

Platte Valley Industrial Center #3

Located at 636 NW Platte Valley Dr., in Riverside, Missouri

For Lease



Excellent Site!

- 9,216 SF available
- 2,197 SF office
- 18' clear height
- 2 Drive-in doors and 2 dock-high doors
- Highway 9 access and visibility
- Professionally managed business park

For more information:

Zach Hubbard, SIOR
816.932.5504
zhubbard@blockllc.com

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Building Specifications

SQUARE FEET AVAILABLE:	9,216 SF
OFFICE SPACE:	2,197 SF
TOTAL BUILDING SQUARE FEET:	55,296 SF
YEAR BUILT:	1989
CEILING HEIGHT:	18' clear
LOADING:	Two (10' x 12') drive-in doors (grade-level) and two dock-high doors
COLUMN SPACING:	32' x 36'
FLOOR TYPE:	6" slab on grade
SPRINKLER:	Wet System
ELECTRIC SERVICE:	200 amp, 120/208 v, 3-ph
TYPE OF LEASE:	Net, Net
OFFERING RATE:	\$5.50
Net Charge: (Est. 2021)	CAM: \$1.19 PSF Taxes: \$1.08 PSF <u>Insurance:</u> <u>\$0.13 PSF</u> Total: \$2.27 PSF

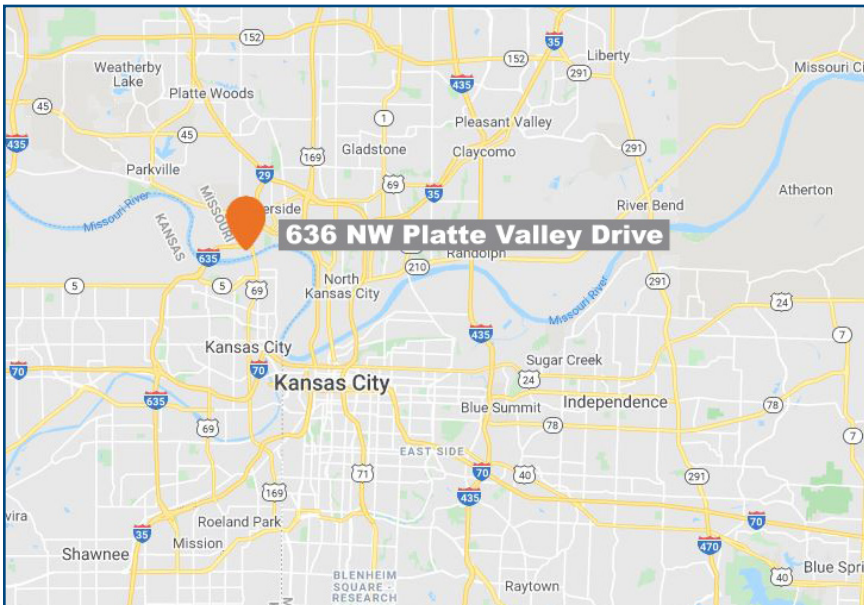
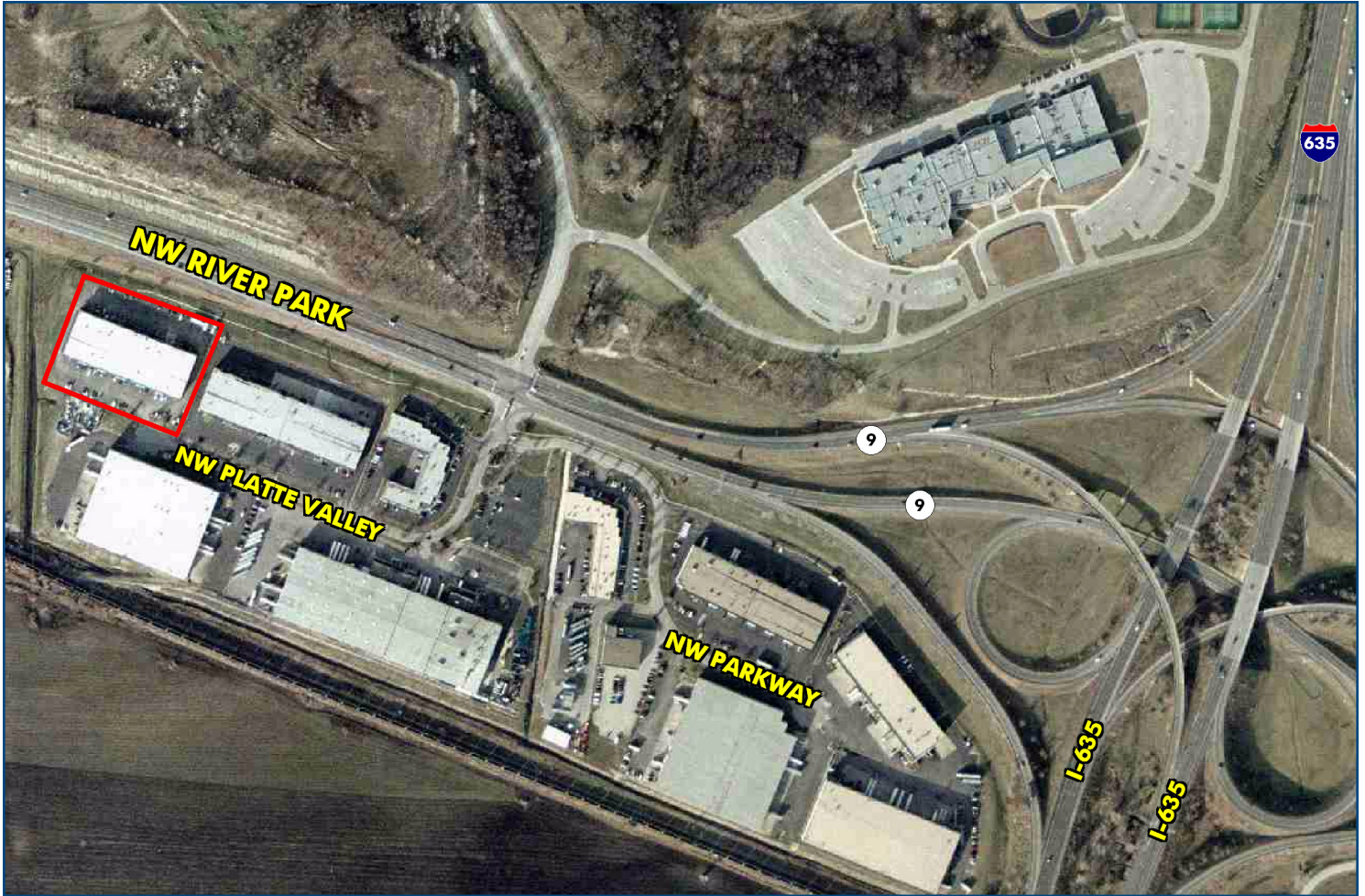
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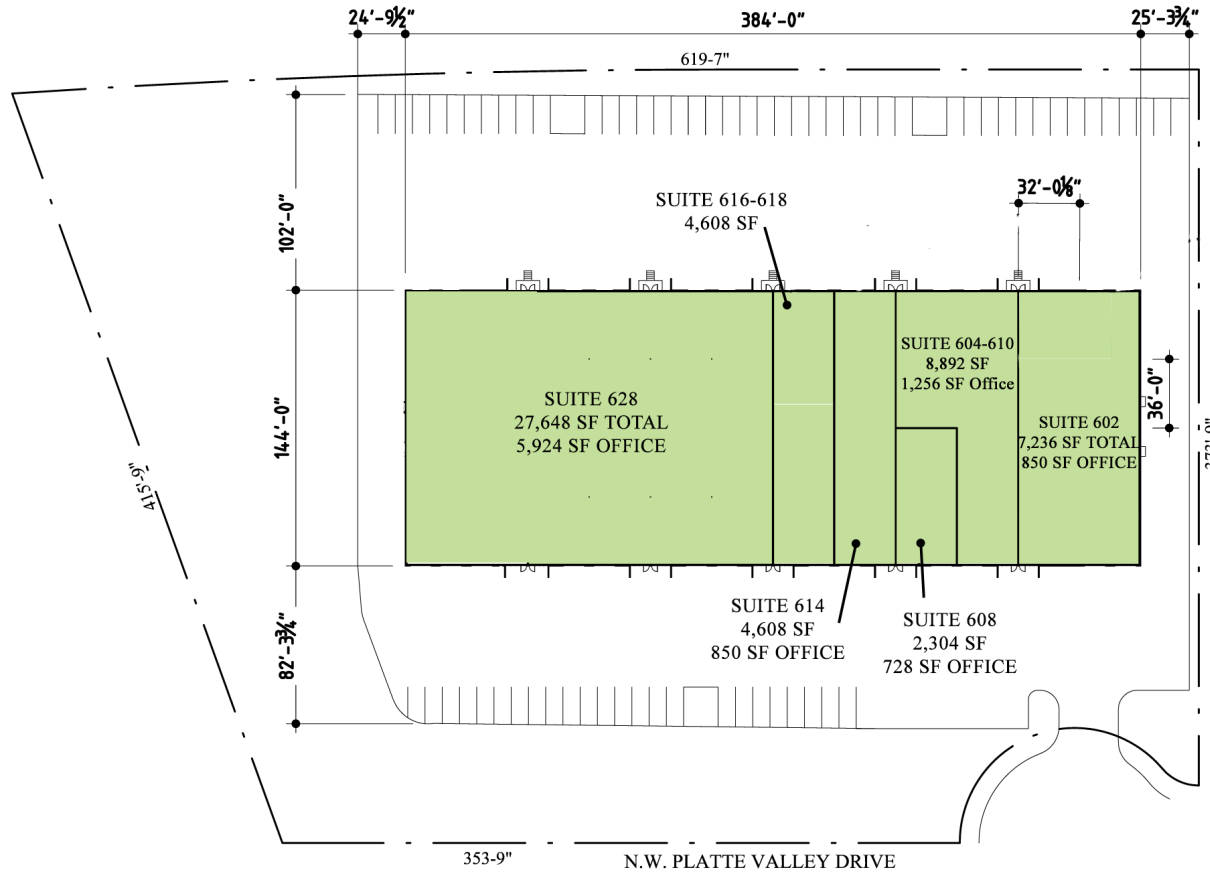
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PLATTE VALLEY INDUSTRIAL CENTER
602-636 N.W. PLATTE VALLEY DRIVE
RIVERSIDE, MISSOURI 64150



PVIC #3
1" = 80'-0"

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