



INDUSTRIAL SPACE FOR LEASE

6603 Royal St | Pleasant Valley MO 64068
BUILDING E

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OVERVIEW

Fully improved Flex/Warehouse/Office Building now for lease! This clear span building is 8,000 sqft total. Warehouse has 18-20' ceilings and 3 drive-in garage doors (11'x14'). One side of the building has a new improved 3,500 sqft office buildout and second floor mezzanine storage, that doubles your square footage. Private offices, secured lobby, conference room, open cubicle area, secured parts/supply room. North side of building includes a finished 900-1,000 sqft built out office with private entrance from the exterior and leads to warehouse. could be a lockout unit or separate office for payroll or sales.

HIGHLIGHTS

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



8,000 SQFT
SUITE FOR LEASE

Lease Rate \$8,633 Monthly
NNN \$2,360 per month

**WAREHOUSE & OFFICE SPACE
BUILDING AVAILABLE NOV 2026**



6603 Royal St, Bldg E
Pleasant Valley MO 64068



Front Exterior
2 Office Suites, 1 Drive-in Door



Back Exterior
2 Drive-in Doors



Front Parking



Office Space



Kitchenette



Office Bathroom



Workshop Space



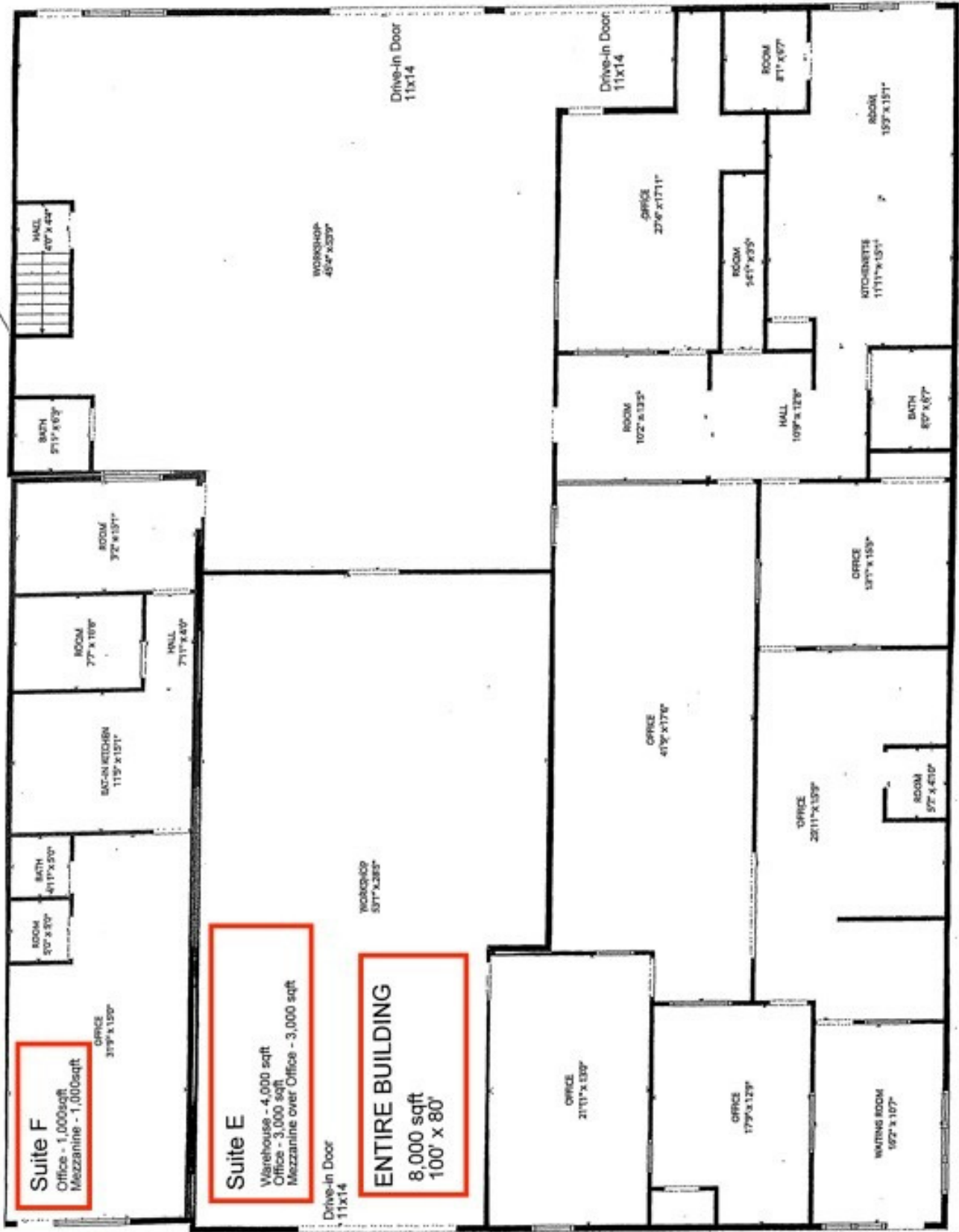
Mezzanine over Office



Mezzanine over Office



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ALL MEASUREMENTS ARE APPROXIMATE.



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

6300 Royal St, Suite E & F, Pleasant Valley, MO

Detailed Property Listing

STREET ADDRESS:	6603 Royal Dr – Suites E & F	COUNTY:	Clay
CITY, STATE:	Pleasant Valley, MO	ZIP:	64068
BLDG. SIZE:	8,000 Sq ft	LAND AREA:	3' Lot line around building
BLDG. DIMENSIONS:	80' x 100'	LAND DIMENSIONS:	NA
OFFICE AREA:	Approx 3,500 sq ft	ZONING:	Improved Industrial
TYPE OF CONTRUCTION:	Metal	CONDITION:	Excellent
YEAR BUILT:	2001	NO. FLOORS:	One + Mezzanine
CEILING HEIGHT:	18'	ROOF TYPE:	Metal
PARKING:	On site, paved/concrete	PLANS AVAILABLE:	No
#TRUCK DOCKS:	None	#DRIVE-IN DOORS:	3(4 th possible)
WAREHOUSE SQFT:	Approx. 4,500 sq ft	D-IN DOOR SIZES:	11' x 14'
MEZZANINE AREA:	Above 3,500 sq ft office	RAIL SERVICE:	None
ELECTRIC SERVICE:	KCPL – Three phase 200 amp + 100 amp sub	NO. CAR SPOTS:	Approx 40
LEASE PRICE (\$/SF/YR)	\$12.95 psf yr	HEAT TYPE:	FA Gas
LEASE PRICE(\$/MO)	\$8,633 MO	NO. REST ROOMS:	4
LEASE TYPE	NNN – \$2,360 MO	SALE PRICE:	Not for sale
LEASE TERM:	5 years	LEASE TERMS:	5,7 or 10 yr term
DATE AVAILABLE:	September 1, 2026	CAM/Assoc Dues:	\$.45 psf
		R.E. TAXES:	\$2.57 psf
		INSURANCE:	\$.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 for a total of 12,560 sq ft or individual buildings of 8,000 or 4,560 sq ft.

Suite E – entire building – 8,000 sq ft for floor square footage plus mezzanine storage above the office spaces. Building could be divided into two different units; Suite E & Suite F. Entire building is being used for existing tenant and lease of the entire building is preference of the landlord.

Total office space within the building is approx. 3,500 sq ft with mezzanine above. Warehouse space is approx. 4,500 sq ft with 3 drive in doors currently. Two drive in doors could work as a drive thru building configuration. Overhead door #3 – is limited due to office buildout. See layout for office configuration that includes reception area, open workstations, private offices, kitchen, restrooms, part/supply counter, lockable storage etc. Parking is located on three sides of the building and is governed by a business association. BOA – maintains the parking, snow removal, mowing of small common area and insurance for common grounds.

Optional Suite F (if split from Suite E would be approx. 1,000 sq ft) would have its own front facing entry, one large office, restroom and storage. There is a mezzanine covering Suite F office area. Currently this suite opens into the warehouse of the building but could be a lock off unit. This unit is served by a separate 3-phase, 100amp panel, and Mitsubishi split system units in the office. Suite is on its own utility meters for gas and electric.

Building has a mobile generator switch if ever needed to be hooked up.