



## Excellent Site!

- 15,799 SF available
- 1,141 SF office
- 4 Dock-high doors
- 100% climate controlled space
- 25' ceiling height
- Excellent access to 9-Highway
- Close access to I-635, I-35, I-70

## For more information:

Zach Hubbard, SIOR  
816.932.5504  
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Hagen Vogel  
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## Building Specifications

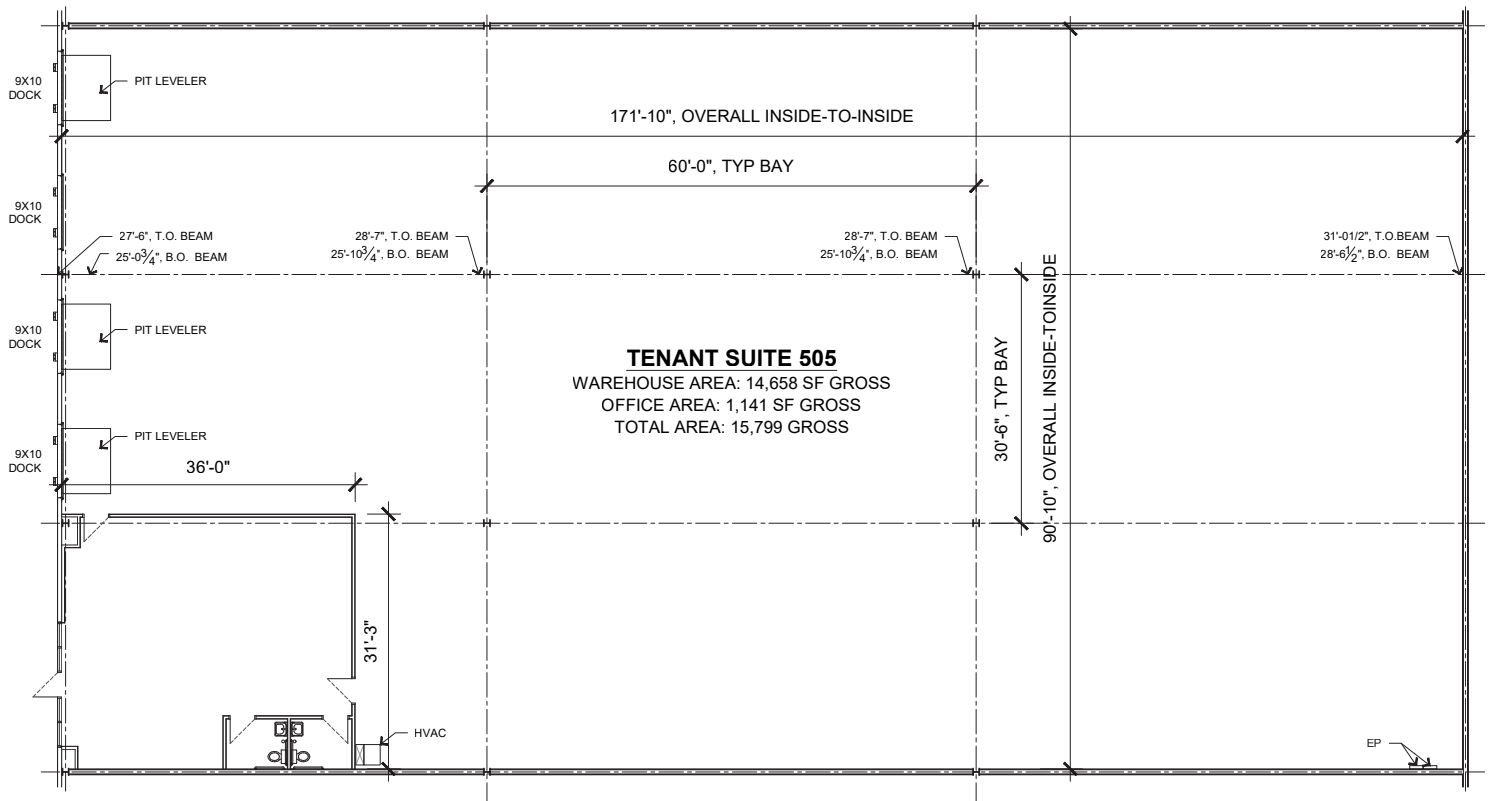
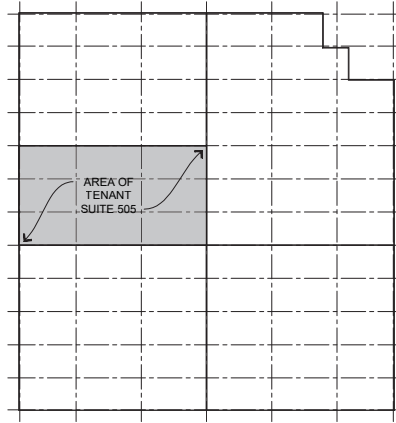
Square Feet Available:	15,799 SF	
Office Space:	1,141 SF	
Warehouse Space:	14,658 SF	
Building Square Feet:	122,402 SF	
Year Built:	1992	
Loading:	4 Dock-High Doors	
Clear Height:	25'	
Column Spacing:	30' x 60'	
Floor Type:	6" thick – reinforced concrete	
Sprinkler:	Wet	
Electric Service:	400 amp, 240v, 3-ph	
Hvac:	100% Air-Conditioned	
Type Of Lease:	Net	
Offering Rate:	TBD	
Net Charge: (2024 Estimates)	CAM:	\$0.74 PSF
	Taxes:	\$1.36 PSF
	<u>Insurance:</u>	<u>\$0.15 PSF</u>
	Total:	\$2.25 PSF

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## Suite 505 - Floor Plan

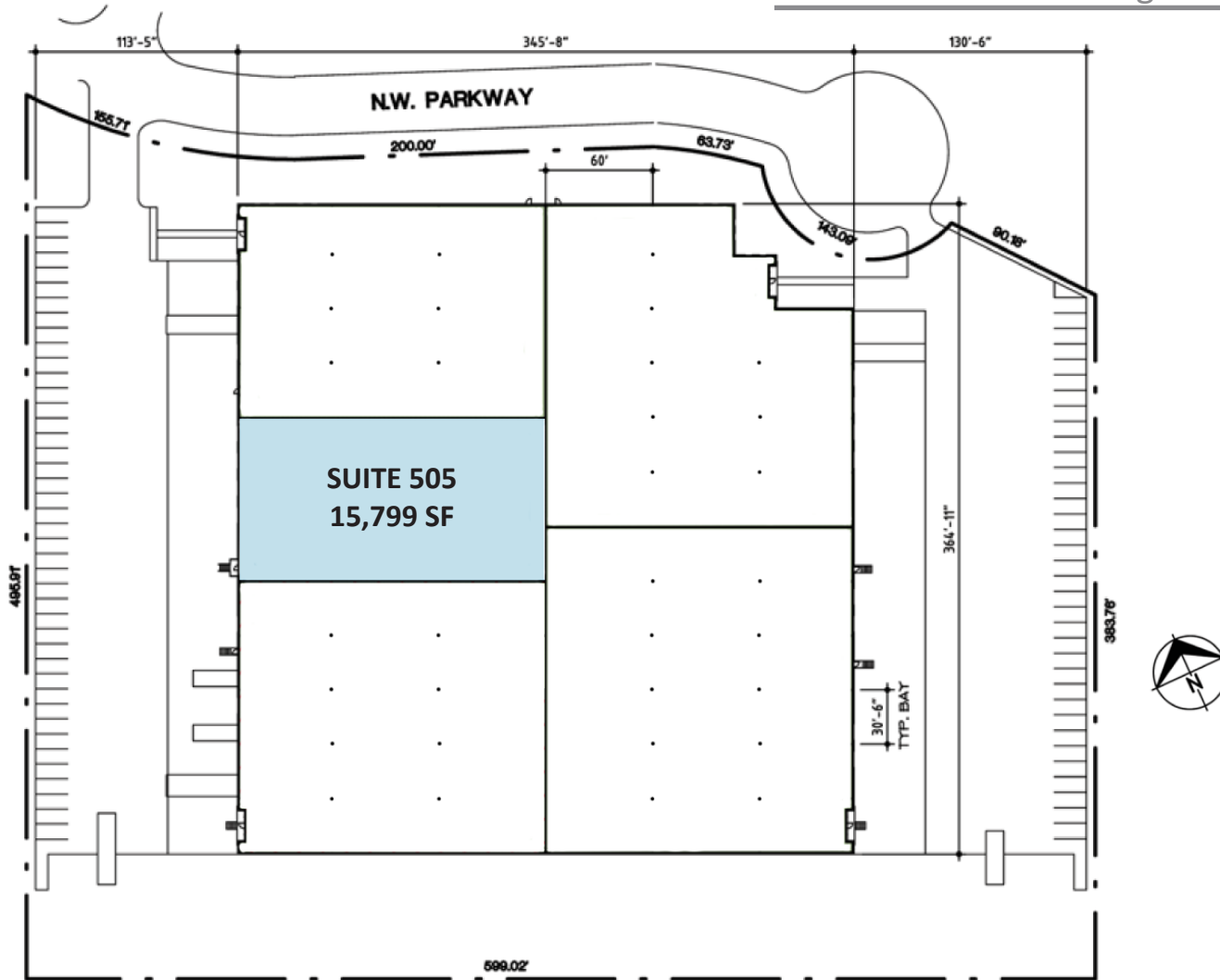


# Platte Valley Industrial Center #8

505 NW Parkway, Riverside, Missouri

# For Lease

Building Floor Plan

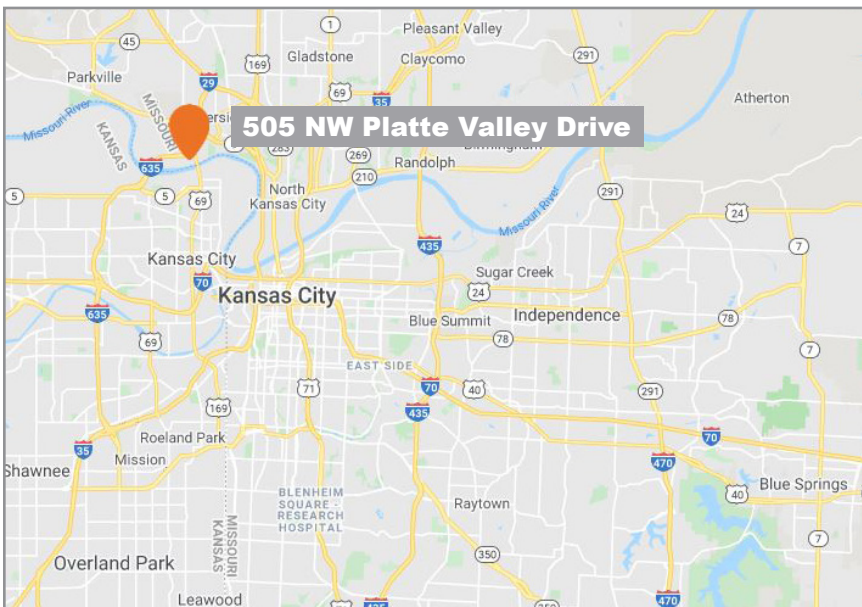
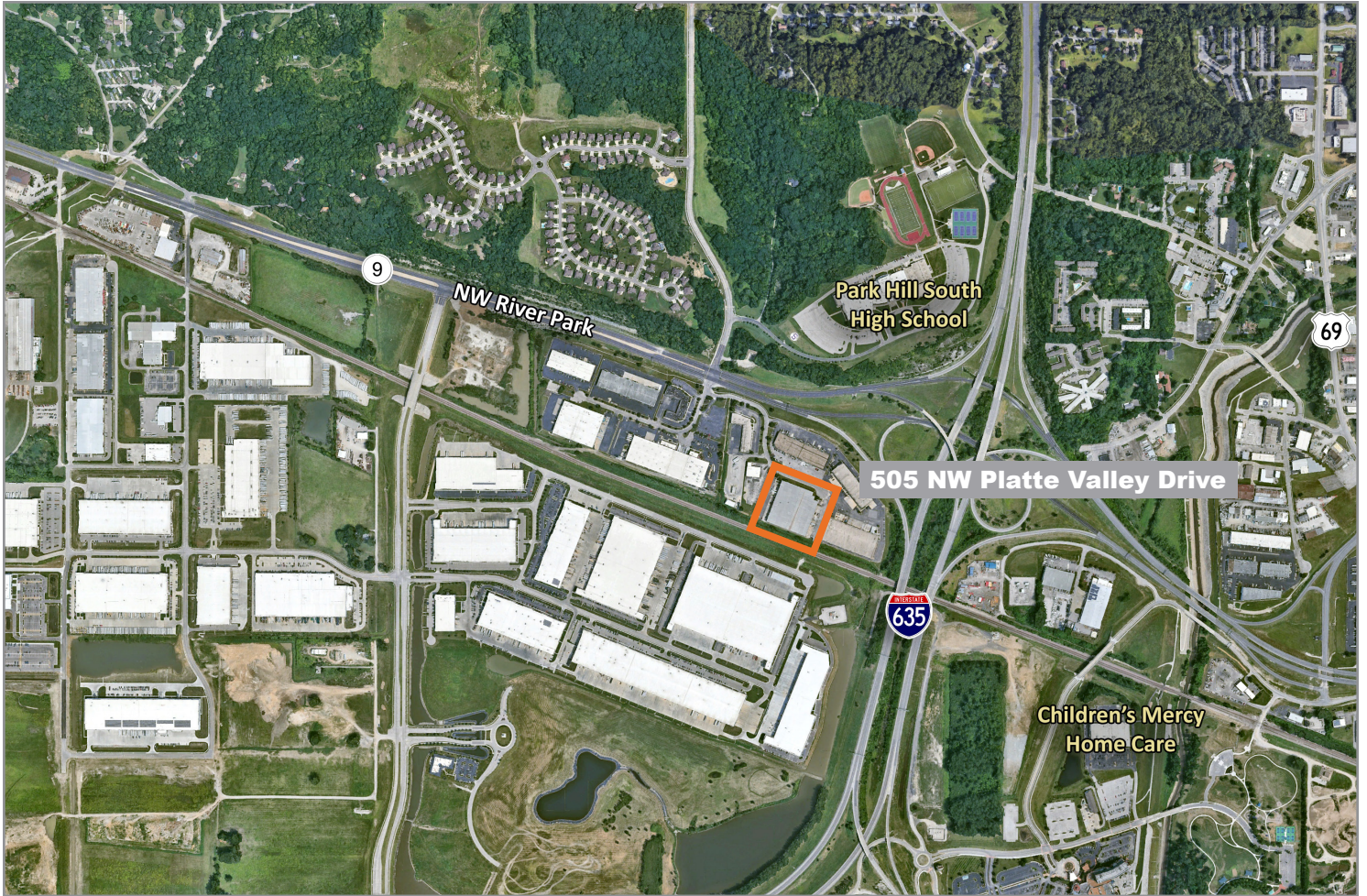


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