

# 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:	\$6.75 per square foot

Net Charge: (2024 Estimates)	CAM:	\$2.96 PSF
	Taxes:	\$1.74 PSF
	<u>Insurance:</u>	<u>\$0.31 PSF</u>
	Total:	\$5.01 PSF

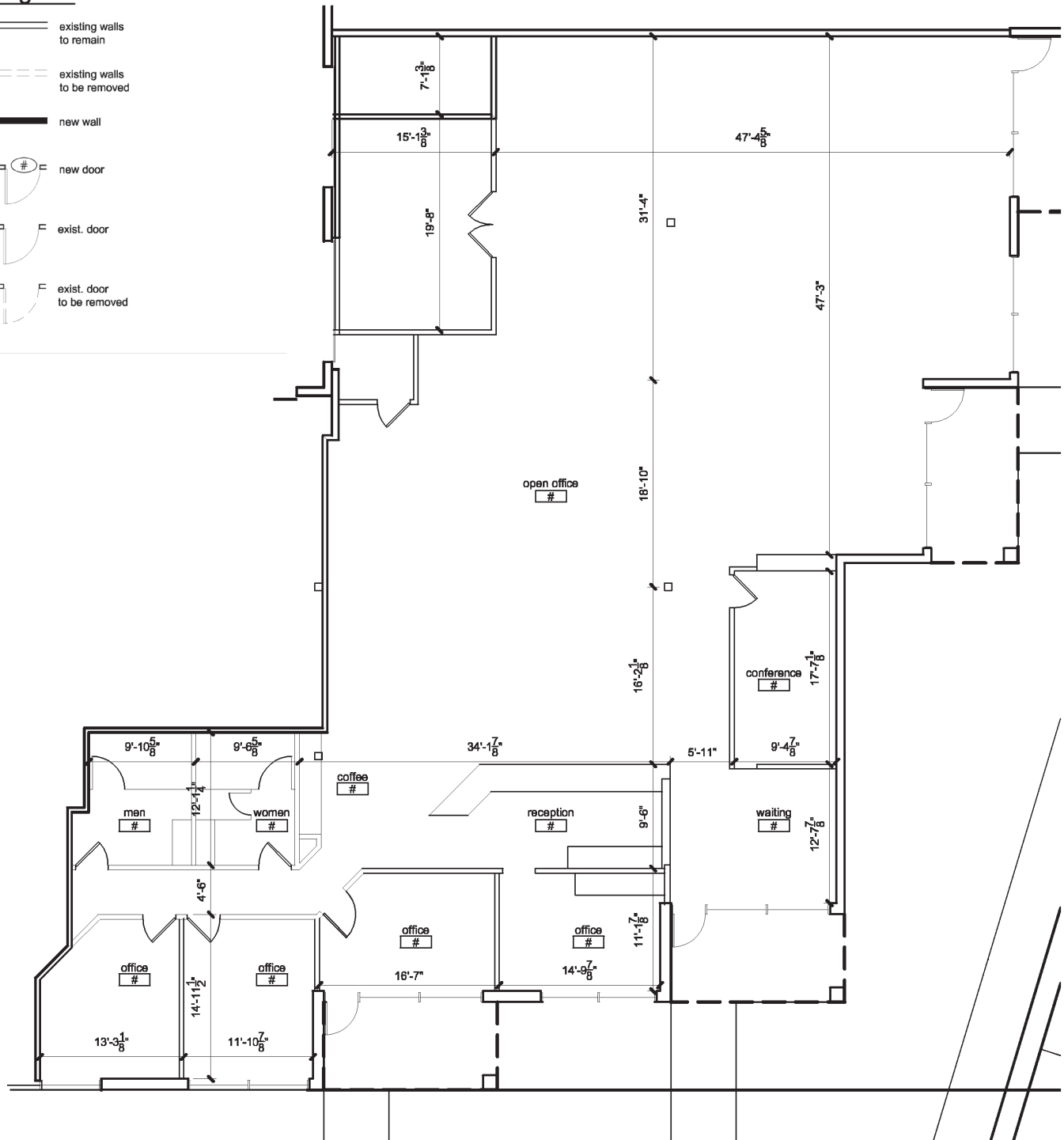
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## legend

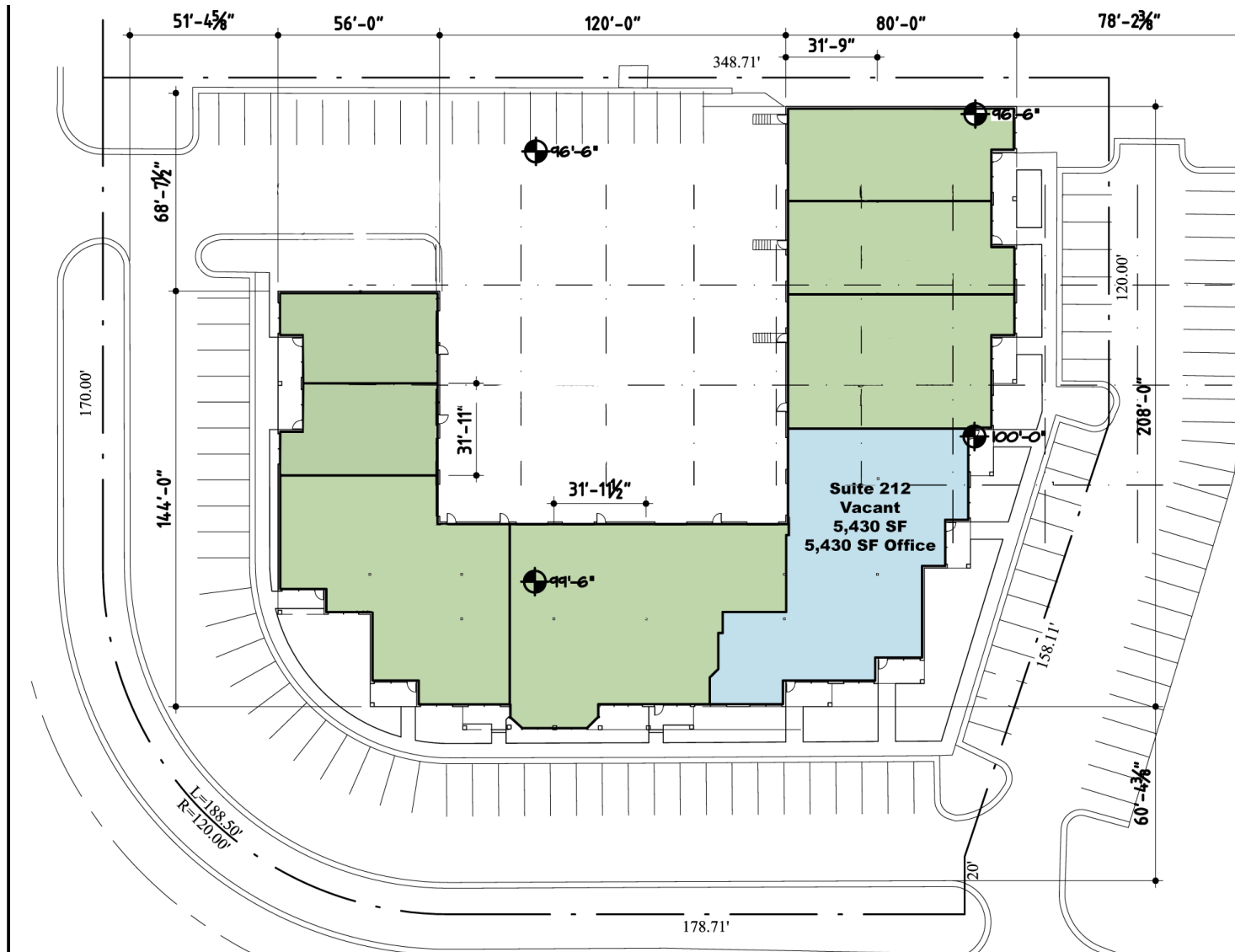
- existing walls to remain
- existing walls to be removed
- new wall
- new door
- exist. door
- exist. door to be removed



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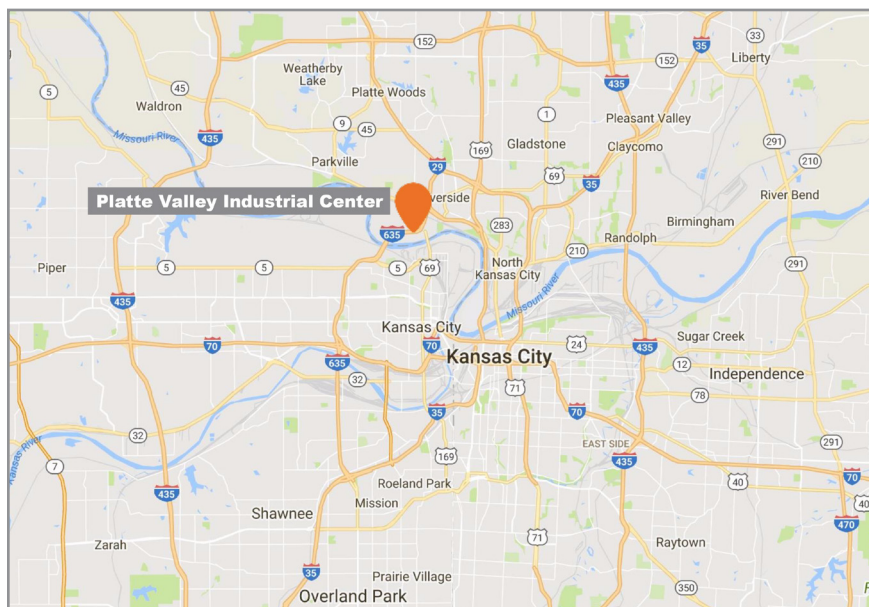
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