

Platte Valley Industrial Center #8

535 NW Parkway, Riverside, MO

For Lease



Central Location!

- 31,567± SF Total Available
- 1,261± SF of Office Space
- 4 Dock-High Doors
- 1 Ramped Drive-In Door
- 25' Clear Height
- I-35, I-29, I-635, & Hwy-9 Accessible

For more information:

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Building Specifications

Available Space: 31,567± SF

Office Space: 1,261± SF

Total Building Size: 122,402± SF

Year Built: 1992

Loading: 5 Dock-High Doors (9' x 10'), including 1 ramped
1 Ramped Drive-In Door

Clear Height: 25'

Column Spacing: 30' x 60'

Electrical: 200 amp, 120/208V, 3-phase

Type of Lease: NNN

Offering Rate: TBD

Net Charges: (Est. 2025)	CAM:	\$0.79 PSF
	Taxes:	\$1.52 PSF
	<u>Insurance:</u>	<u>\$0.21 PSF</u>
	Total:	\$2.52 PSF

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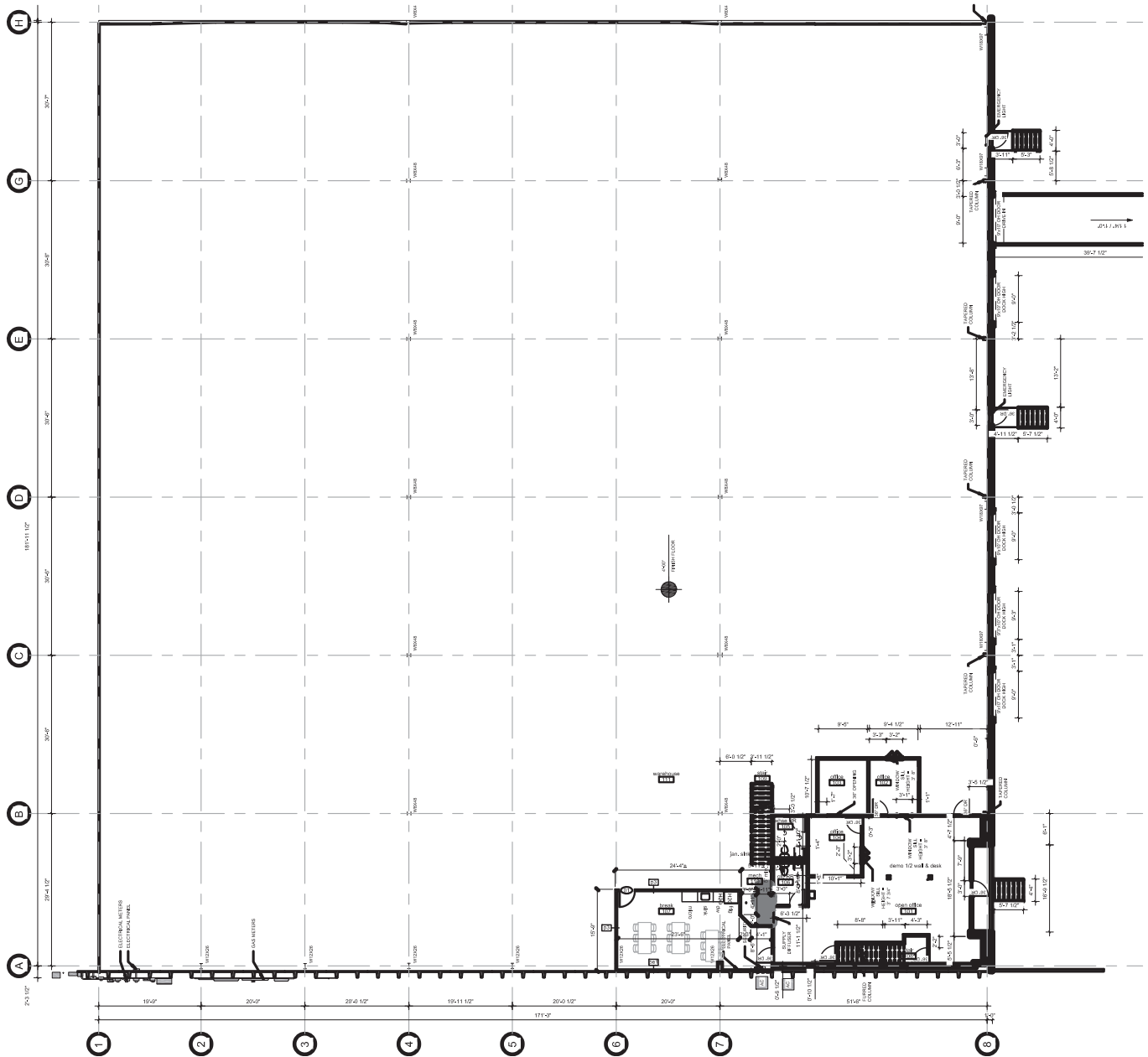
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Floor Plan



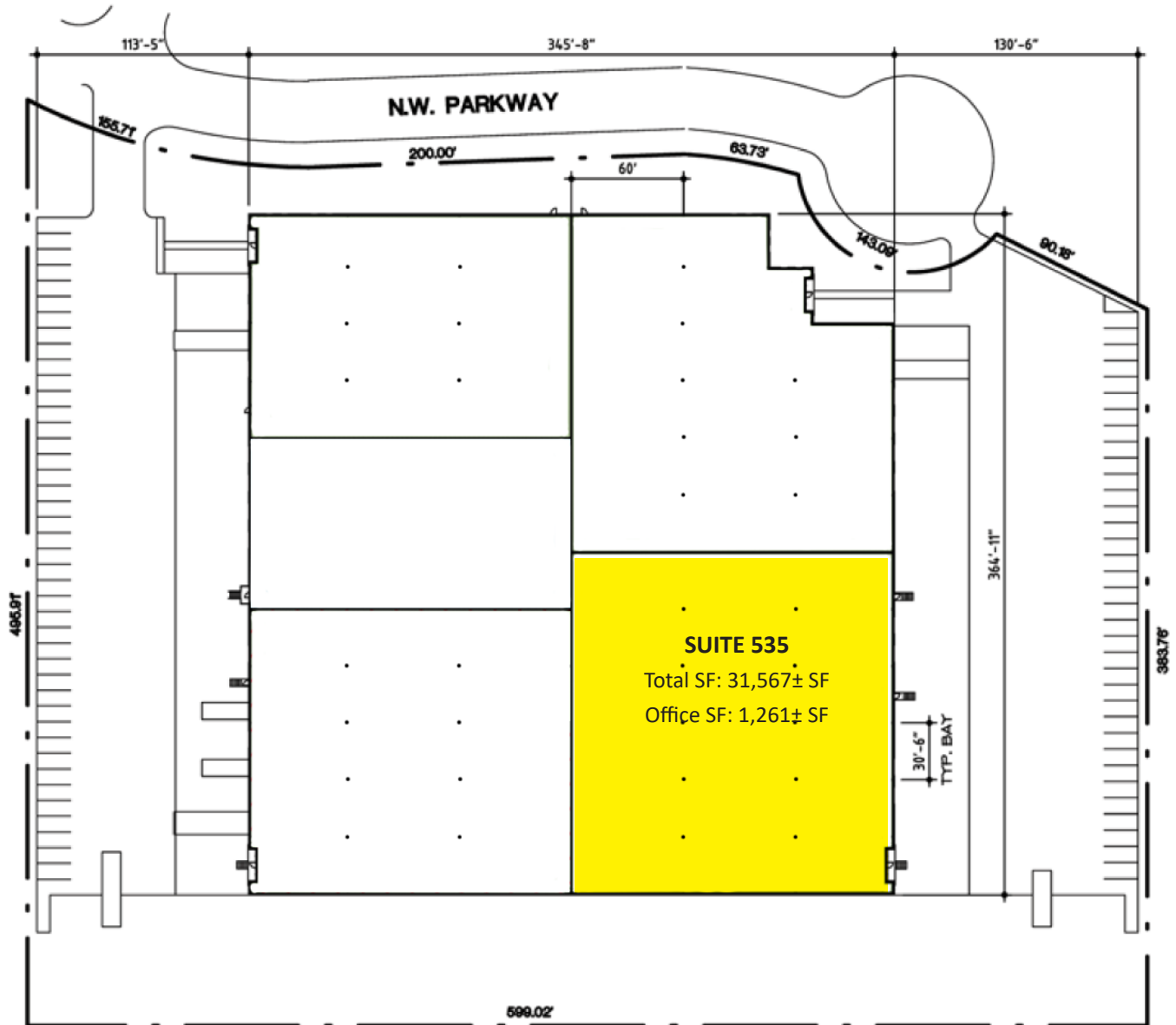


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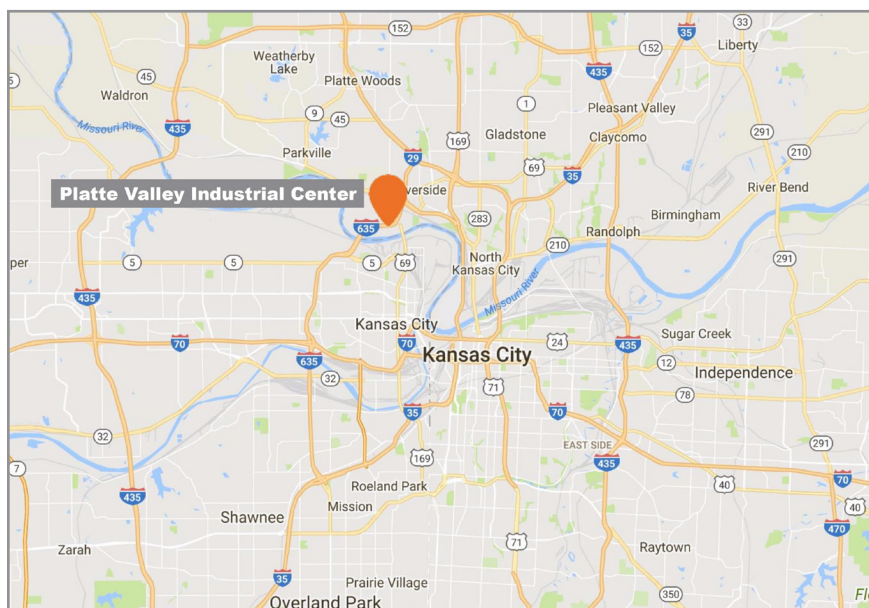
Site Plan



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