

Platte Valley Industrial Center #4

901-915 NW Platte Valley Drive, Riverside, Missouri

For Lease

28,800 SF with Dock-High & Drive-In Loading



New Space Available!

- 28,800 SF of space available
- 2,498 SF of finished office
- Dock-high & drive-in loading
- 25' clear height
- Immediate interstate access
- Large truck court
- Professionally managed business park

For more information:

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Hagen Vogel
816.878.6338
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Building Specifications

Square Feet Available: 28,800 SF Available (200' deep x 144' wide)

Office Space: 2,498 SF

Total Square Feet: 103,680 SF

Loading: 2 dock-high doors with bumpers, edge of dock-levelers, seals and shelters, and 1 ramped drive-in door. Ability to add additional dock-high or drive-in door

Lighting: LED

Year Built: 1989

Ceiling Height: 25' 8" minimum

Column Spacing: 40' x 36'

Floor Type: 6" thick - reinforced concrete

Sprinkler: ESFR

Electric Service: 200 amp, 3-phase, 120/240v service

Type of Lease: Net

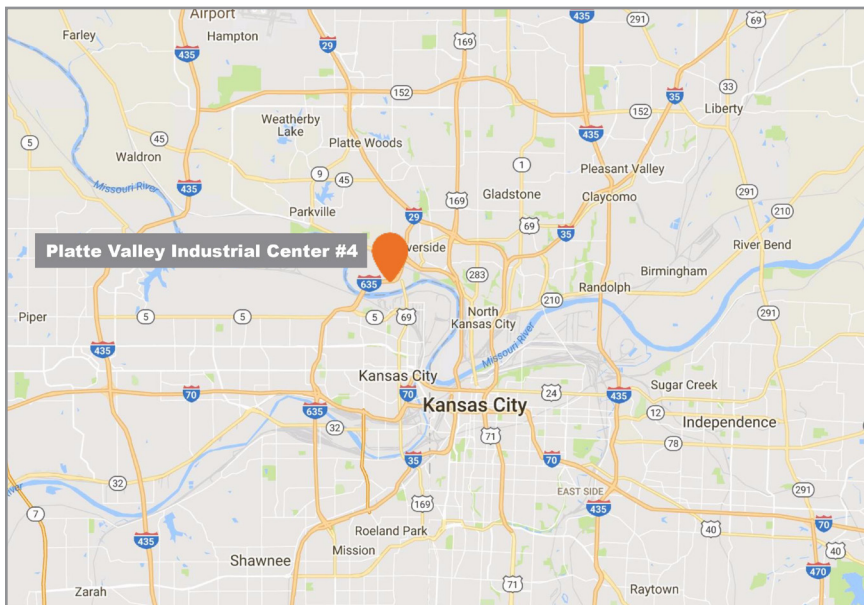
Offering Rate: \$4.25 PSF

Net Charges: (2022 Est.)	CAM:	\$1.19 PSF per year
	Property Taxes:	\$1.32 PSF per year
	Insurance:	<u>\$0.13</u> PSF per year
	Total:	\$2.64 PSF per year

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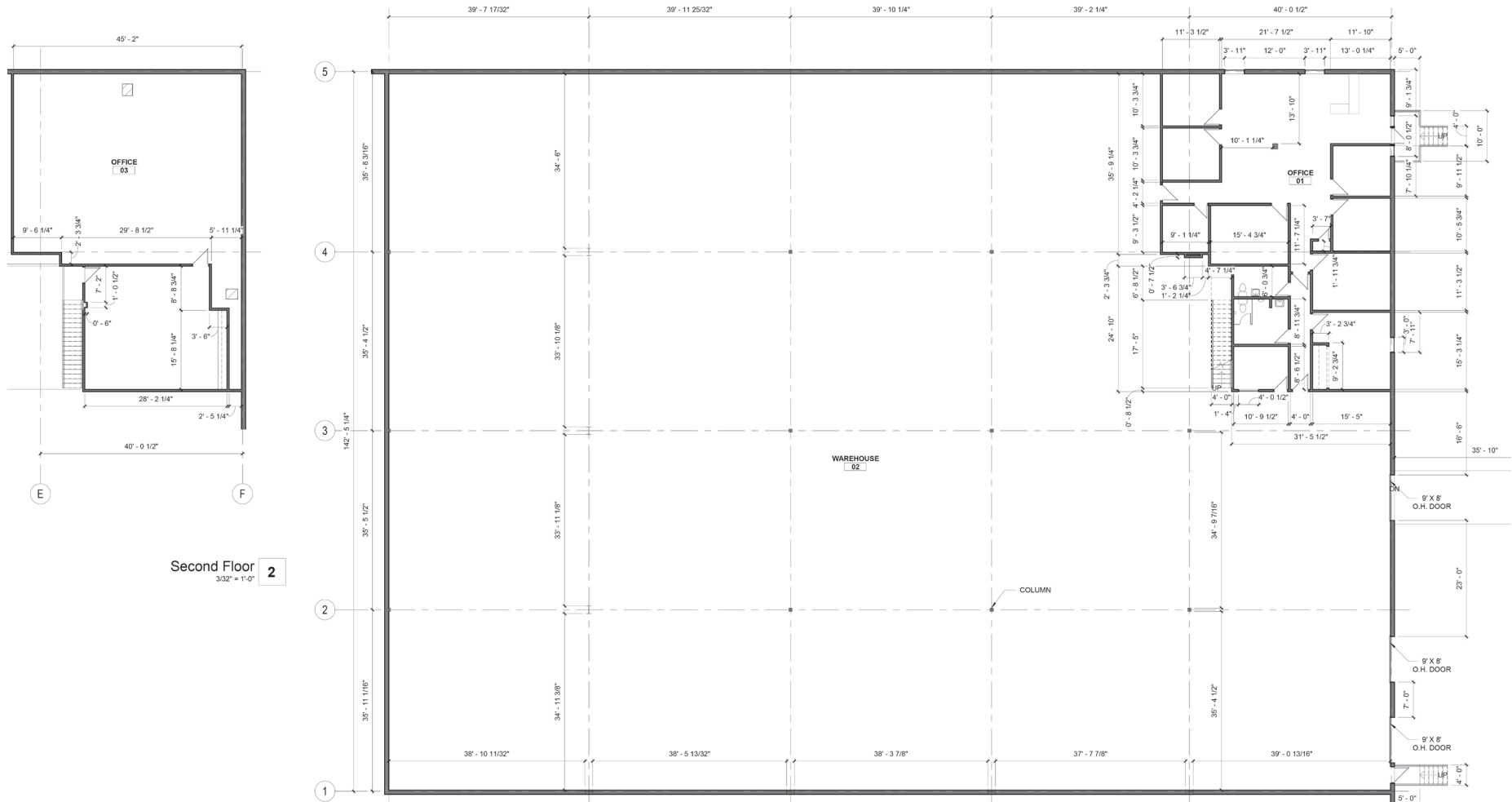
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Floor Plans



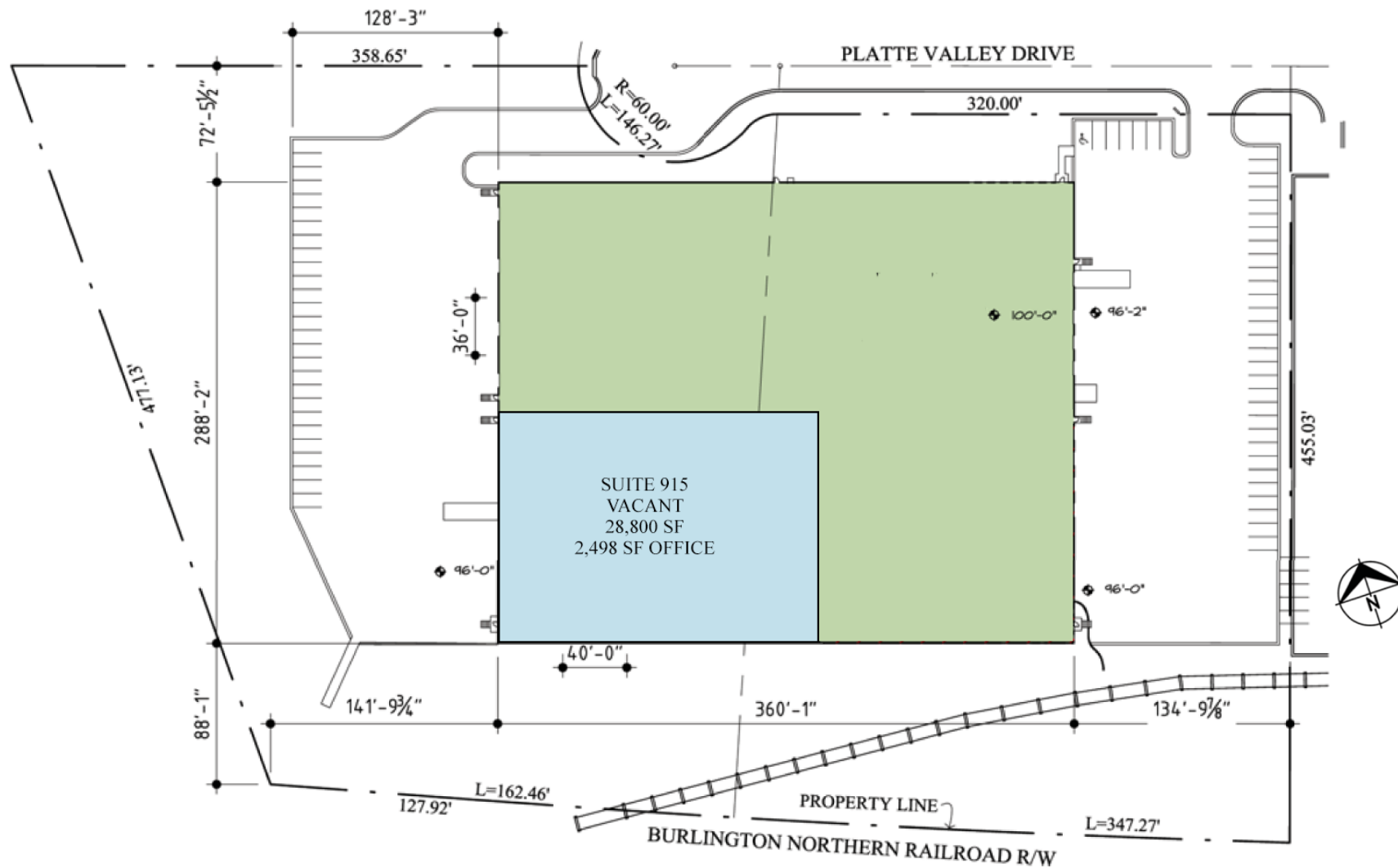
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