

Excellent 31,567 SF Space Available



Excellent Site!

- 31,567 SF available
- 4 dock-high doors
- 1 drive-in door
- 25' clear height
- Immediate access to I-635 and 9-Highway
- Nearby access to I-35 and I-70

For more information:

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Building Specifications

SF Available: 31,567 SF Total
1,220 Office SF; 30,347 Warehouse SF

Year Built: 1992

Building Square Feet: 122,402 SF

Loading: Four (4) Dock-high Door
One (1) Drive-in Door

Clear Height: 25'

Column Spacing: 30' x 60'

Floor Type: 6" thick – reinforced concrete

Warehouse Lighting: Metal Halide & Sodium Vapor (Upgrade to LED planned)

Sprinkler: Wet

Electric Service: 200 amp, 120/208v, 3-ph

Type of Lease: Net

Offering Rate: \$4.50 PSF

Net Charge: (Est. 2024)	CAM:	\$0.74 PSF
	Taxes:	\$1.36 PSF
	<u>Insurance:</u>	<u>\$0.15 PSF</u>
	Total:	\$2.25 PSF

For more information:

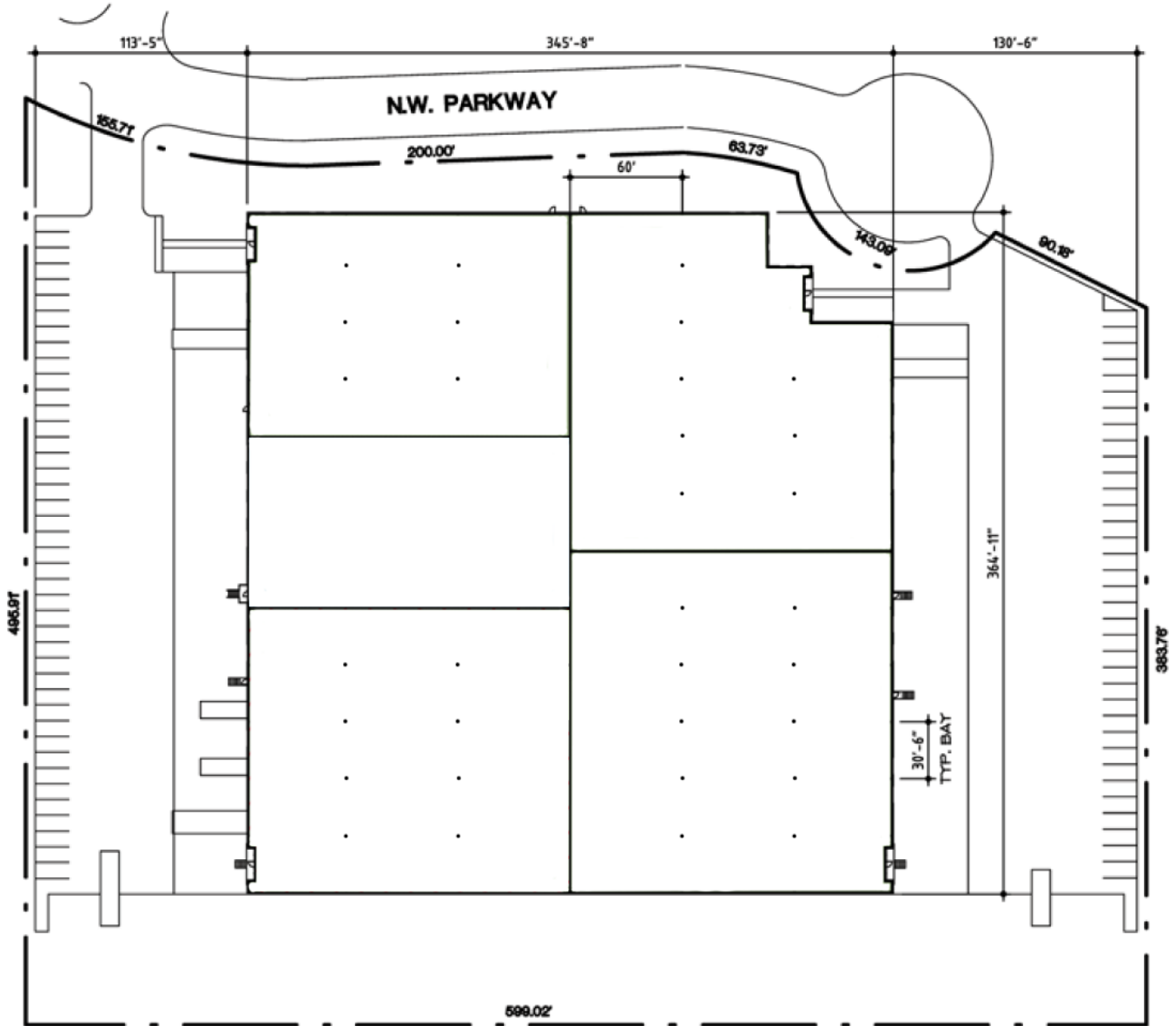
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Platte Valley Industrial Center #8

535 NW Parkway, Riverside, MO

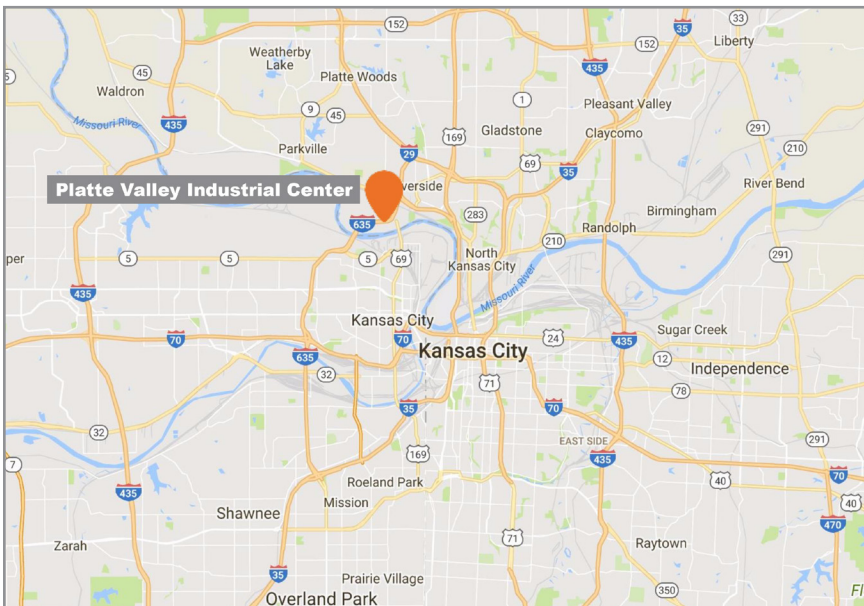
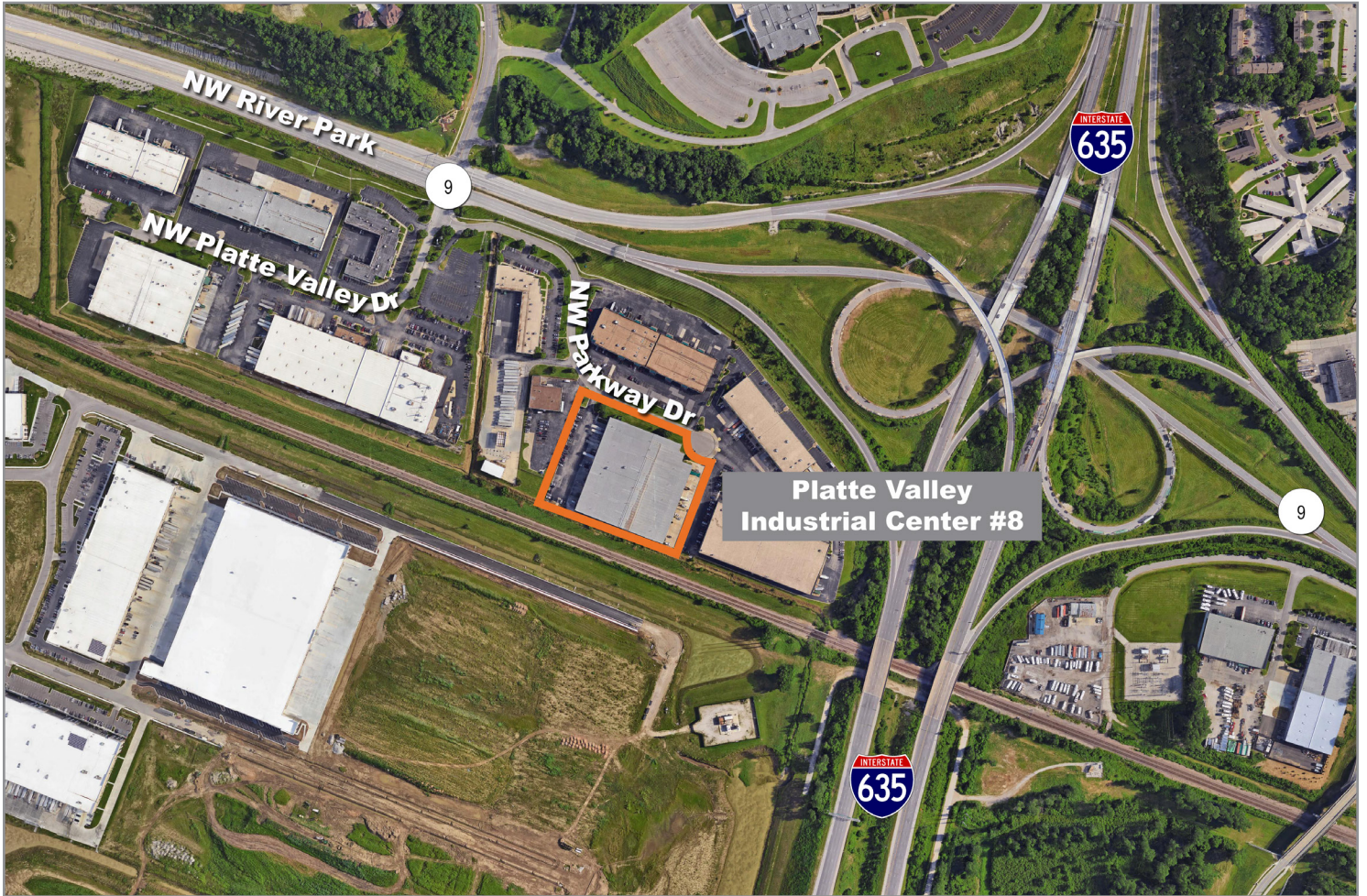
For Lease



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