

# Platte Valley Industrial Center #3

628 NW Platte Valley Dr, Riverside, MO 64150

# For Lease



## Excellent Site!

- 27,648 SF Total
- 5,924 SF Office
- Central Location
- Easy Access to I-35, I-29, I-635, & Hwy-9
- Dock-High & Drive-In Loading
- Available on 9/1/2025

## For more information:

Zach Hubbard, SIOR

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Blaise Gunnerson

816.878.6314

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## Building Specifications

Square Feet Available: ±27,648 SF | Demisable Options Available

Office Space: ±5,924 SF

Total Building Square Feet: 55,296 SF

Year Built: 1989

Clear Height: 18'

Loading: 6 Dock-High Doors (2 Pit Levelers)  
(9' x 10')  
6 Drive-Ins (Grade Level)  
(11' x 14')

Column Spacing: 32' x 36'

Floor Type: 6" Slab on Grade

Sprinkler: Wet System

Electric Service: 1,100 Amps, 120/208 V, 3-Phase

Type of Lease: NNN

Net Charges  
(Est. 2025):

CAM:	\$1.12 PSF
Taxes:	\$1.52 PSF
<u>Insurance:</u>	<u>\$0.29 PSF</u>
Total:	\$2.93 PSF

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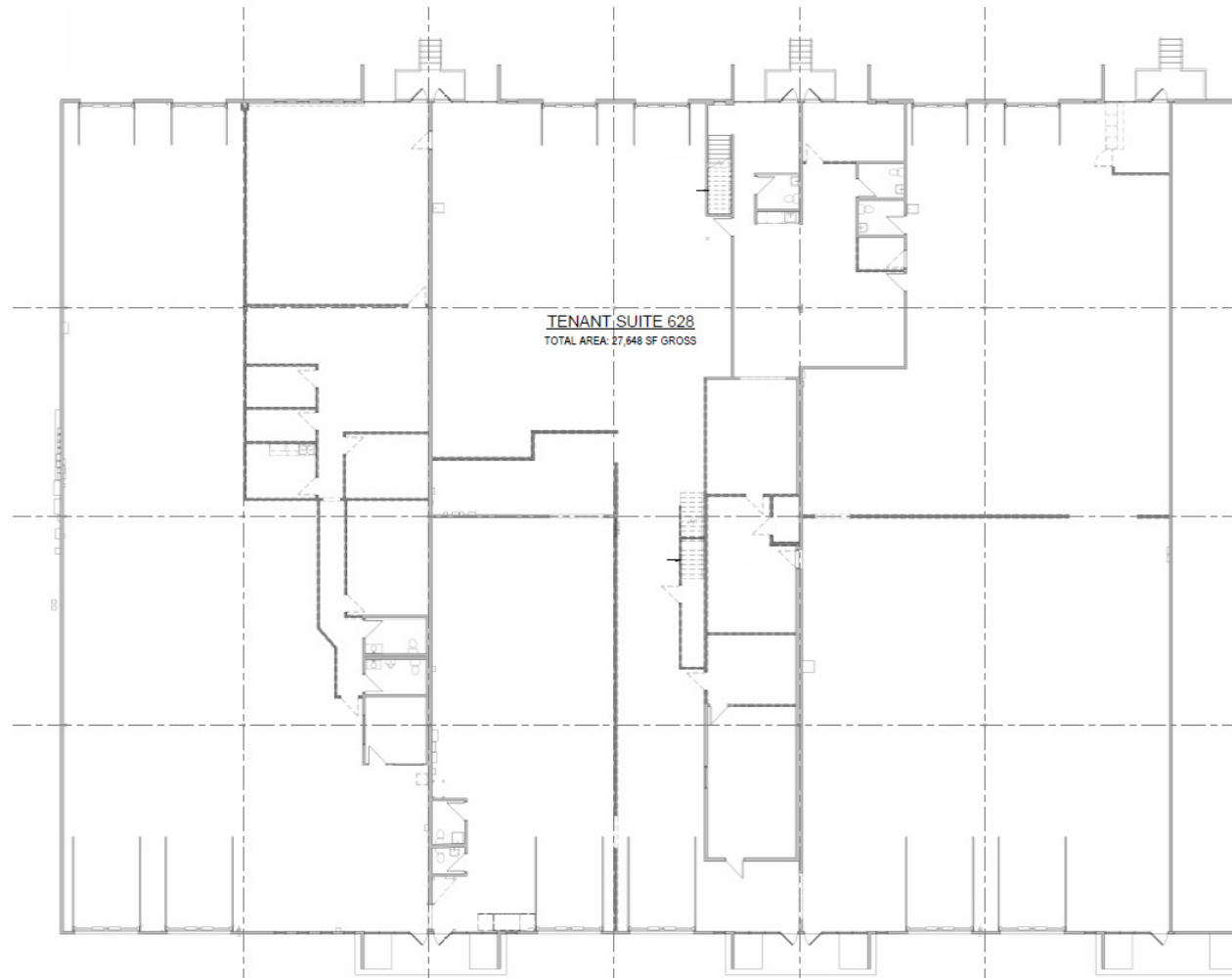
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Current Floor Plan



4622 Pennsylvania Ave., Suite 700  
Kansas City, MO 64112  
816.756.1400 | [www.BLOCKLLC.com](http://www.BLOCKLLC.com)

**BLOCK**  
REAL ESTATE SERVICES, LLC

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## Proposed Demolition Floor Plan

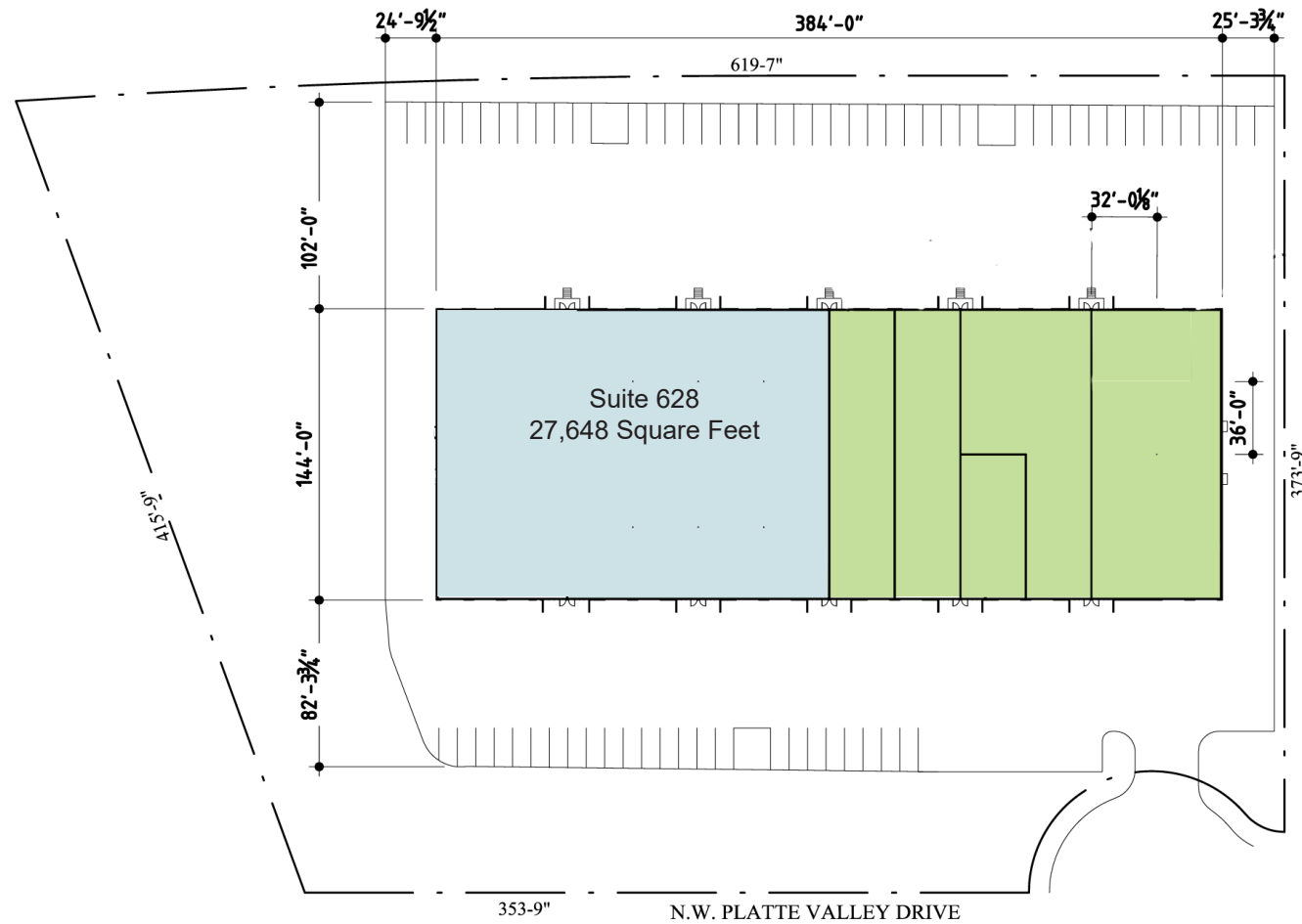


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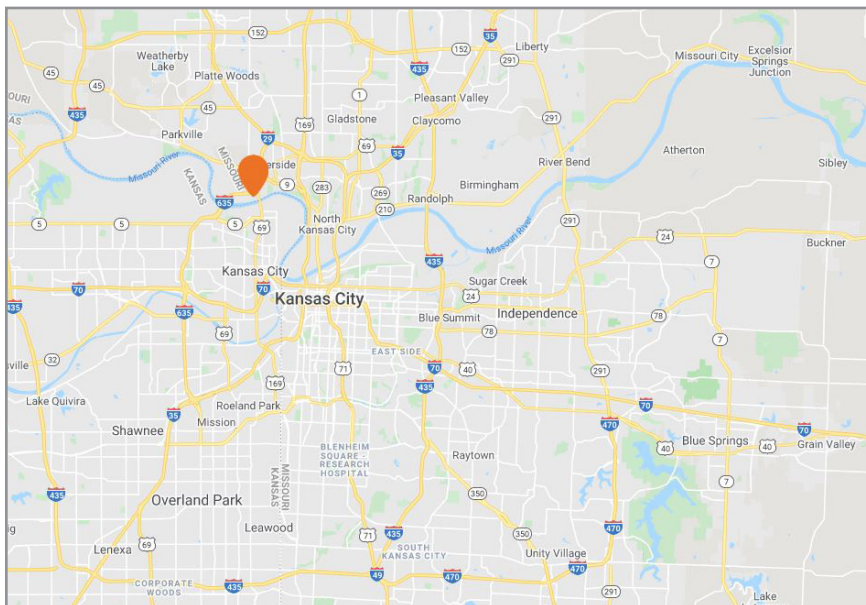
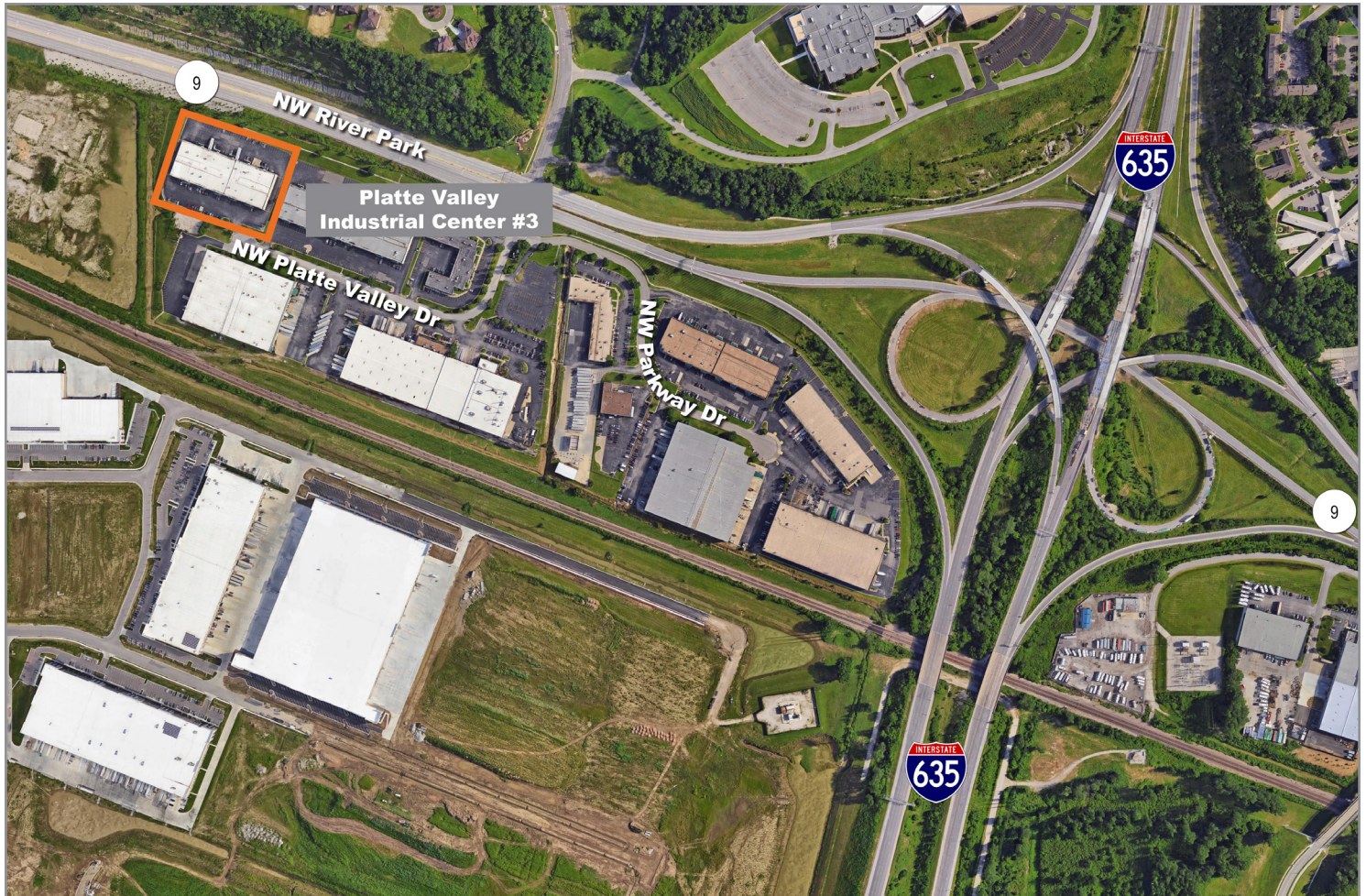
Site Plan



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