

Platte Valley Industrial Center #3

628 NW Platte Valley Dr, Riverside, MO 64150

For Lease



HWY-9 Visibility

- 9,216-27,648 ± SF Total Available
- Flexible Office Configurations
- 2 Docks & 2 Drive-Ins Per Bay (9,216/SF ±)
- 6 Docks & 6 Drive-Ins Total (27,648/SF ±)
- 18' Clear Height
- Easy Access to I-35, I-29, & I-635
- Central Location

For more information:

Zach Hubbard, SIOR

816.932.5504

zhubbard@blockllc.com

Blaise Gunnerson

816.878.6314

bgunnerson@blockllc.com

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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.

Building Specifications

Square Feet Available:	9,216-27,648 ± SF
Office Space:	±5,924 SF (Total) Alternate Options Available
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'
Sprinkler:	Wet System
Electric Service:	1,100 Amps, 120/208 V, 3-Phase (27,648/SF)
Type of Lease:	NNN
Net Charges (Est. 2026):	CAM: \$1.12 PSF Taxes: \$1.52 PSF <u>Insurance:</u> <u>\$0.29 PSE</u> Total: \$2.93 PSF

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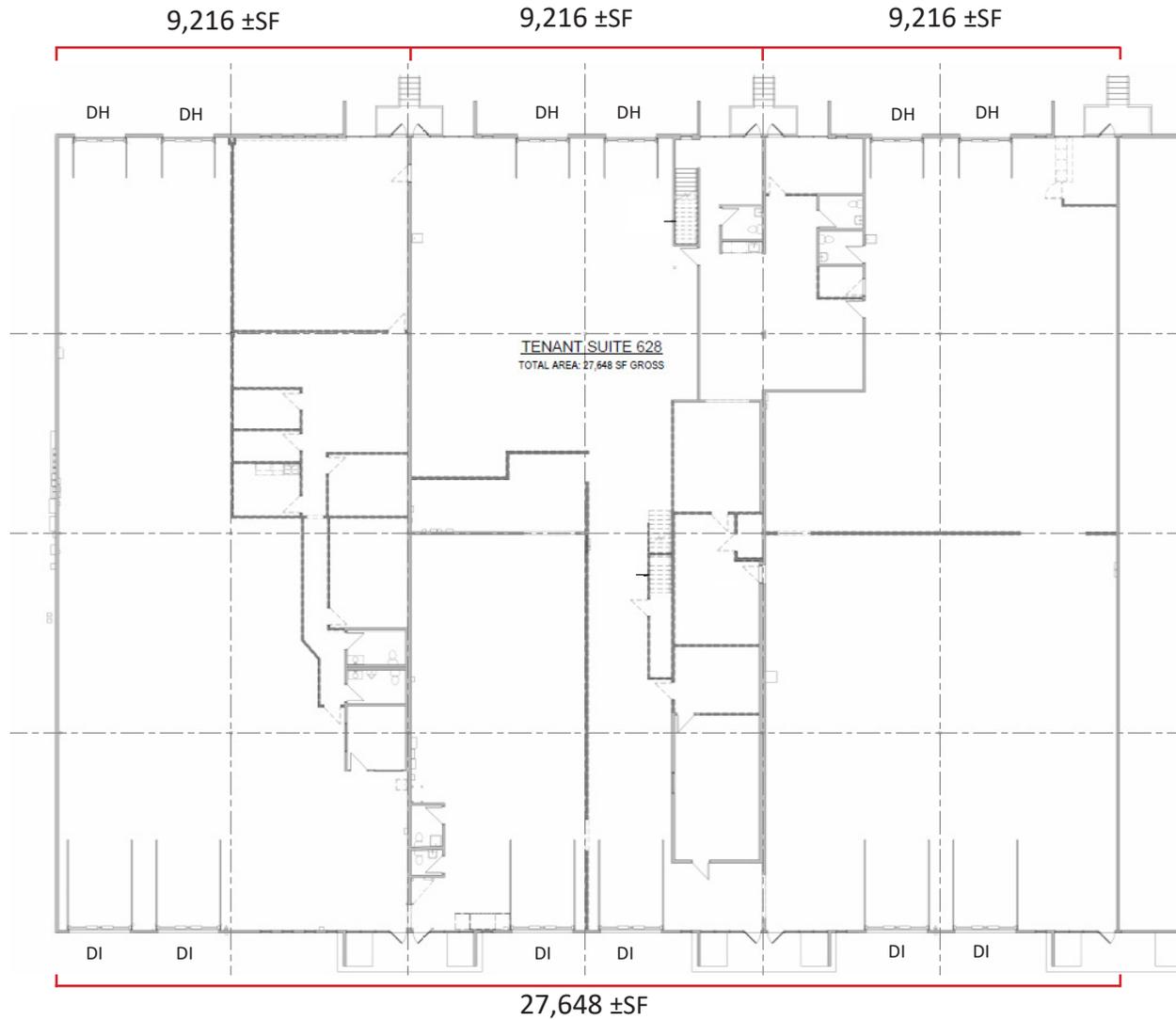
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Current Floor Plan



4622 Pennsylvania Ave., Suite 700
Kansas City, MO 64112
816.756.1400 | www.BLOCKLLC.com

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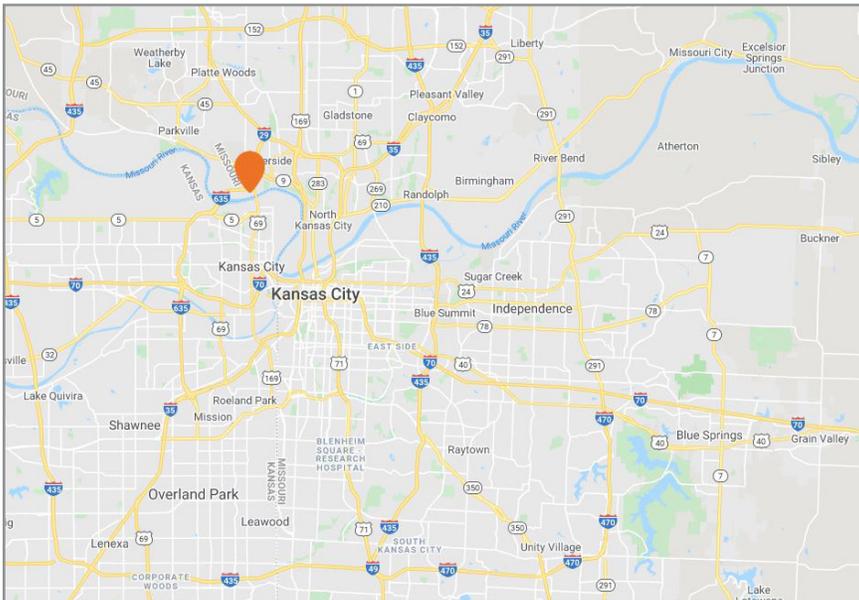
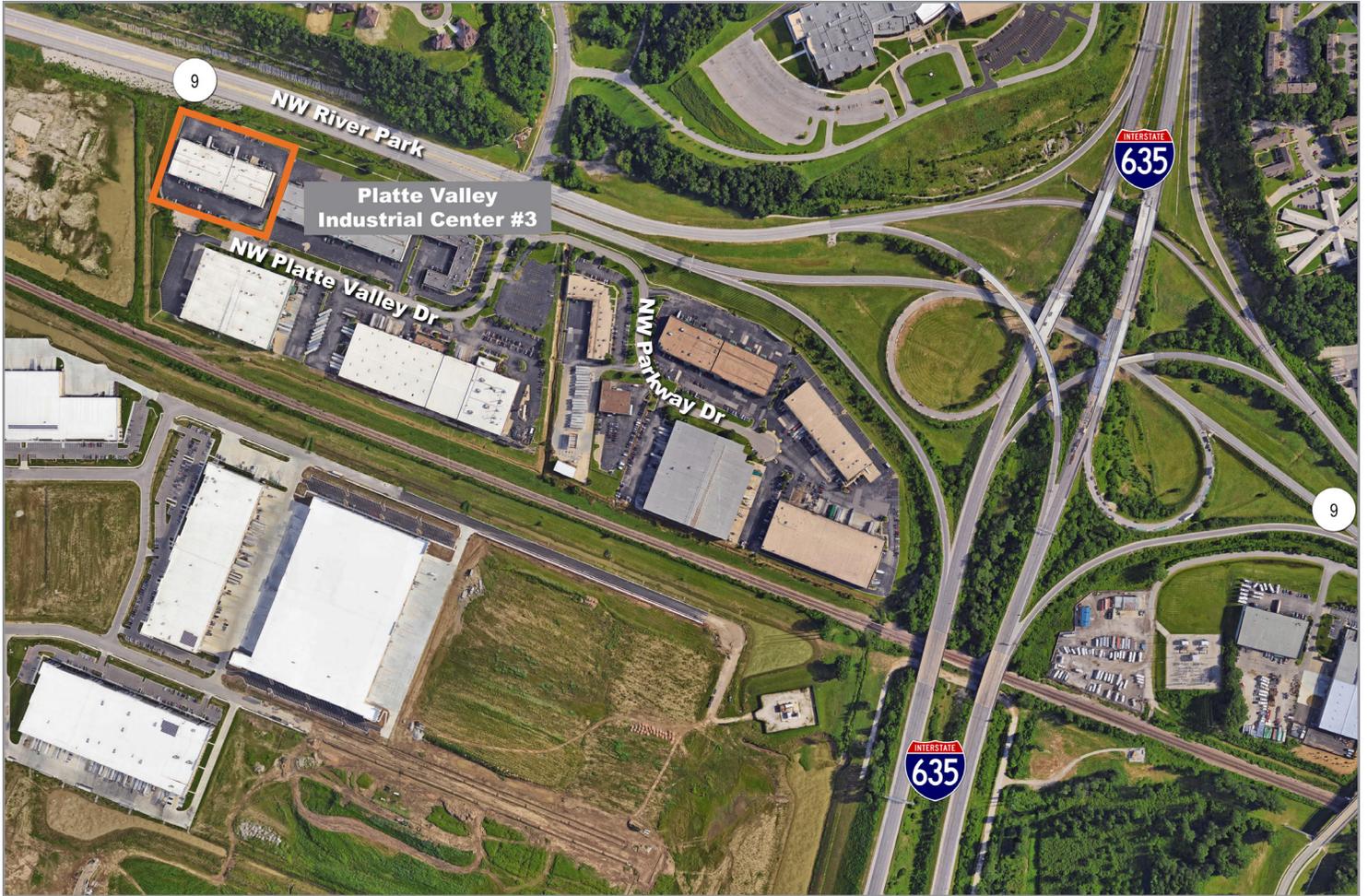
Site Plan



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