

Platte Valley Logistics Center

1000 NW Platte Valley Drive, Riverside, Missouri 64150

For Lease

Under Construction



New Central Infill Class A Logistics Center

- 213,701 SF Total (Divisible to 47,575 SF)
- 32' Clear Height
- Dock-High & Drive-In Loading
- High Visibility Corner - MO Hwy-9 & Horizons Pkwy
- Central Business District Adjacent - Interstate Connectivity
- Controlled Access Possible
- Fixed 10-Year Real Estate Tax Abatement

For more information:

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Building Address: 1000 NW Platte Valley Drive, Riverside, Missouri 64150

Building Area: 213,701 SF (Build-to-Suit Office)

Loading: **Dock-High Doors:**
22 Dock-High Doors (9' x 10', Active)
- Dock Seal, 45,000# Mechanical Pit Leveler, Bollards, Light, Electrical
14 Dock-High Doors (9' x 10', Inactive)
Drive-In Doors:
4 Drive-In Doors (12' x 14', Active)
- Motor-Operated w/ Bollards
4 Drive-In Doors (12' x 14', Inactive)

Column Spacing: 60' x 50' Speed Bays
56' x 50' Interior Bays

Truck Count: 135' Deep with 60' Trailer Apron

Trailer Storage: 41 Total (23 Dedicated Spaces + 18 Knock-Out Panel Spaces)

Clear Height: 32' Wall-to-Wall

Lighting: LED with Motion Sensors, 25fc for Open Area Plan

Floor: 7" Unreinforced Slab on 4" AB-3 Base

Roof: TPO, 45 Mil, R-20

Walls: Tilt-Up Structural Concrete (8" & 9-1/4") with Stick-Pin Insulation at 12' aff

Warehouse Heat: Overhead Gas-Fired Unit Heaters (50°F at 0°F)

Fire Suppression: ESFR, K16.8 Pendent (NFPA 13 - 124psi Static, 109psi Residual, 1,547gpm Flow)

Electrical: 3,000 amp, 277/480 volt, 3-phase

Passenger Parking: 231 Cars

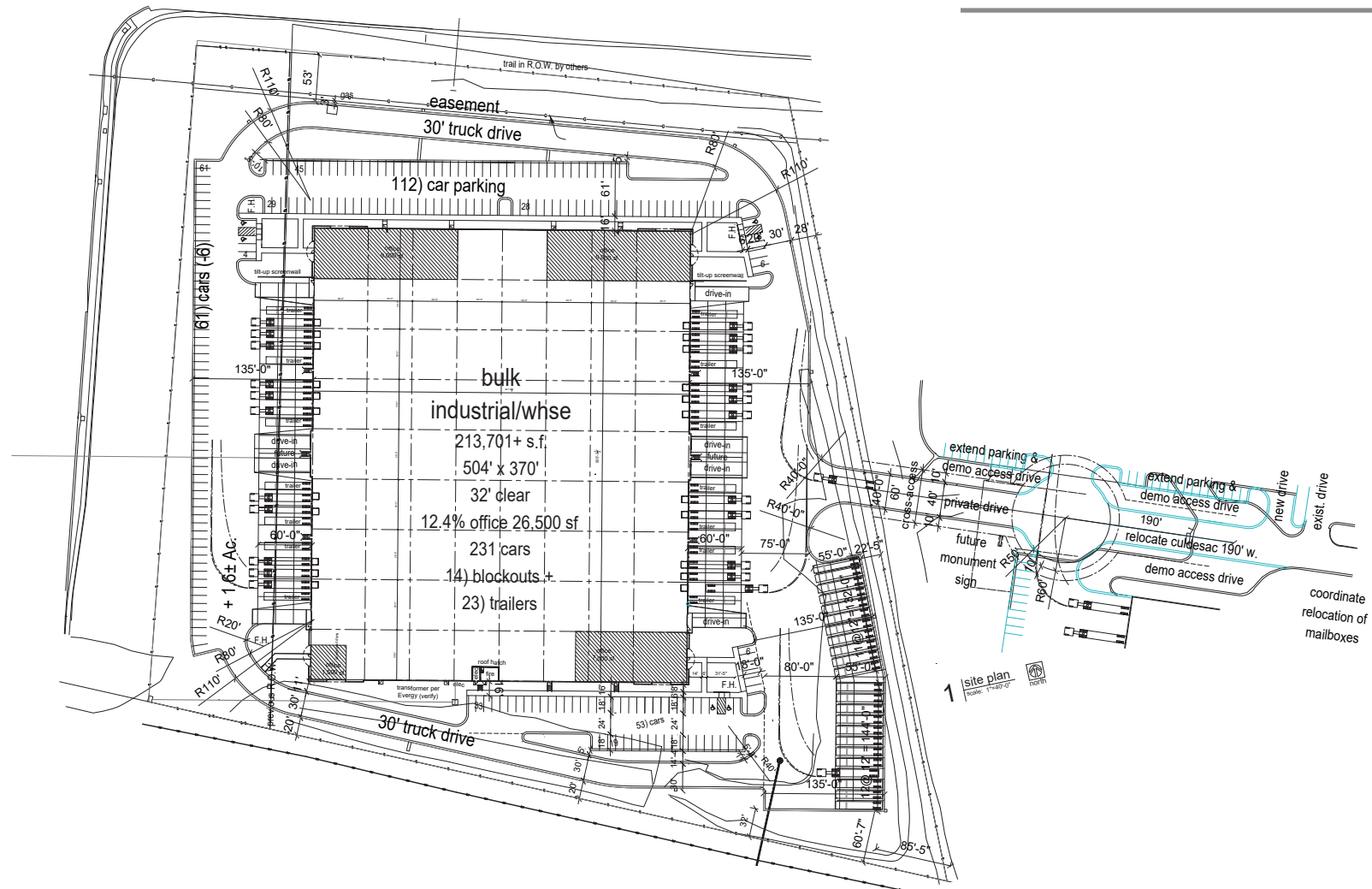
Telecommunications: AT&T, Spectrum

Zoning: GP-I, General Planned Industrial

Operating Expenses:
(Fully Leased Est.)
\$0.71 - Real Estate Taxes
\$0.24 - Insurance
\$0.68 - CAM

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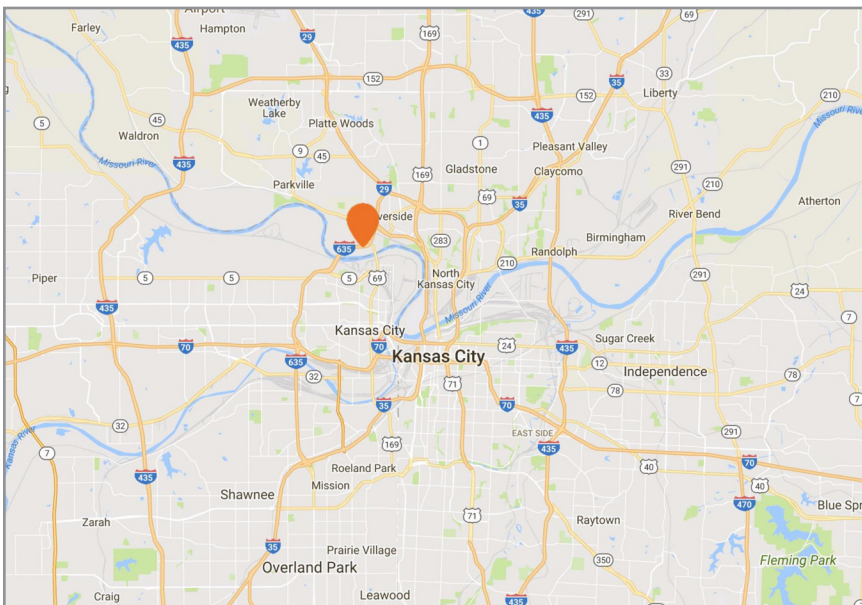
Site Plan



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