

Platte Valley Industrial Center #3

628 NW Platte Valley Dr, Riverside, MO 64150

For Lease



HWY-9 Visibility

- 9,216-18,432 ± SF Total Available
- Flexible Office Configurations
- 2 Docks & 2 Drive-Ins Per 9,216/SF
- 4 Docks & 4 Drive-Ins Total (18,432/SF)
- 18' Clear Height
- Easy Access to I-35, I-29, & I-635
- Central Location

For more information:

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Blaise Gunnerson

816.878.6314

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Building Specifications

Square Feet Available: 9,216-18,432 ± SF

Office Space: See Floor Plan | Alternate Options Available

Total Building Square Feet: 55,296 SF

Year Built: 1989

Clear Height: 18'

Loading: 4 Dock-High Doors (2 Pit Levelers)
(9' x 10')
4 Drive-Ins (Grade Level)
(11' x 14')

Column Spacing: 32' x 36'

Sprinkler: Wet System

Electric Service: 900 Amps, 120/208 V, 3-Phase (18,432/SF)

Type of Lease: NNN

Net Charges (Est. 2026):	CAM:	\$1.12 PSF
	Taxes:	\$1.52 PSF
	<u>Insurance:</u>	<u>\$0.29 PSF</u>
	Total:	\$2.93 PSF

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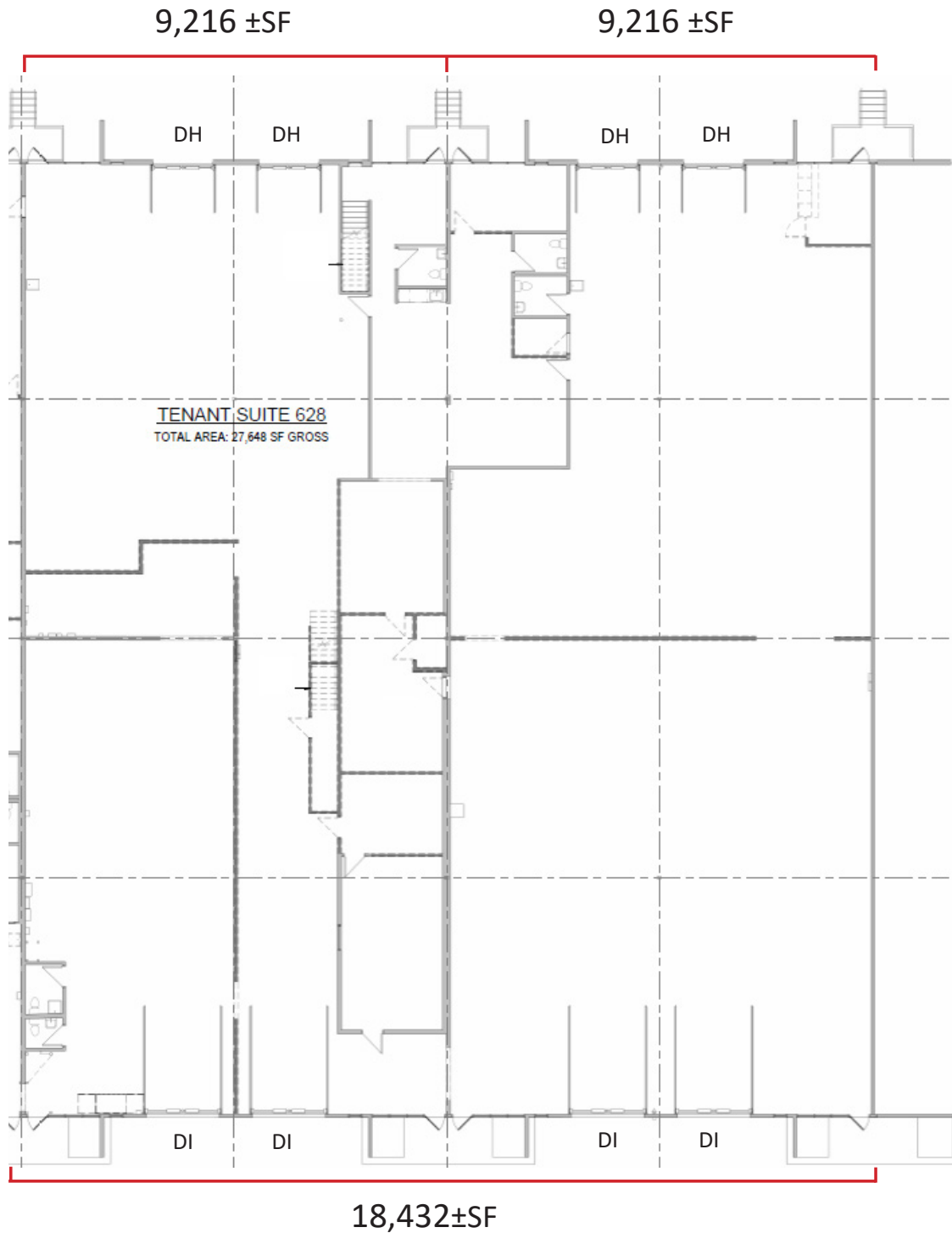
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Current Floor Plan

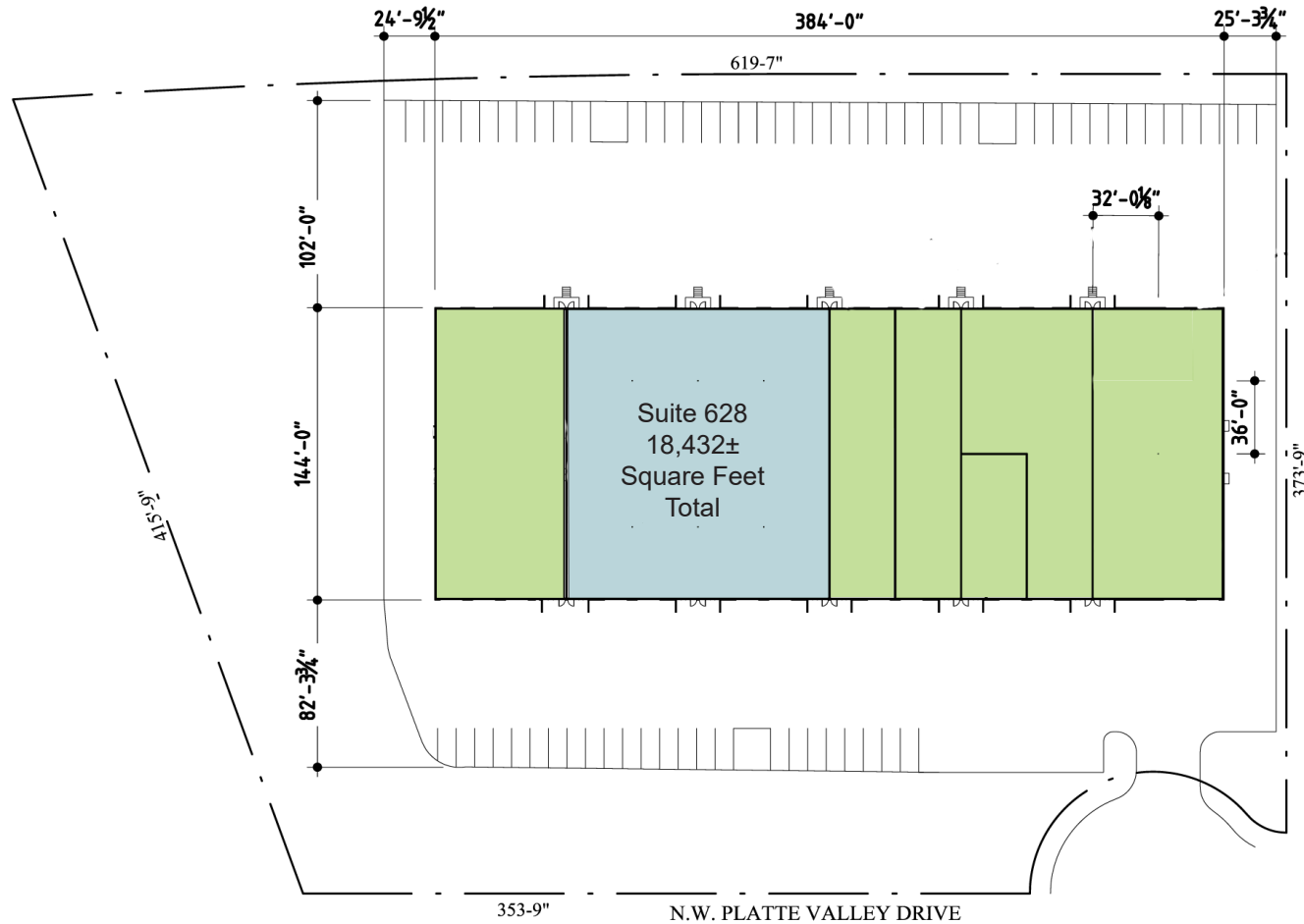


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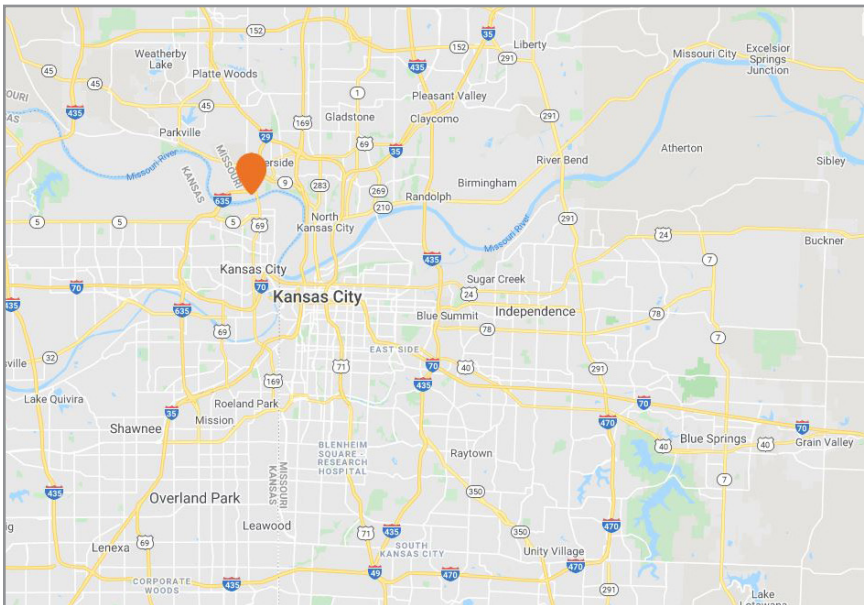
Site Plan



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