

Platte Valley Industrial Center #2

400 NW Platte Valley Drive, Riverside, Missouri

For Lease



Excellent Site!

- 8,800 SF available with a 3,044 SF of office (plus 2,750 of mezzanine level for a total of 5,794 SF office)
- 2 dock-high doors and 1 drive-in door
- LED lighting in warehouse
- 18' ceiling height
- Excellent access to 9-Highway
- Close access to I-635, I-35 and I-70
- Ample Parking!

The information contained in this marketing flyer is presented as general information only. Block Real Estate Services, LLC. makes no representation as to its accuracy.

This information is not intended as legal, financial or real estate advice and must not be relied upon as such. You should make your own inquiries, obtain independent inspections, and seek professional advice tailored to your specific circumstances before making any legal, financial or real estate decisions.

For more information:

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Hagen Vogel

816.878.6338

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Building Specifications

Square Feet Available:	8,800 SF
Office Space:	3,044 SF (plus 2,750 mezzanine level)
Total Square Feet:	70,400 SF
Year Built:	1987
Ceiling Height:	18'
Column Spacing:	32' x 35'
Loading:	2 dock-high doors and 1 drive-in door
Lighting:	LED lighting
Floor Type:	6" thick - reinforced concrete
Sprinkler:	ESFR
Electric Service:	400 amp, 120/208v, 3-ph
Type of Lease:	Net
Offering Rate:	\$7.00 PSF

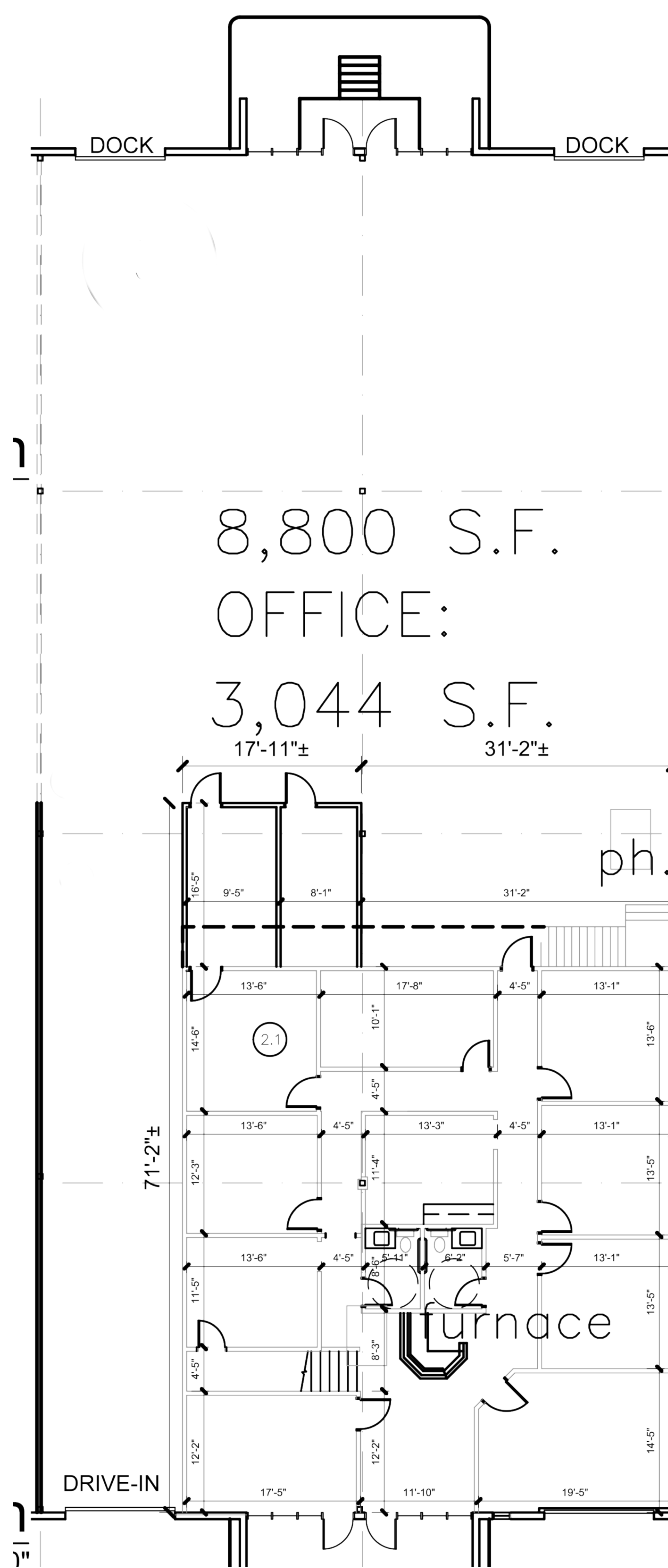
Net Charge: (Est. 2023)	CAM:	\$1.05 PSF
	Taxes:	\$1.45 PSF
	<u>Insurance:</u>	<u>\$0.15 PSF</u>
	Total:	\$2.65 PSF

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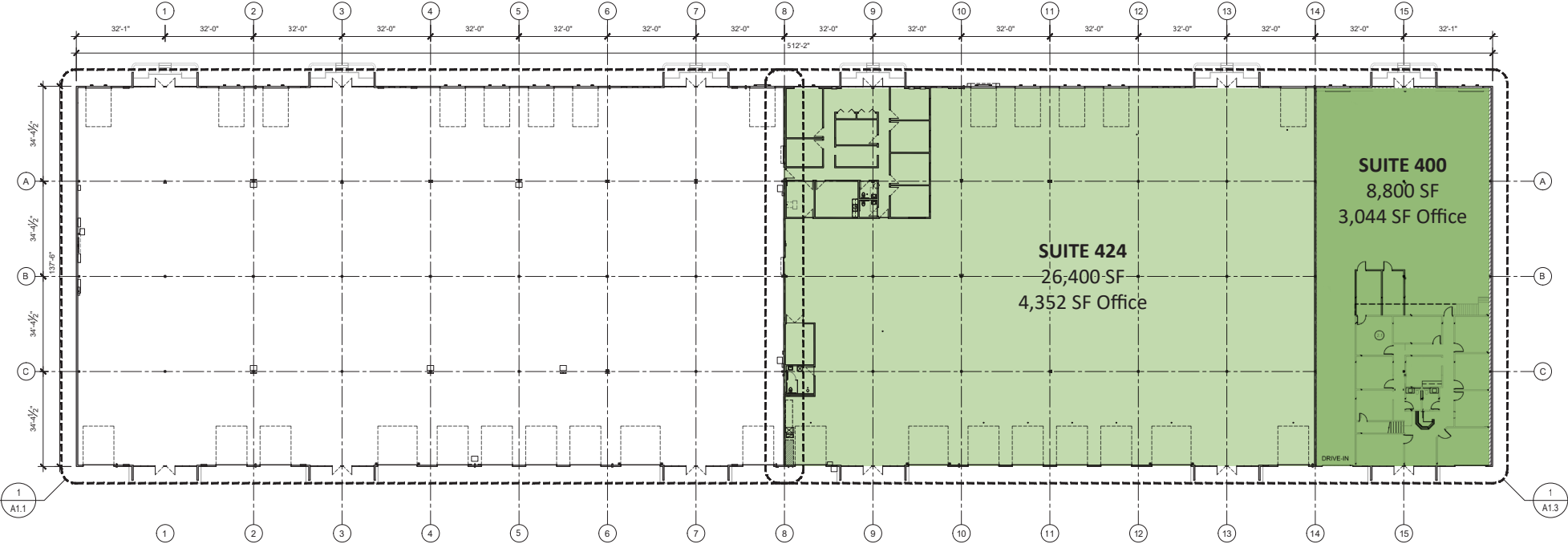
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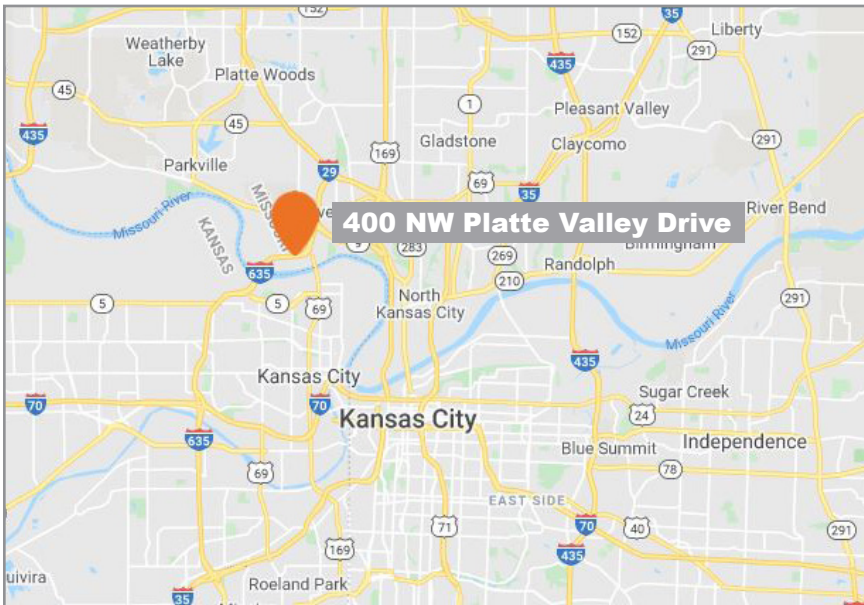
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