



# INDUSTRIAL SPACE FOR LEASE

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



Lease Rate \$12 per sqft annually  
+ \$200 monthly CAM



**WAREHOUSE & OFFICE SPACE  
BUILDING AVAILABLE 60 - 90 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

|                               |                          |                         |                             |
|-------------------------------|--------------------------|-------------------------|-----------------------------|
| <b>STREET ADDRESS:</b>        | 6601 Royal Dr – Suites F | <b>COUNTY:</b>          | Clay                        |
| <b>CITY, STATE:</b>           | Pleasant Valley, MO      | <b>ZIP:</b>             | 64068                       |
| <b>BLDG. SIZE:</b>            | 9,600 Sq ft              | <b>LAND AREA:</b>       | 3' Lot line around building |
| <b>BLDG. DIMENSIONS:</b>      | 80' x 120'               | <b>LAND DIMENSIONS:</b> | NA                          |
| <b>OFFICE AREA:</b>           | Approx 1,500sq ft        | <b>ZONING:</b>          | Improved Industrial         |
| <b>TYPE OF CONTRUCTION:</b>   | Metal                    | <b>CONDITION:</b>       | Excellent                   |
| <b>YEAR BUILT:</b>            | 2001 est                 | <b>NO. FLOORS:</b>      | One                         |
| <b>CEILING HEIGHT:</b>        | 18' – 20'                | <b>ROOF TYPE:</b>       | Metal                       |
| <b>PARKING:</b>               | On site, paved/concrete  | <b>PLANS AVAILABLE:</b> | No                          |
| <b>#TRUCK DOCKS:</b>          | None                     | <b>#DRIVE-IN DOORS:</b> | 2                           |
| <b>WAREHOUSE SQFT:</b>        | Approx. 8,100 sq ft      | <b>D-IN DOOR SIZES:</b> | 12'x12'                     |
| <b>MEZZANINE AREA:</b>        | Small area               | <b>RAIL SERVICE:</b>    | None                        |
|                               |                          | <b>NO. CAR SPOTS:</b>   | Approx 40                   |
|                               |                          | <b>HEAT TYPE:</b>       | FA Gas                      |
| <b>ELECTRIC SERVICE:</b>      | Everygy –                | <b>NO. REST ROOMS:</b>  | 2                           |
| <b>LEASE PRICE (\$/SF/YR)</b> | \$12.00 psf yr           | <b>SALE PRICE:</b>      | Not for sale                |
| <b>LEASE PRICE(\$/MO)</b>     | \$9,600 MO               | <b>LEASE TERMS:</b>     | 5 yr term                   |
| <b>LEASE TYPE</b>             | Modified Gross + CAM     | <b>CAM/Assoc Dues:</b>  | \$200mo snow/CAM            |
| <b>LEASE TERM:</b>            | 5 years                  | <b>R.E. TAXES:</b>      | Base yr included            |
| <b>DATE AVAILABLE:</b>        | 30-90 days               | <b>INSURANCE:</b>       | Base yr included            |