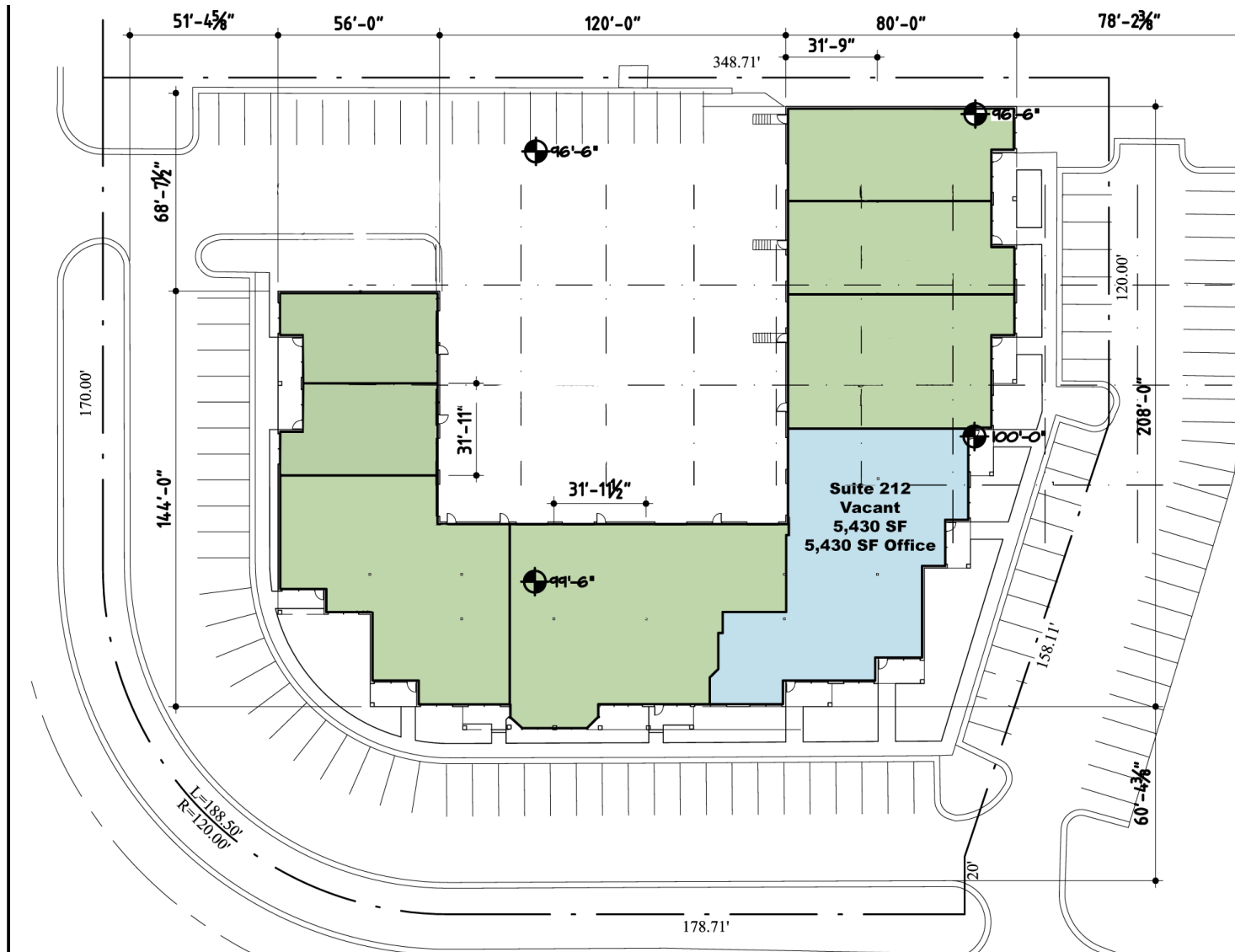
- existing walls to remain
- existing walls to be removed
- new wall
- new door
- exist. door
- exist. door to be removed



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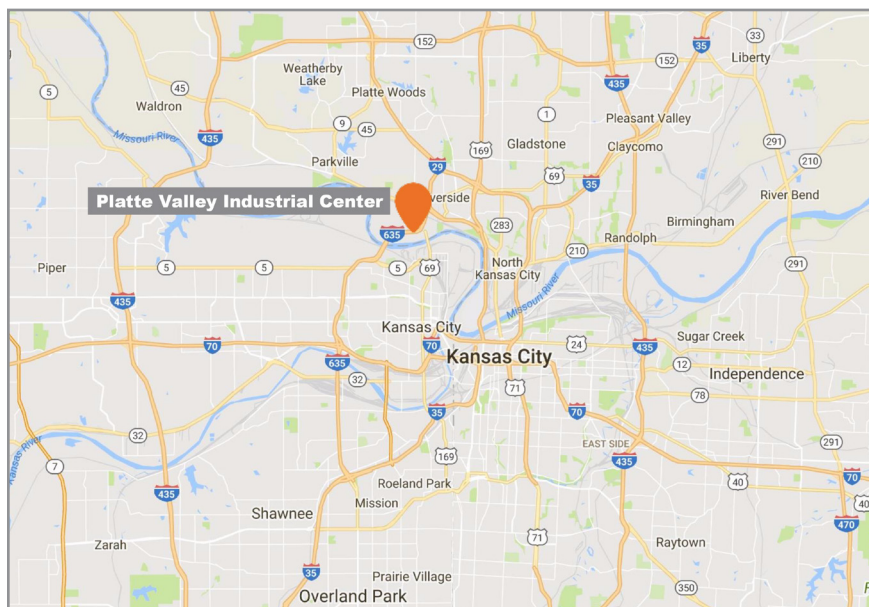


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