

# 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 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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## 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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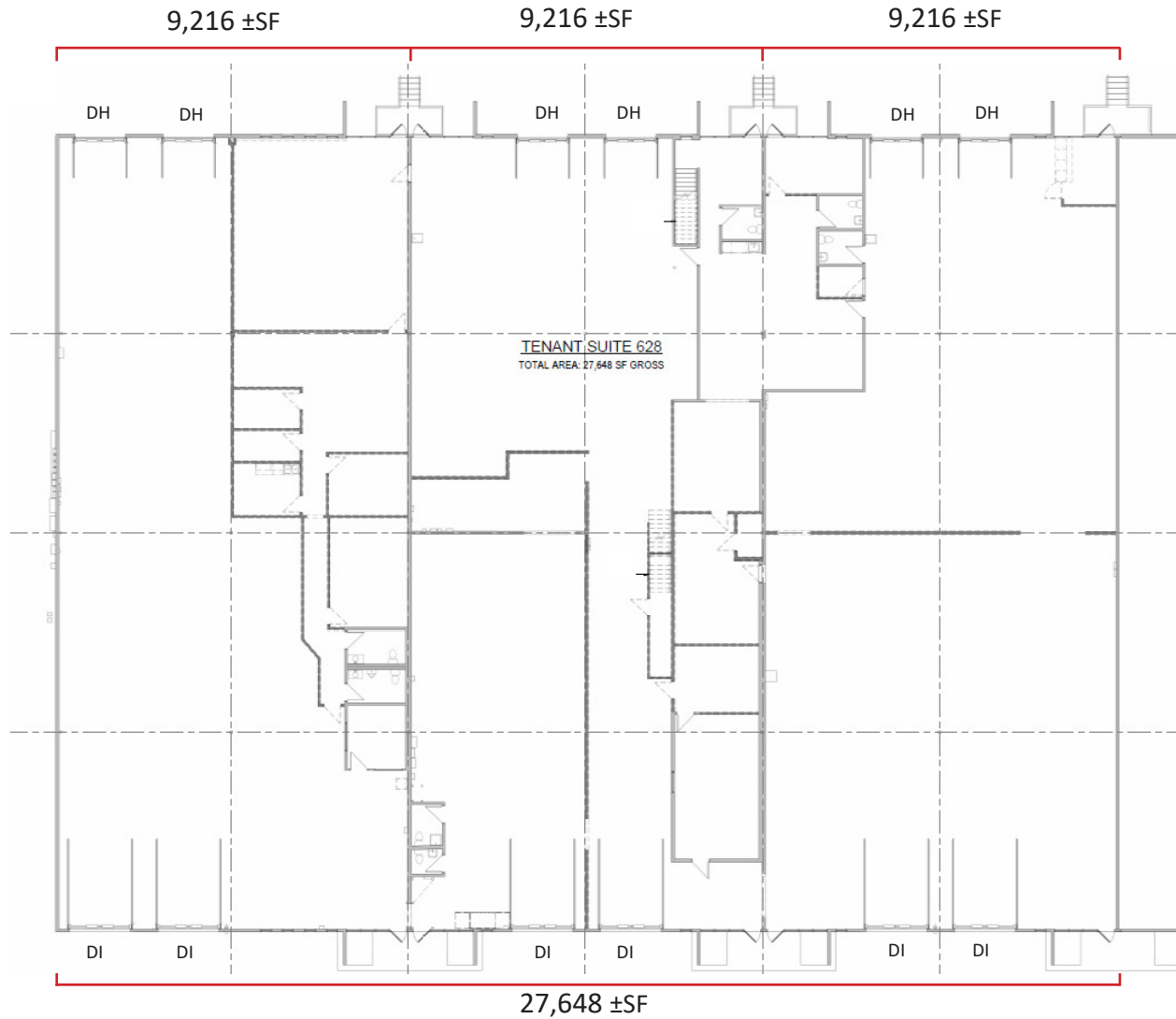
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Current Floor Plan



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

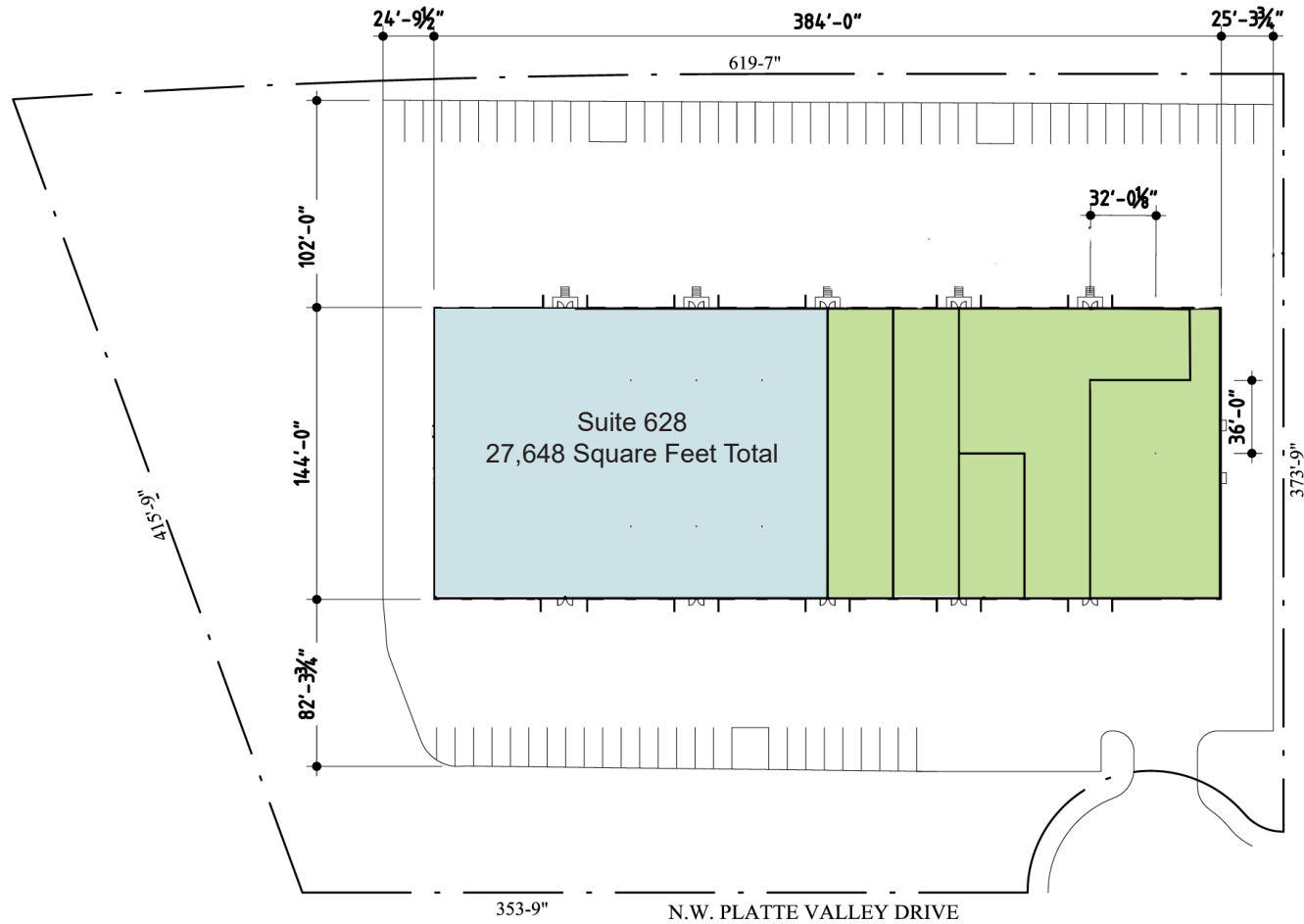
**BLOCK**  
REAL ESTATE SERVICES, LLC

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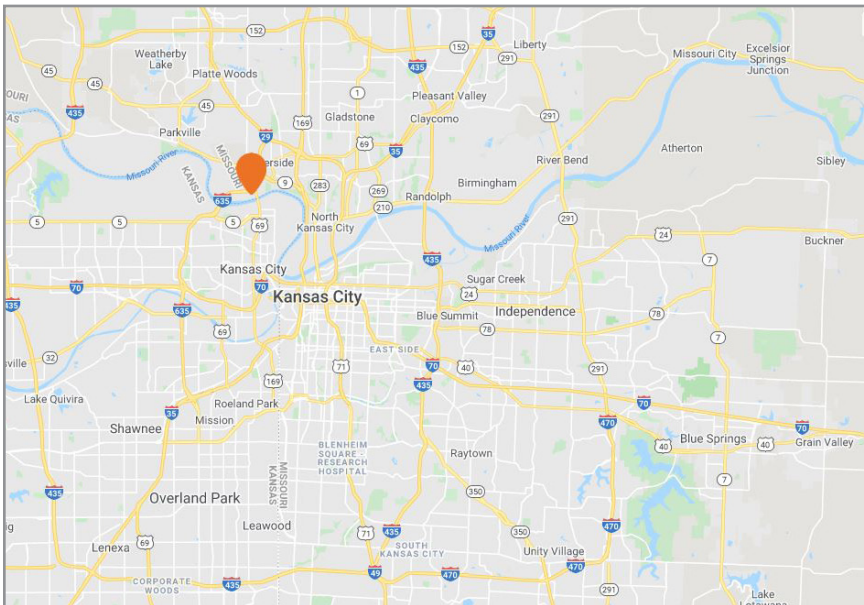
## Site Plan



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