

# Platte Valley Industrial Center #1

212 NW Platte Valley Dr., Riverside, Missouri

# For Lease



## Excellent Site!

- 5,430 SF Available
- Highway 9 Visibility
- Easy Access to I-35, I-29, I-635, & Hwy-9
- On-Site Property Management

## For more information:

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## Building Specifications

Square Feet Available:	± 5,430 SF		
Total Building Square Feet:	± 27,606 SF		
Year Built:	1988		
Loading:	1 Covered Drive-In Door		
Clear Height:	14'		
Sprinkler:	Wet system		
Type of Lease:	NNN		
Offering Rate:	TBD		
Net Charge: (2025 Estimates)	CAM:	\$2.40 PSF	
	Taxes:	\$1.95 PSF	
	<u>Insurance:</u>	<u>\$0.42 PSF</u>	
	Total:	\$4.77 PSF	







# Platte Valley Industrial Center #1

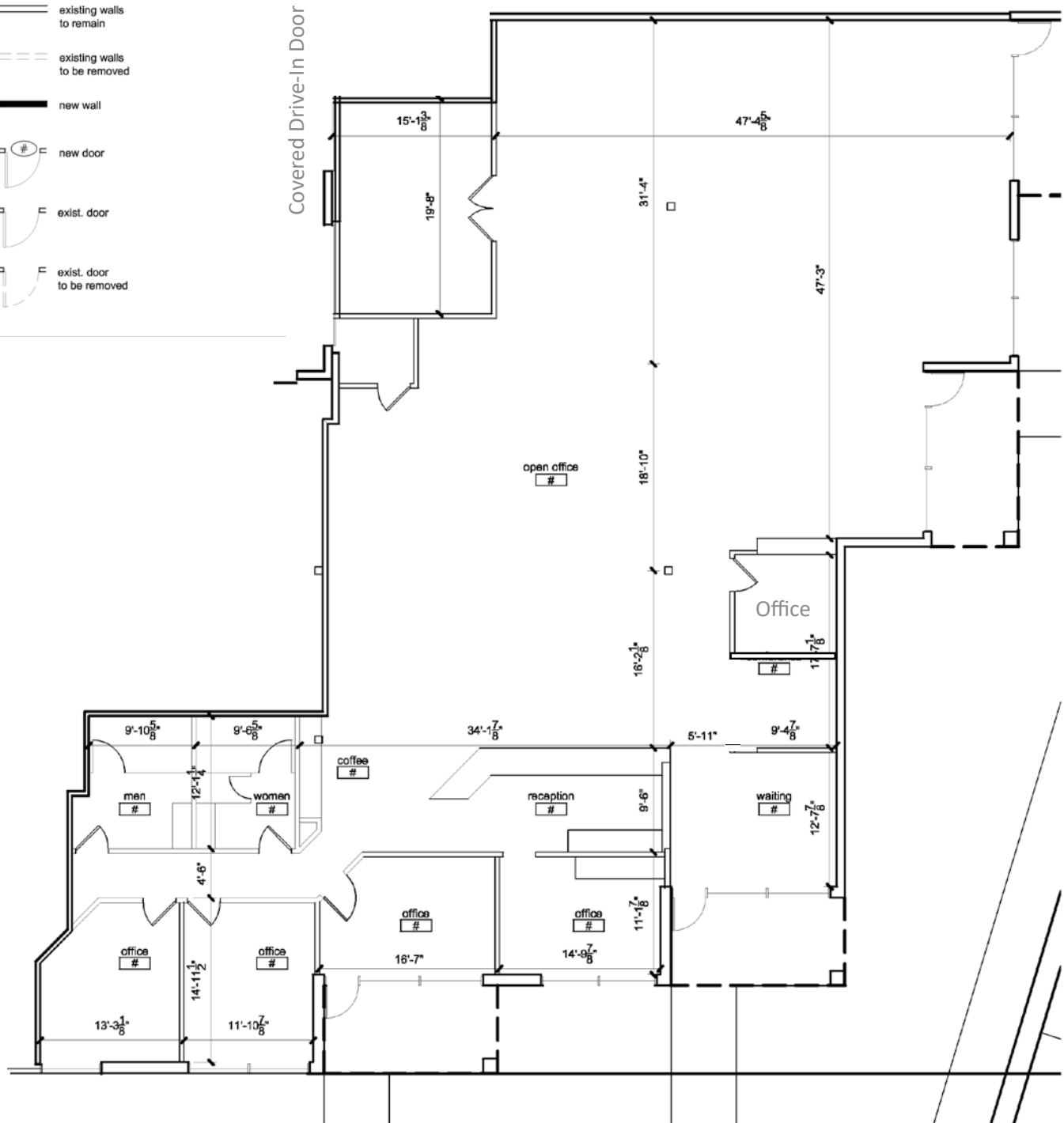
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## Floor Plan

### legend

-  existing walls to remain
-  existing walls to be removed
-  new wall
-  new door
-  exist. door
-  exist. door to be removed

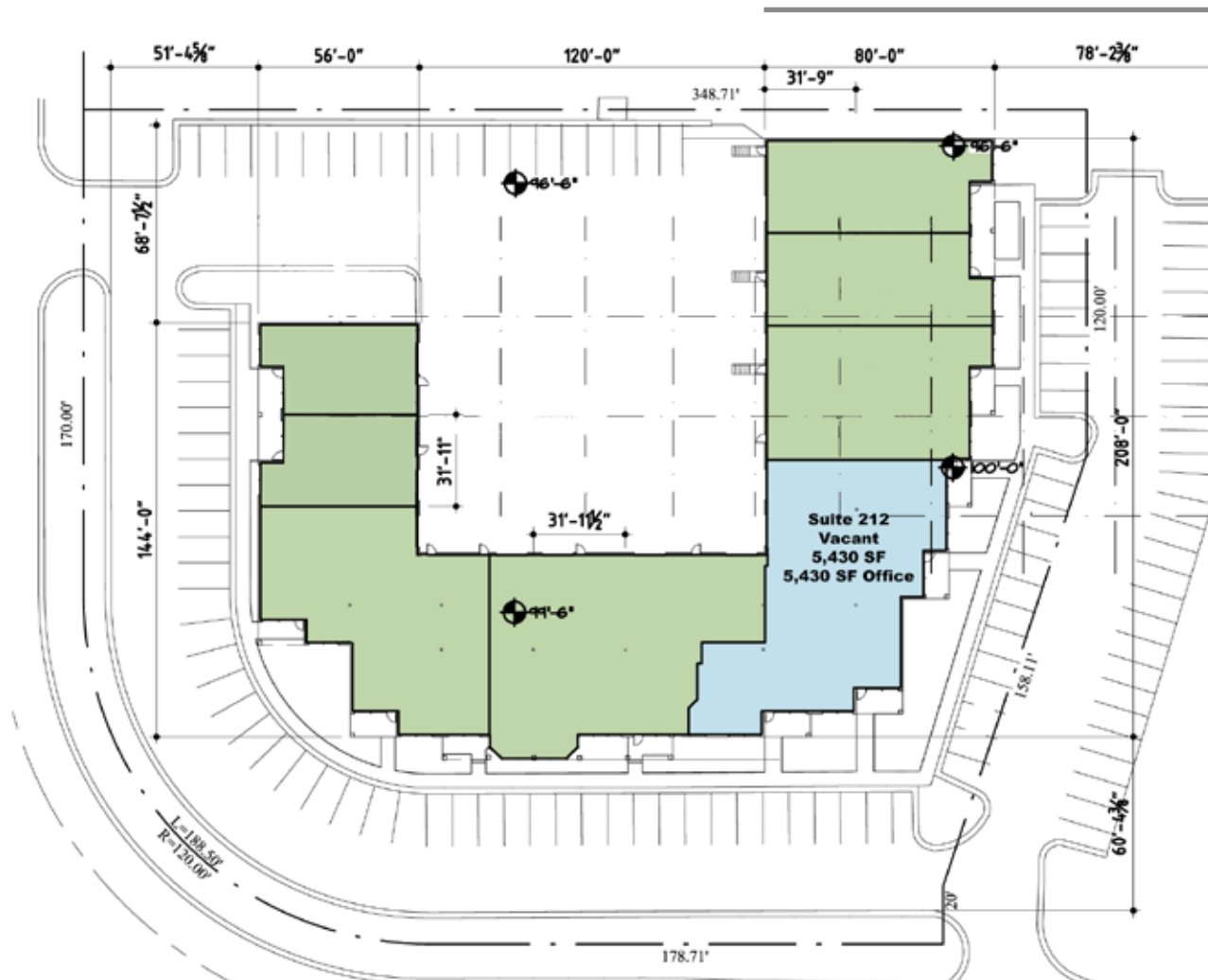


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Site Plan



4622 Pennsylvania Avenue, Suite 700  
Kansas City, MO 64112  
816.756.1400 | [www.BLOCKLLC.com](http://www.BLOCKLLC.com)

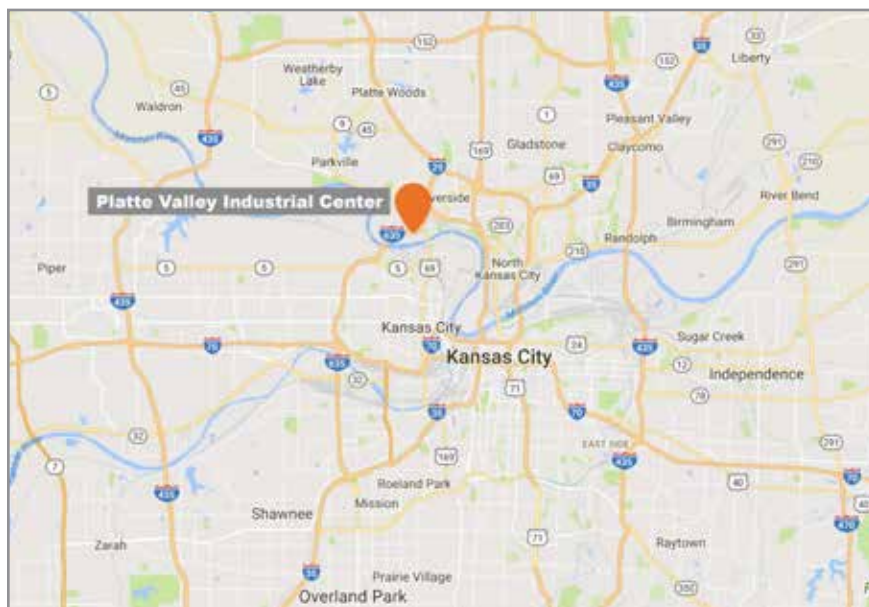
**BLOCK**  
REAL ESTATE SERVICES, LLC



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