



INDUSTRIAL SPACE FOR LEASE

6603 Royal St | Pleasant Valley MO 64068
BUILDING G

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OVERVIEW

Fully improved Flex/Warehouse/Office Building, totaling 4,560 sqft. Clear span building with 2 drive-in garage doors (11'x14'). One half of the demised building has 2,280 sqft, 1,140 sqft of office buildout with training/classroom, kitchenette, entry lobby plus full 2nd floor mezzanine storage. Office area connects to heated warehouse space that includes one drive-in door. North side of the building is the additional 2,280 sqft and is 100% heated warehouse with one drive-in door. Lease rate is taking the entire building, owner would consider breaking into two suites.

HIGHLIGHTS

- In Pleasant Valley - avoid the E-Tax
- Industrial/Flex/Warehouse/Office Use
- 2 Drive-in Garage Doors
- Fully Improved



4,560 SQFT
SUITE FOR LEASE

Lease Rate \$5,130 Monthly
NNN is \$1,345.20 per month

**WAREHOUSE & OFFICE SPACE
BUILDING AVAILABLE SEPT. 2026**



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Exterior Front



Parking



Office Bathroom



Entrance/Reception



Reception



Classroom



Warehouse, Drive In Door #1



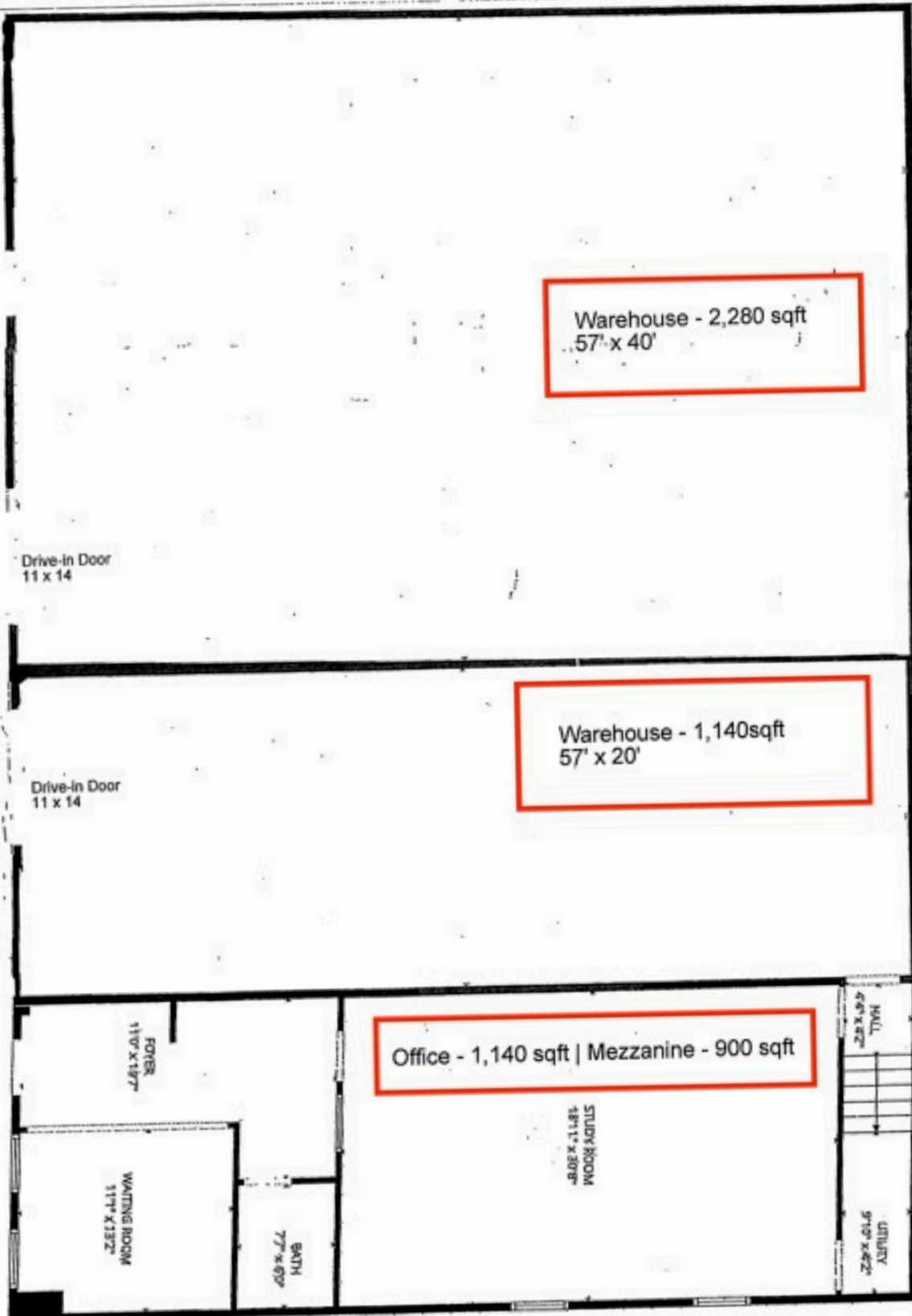
Warehouse, Drive In Door #2



Warehouse



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ALL MEASUREMENTS ARE APPROXIMATE.



**6603 Royal St, Bldg G
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A partner with HomeServices of America, Inc., a Berkshire Hathaway Affiliate

6300 Royal St, Suite G, Pleasant Valley, MO

DetailedProperty Listing

STREET ADDRESS:	6603 Royal Dr – Suite G	COUNTY:	Clay
CITY, STATE:	Pleasant Valley, MO	ZIP:	64068
BLDG. SIZE:	4,560 Sq ft	LAND AREA:	3' Lot line around building
BLDG. DIMENSIONS:	80' x 57'	LAND DIMENSIONS:	NA
OFFICE AREA:	Approx 1,140 sq ft	ZONING:	Improved Industrial
TYPE OF CONSTRUCTION:	Metal	CONDITION:	Excellent
YEAR BUILT:	2001	NO. FLOORS:	1+ Mezzanine 900 sq ft approx.
CEILING HEIGHT:	20' center, 18' eaves	ROOF TYPE:	Metal
PARKING:	On site, paved/concrete	PLANS AVAILABLE:	Drawings only
#TRUCK DOCKS:	None Approx	#DRIVE-IN DOORS:	2
WAREHOUSE SQ FT:	3,420 sq ft Approx	D-IN DOOR SIZES:	11' x 14'
MEZZANINE SQ FT:	1,140 sq ft	RAIL SERVICE:	None
SPRINKLER TYPE:	None	NO. CAR SPOTS:	20 + Common lot
:	OH	HEAT TYPE:	FA Gas
ELECTRIC SERVICE:	Everygy – three phase, 200 amp	NO. REST ROOMS:	1
LEASE PRICE (\$/SF/YR)	\$13.50 psf yr	SALE PRICE:	Not for sale
LEASE PRICE(\$/MO)	\$5,130 MO	SALE TERMS:	NA
LEASE TYPE	NNN - \$1,345.20 MO	CAM/Assoc Dues:	\$0.45 psf
LEASE TERM:	5 years	R.E. TAXES:	\$2.57 psf
DATE AVAILABLE:	September 1, 2026	INSURANCE:	\$0.52 psf



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Notes:

Existing Tenant is CM Mose & Son Electric. They will be moving in August 2026 for a larger location. They currently occupy both buildings located at 6603 E & G, Pleasant Valley MO. Both properties would be available September 1, 2026, and could be leased together a total of 12,560 sq ft or separate for individual buildings of 8,000 and 4,560 sq ft.

Building G:

Standalone building with two pedestrian and two 11' x 14' drive-in doors for access. Building is currently demised into two equal suites of 2,280 sq ft each but can be easily opened to make one suite if desired.

South side of the building contains fully built out offices of approx. 1,140 sq ft plus decked mezzanine above of approx. 900 sq ft. Office space includes entry/reception area for receptionist, restroom, large training or cubicle space, kitchenette. Warehouse space is the remaining square footage of approx. 1,140 sq ft.

North side of the building is demised from the south suite and is warehouse only containing 2,280 sq ft and has overhead gas heater. The building is demised between the two suites each containing approx. 2,280 sq ft each and having one drive in door and one pedestrian entrance.