

Platte Valley Industrial Center #1

212 NW Platte Valley Dr., Riverside, Missouri

For Lease



Excellent Site!

- 5,430 SF Available
- Professional On-Site Management
- Immediate Highway Access
- Attractive Business Park Setting
- No Earnings Tax

For more information:

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Building Specifications

Square Feet Available:	5,430 SF		
Total Building Square Feet:	27,606 SF		
Year Built:	1988		
Clear Height:	14'		
Floor Type:	6" slab on grade		
Sprinkler:	Wet system		
Type of Lease:	NNN		
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	

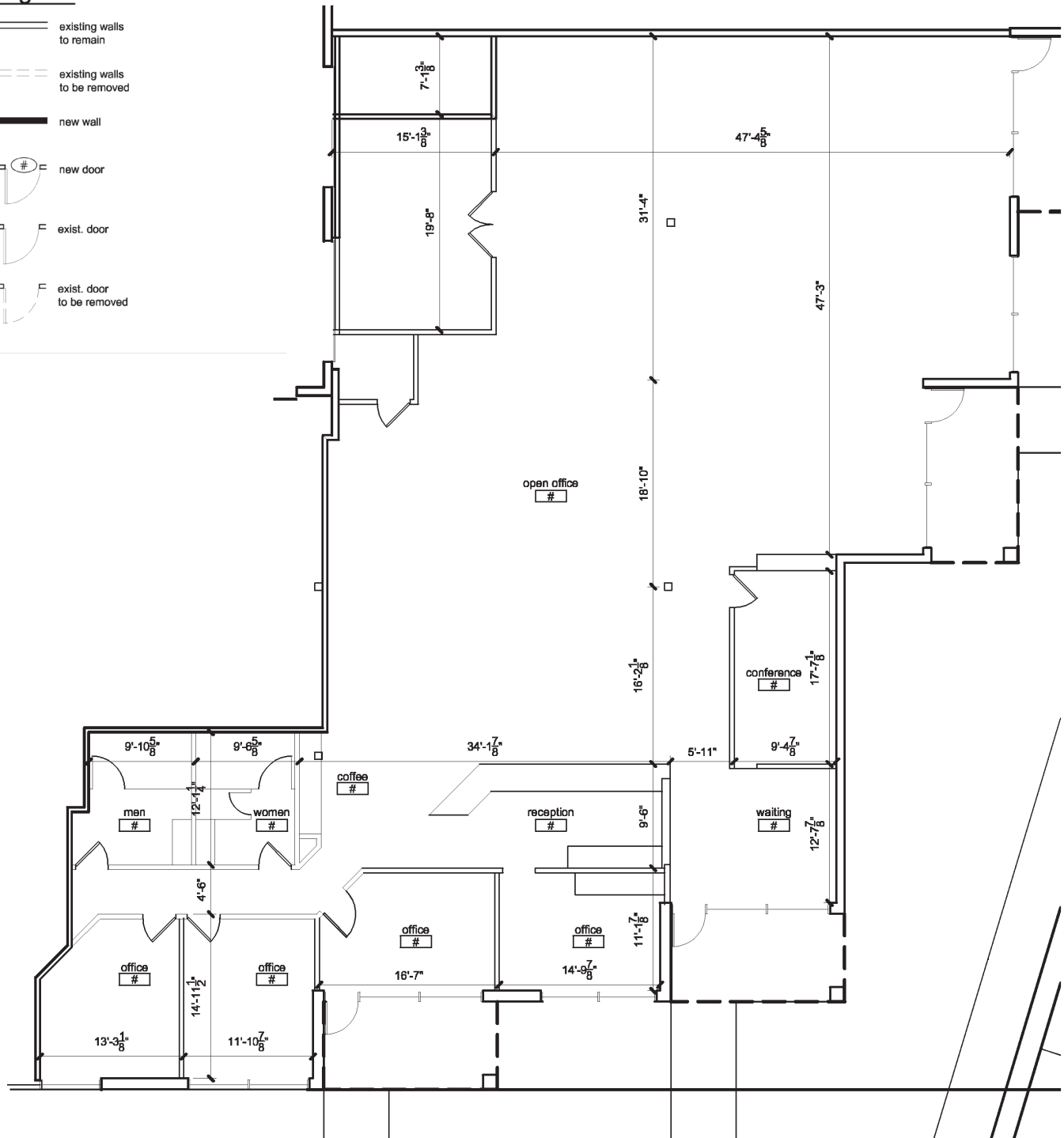
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legend

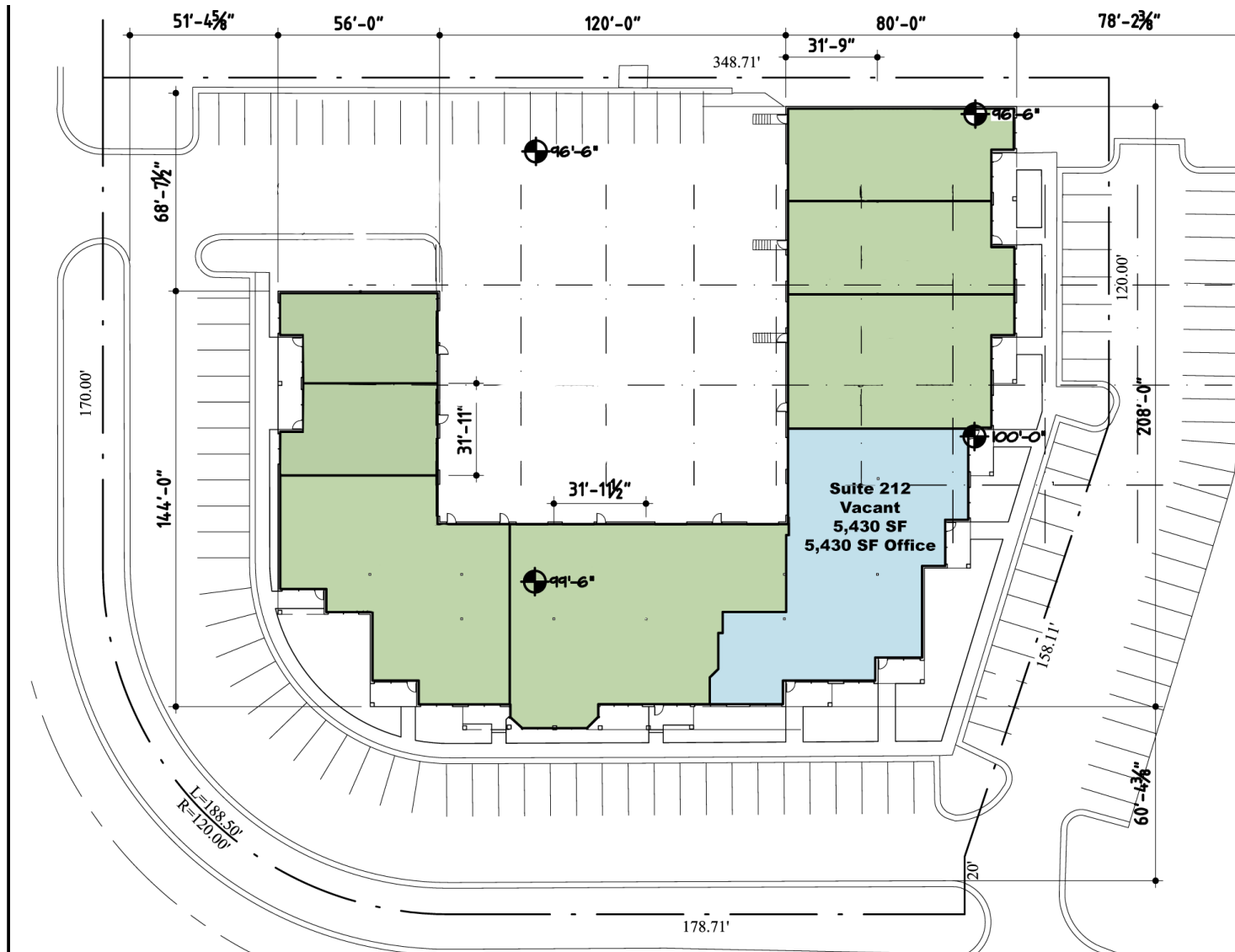
- existing walls to remain
- existing walls to be removed
- new wall
- new door
- exist. door
- exist. door to be removed



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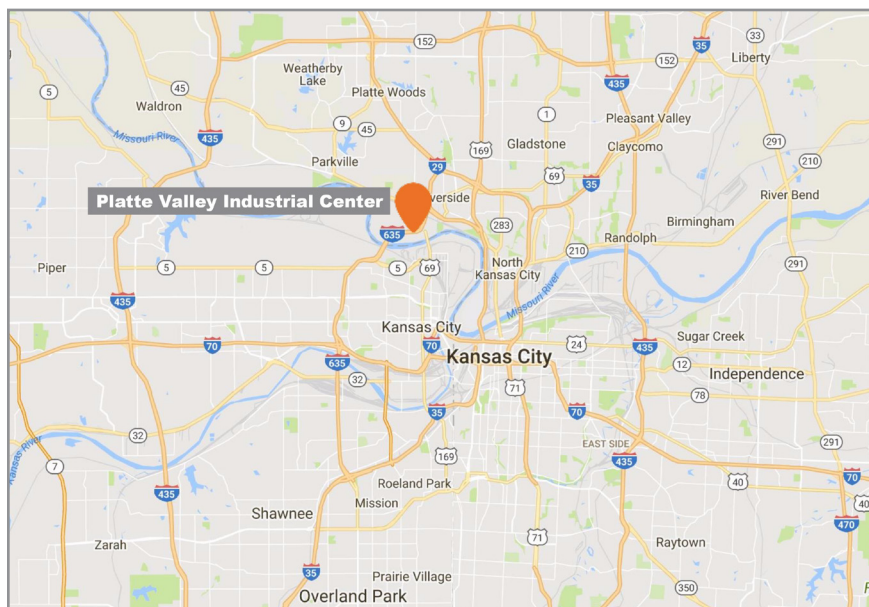
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