



INDUSTRIAL SPACE FOR LEASE OR SALE

6601 Royal St | Pleasant Valley MO 64068
BUILDING F

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OVERVIEW

Excellent opportunity to grow your business in this well maintained warehouse building! Convenient location close to I-35 for easy on and off access. This building has 2 - 12'x12' drive-in doors that allow for deliveries and truck/trailer parking. Door would allow for a drive-thru building set-up, if desired. Office finish is located in the corner of the building which currently has 3-4 offices, a showroom, kitchenette and restrooms, approximately 1,500 sqft of office finish in total.

HIGHLIGHTS

- In Pleasant Valley - avoid the E-Tax
- Industrial/Flex/Warehouse/Office Use
- Fully Improved
- 2 Drive-in Garage Doors
- Office Finish - approx. 1,500 sqft
- Warehouse - approx. 8,100 sqft



9,600 SQFT
SUITE FOR LEASE

FOR SALE: \$1,200,000
FOR LEASE: \$12 per sqft annually
+ \$200 monthly CAM

**WAREHOUSE & OFFICE SPACE
BUILDING AVAILABLE 30 Days**



6601 Royal St, Bldg F
Pleasant Valley MO 64068



Exterior Back



Exterior Side



Exterior Side



Entrance/Reception



3-4 Offices



Kitchen/Break Room



Mezzanine



Warehouse



2 - Drive-in Doors 12' x 12'



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Pleasant Valley MO 64068**



A partner with HomeServices of America, Inc., a Berkshire Hathaway Affiliate

6601 Royal St, Suite F, Pleasant Valley, MO

Detailed Property Listing

STREET ADDRESS:	6601 Royal Dr – Suites F	COUNTY:	Clay
CITY, STATE:	Pleasant Valley, MO	ZIP:	64068
BLDG. SIZE:	9,600 Sq ft	LAND AREA:	3' Lot line around building
BLDG. DIMENSIONS:	80' x 120'	LAND DIMENSIONS:	NA
OFFICE AREA:	Approx 2,500sq ft	ZONING:	Improved Industrial
TYPE OF CONTRUCTION:	Metal	CONDITION:	Excellent
YEAR BUILT:	2001 est	NO. FLOORS:	One
CEILING HEIGHT:	18' – 20'	ROOF TYPE:	Metal
PARKING:	On site, paved/concrete	PLANS AVAILABLE:	No
#TRUCK DOCKS:	None	#DRIVE-IN DOORS:	2
WAREHOUSE SQFT:	Approx. 7,100 sq ft	D-IN DOOR SIZES:	12'x12'
MEZZANINE AREA:	Small area	RAIL SERVICE:	None
		NO. CAR SPOTS:	Approx 40
		HEAT TYPE:	FA Gas
ELECTRIC SERVICE:	Everygy –	NO. REST ROOMS:	2
LEASE PRICE (\$/SF/YR)	\$12.00 psf yr	SALE PRICE:	Not for sale
LEASE PRICE(\$/MO)	\$9,600 MO	LEASE TERMS:	5 yr term
LEASE TYPE	Modified Gross + CAM	CAM/Assoc Dues:	\$200mo snow/CAM
LEASE TERM:	5 years	R.E. TAXES:	Base yr included
DATE AVAILABLE:	30-90 days	INSURANCE:	Base yr included