

Platte Valley Industrial Center #3

614 NW Platte Valley Dr, Riverside, MO 64150

For Lease



Excellent Site!

- 4,608 SF Total
- 850 SF Office
- I-35, I-29, I-635, & Hwy-9 Accessible
- Central Location
- 18' Clear Height
- Dock-High & Drive-In Loading

For more information:

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Building Specifications

Square Feet Available: 4,608 SF

Office Space: 850 SF

Total Building Square Feet: 55,296 SF

Year Built: 1989

Clear Height: 18'

Loading: 1 Dock, 1 Drive-In (Grade Level)

Column Spacing: 32' x 36'

Floor Type: 6" Slab on Grade

Sprinkler: Wet System

Electric Service: 200 Amp, 120/208 V, 3-Phase

Type of Lease: NNN

Offering Rate: \$7.75 PSF Net

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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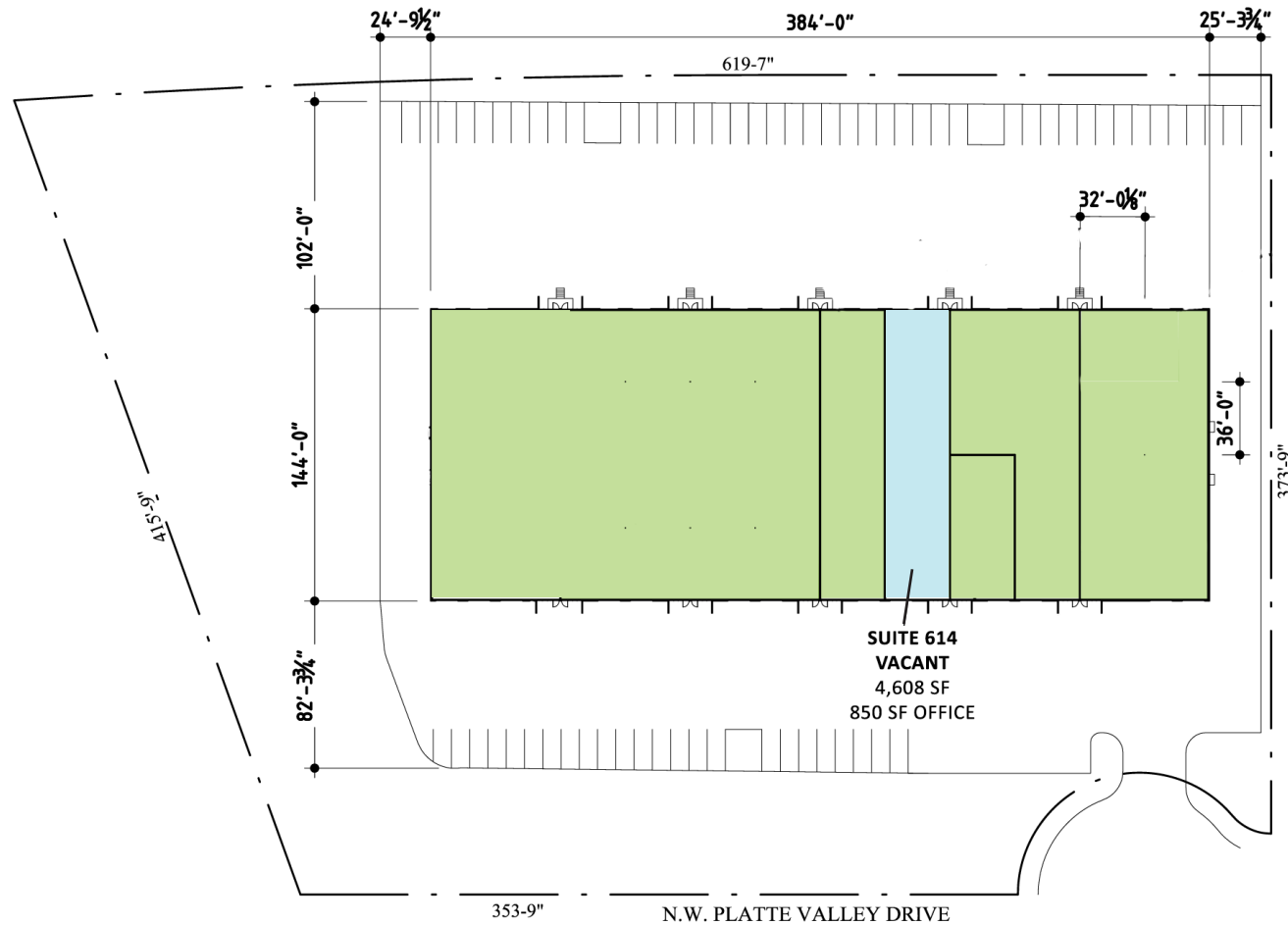
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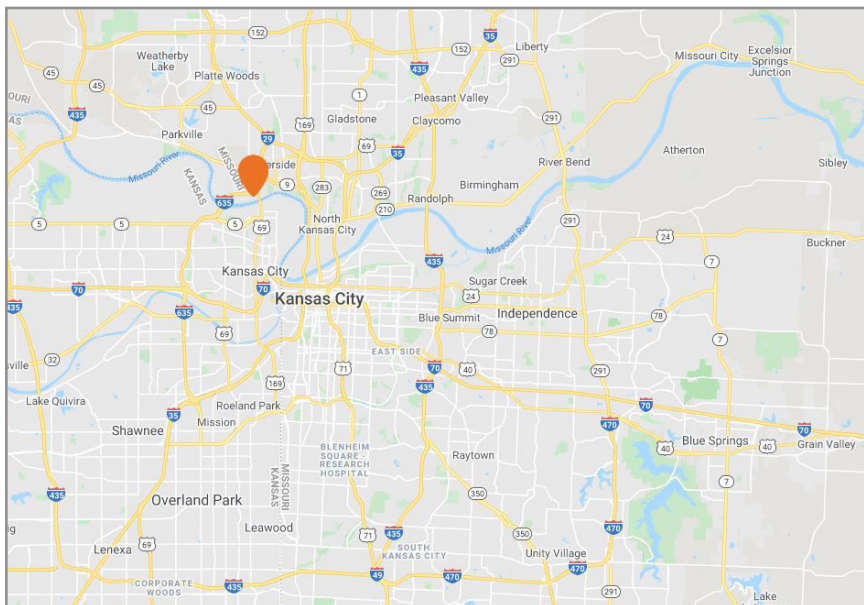
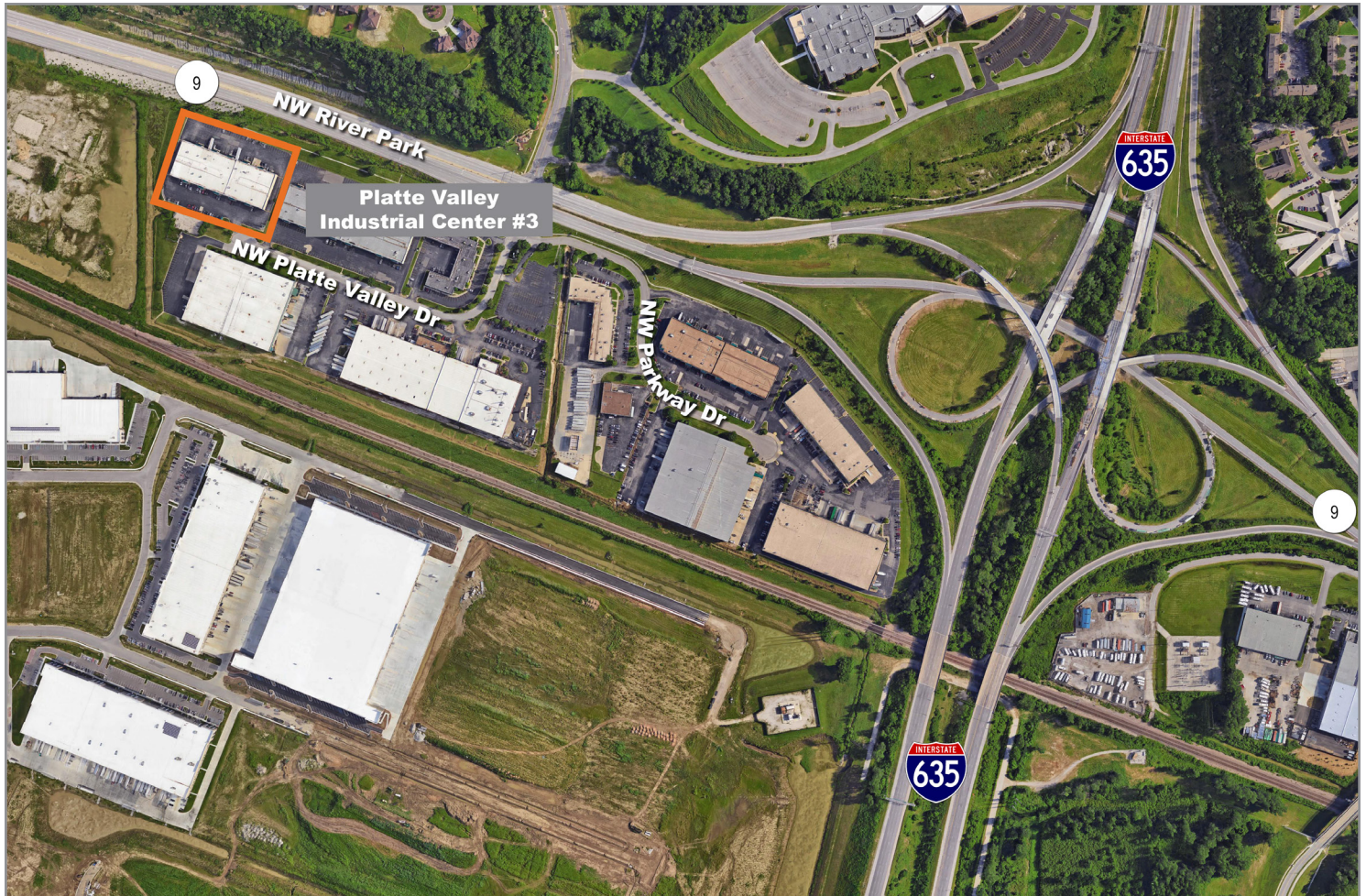
Site Plan



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