



Industrial Space for Sublease

PLATTE VALLEY INDUSTRIAL CENTER, BUILDING 8
535 NW PARKWAY DRIVE, RIVERSIDE, MISSOURI

Property Highlights

- Sublease through May 31, 2028
- 31,567 sf with 1,500 sf AC office includes breakroom
- 25' clear in warehouse
- 4 dock-high doors with load levelers (1 with shelter)
- 1 drive-in door via ramp
- Wet sprinkler
- Convenient access to Highway 9, Interstate 635 and Interstate 29
- 10 minutes to Interstate 35 and Interstate 70
- Net expenses: Taxes \$1.52, Insurance \$0.21, CAM \$0.79
- Sublease rate \$5.25/sf, NNN

For information, please contact:

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Vice Chairman, Principal

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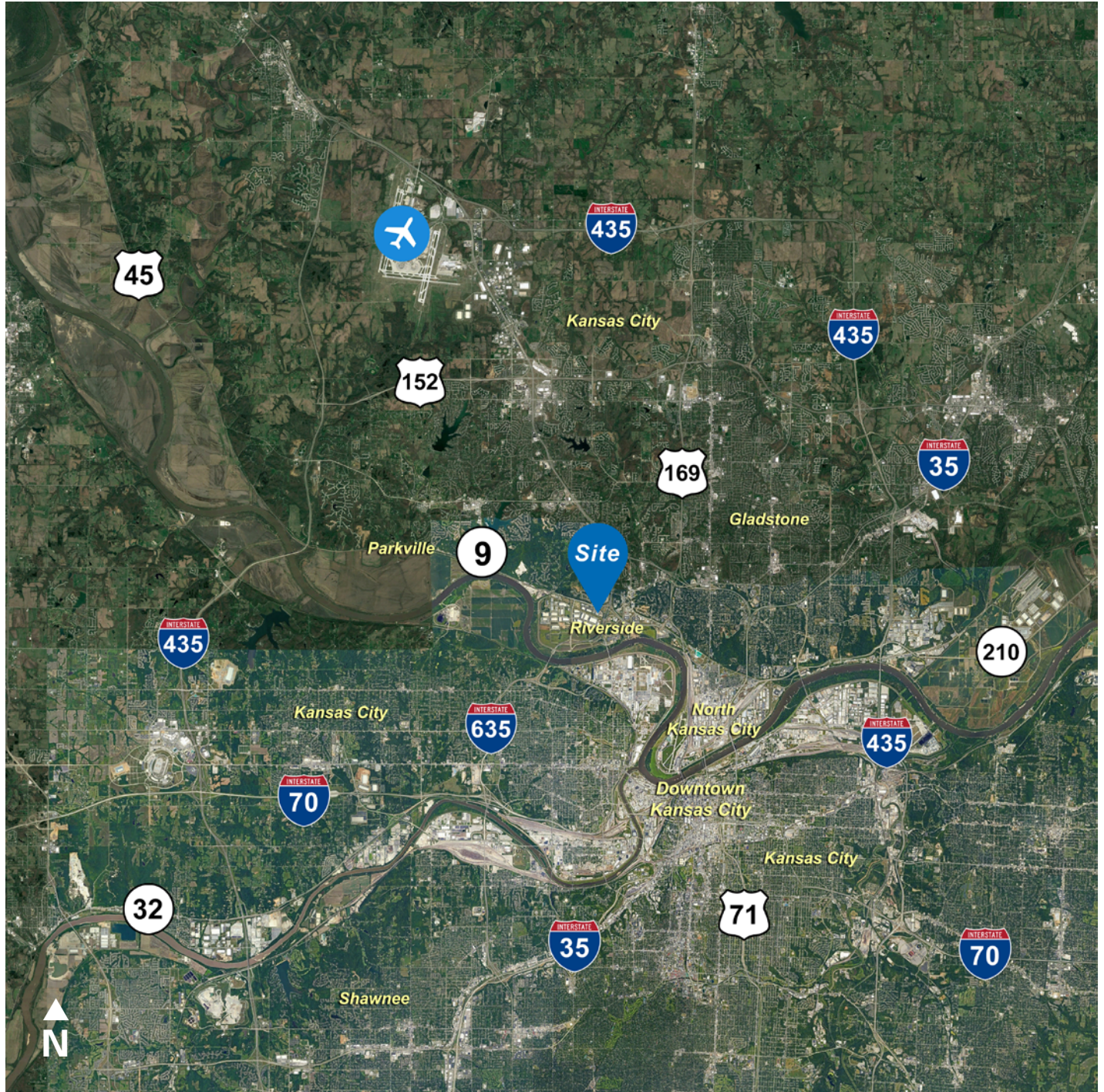
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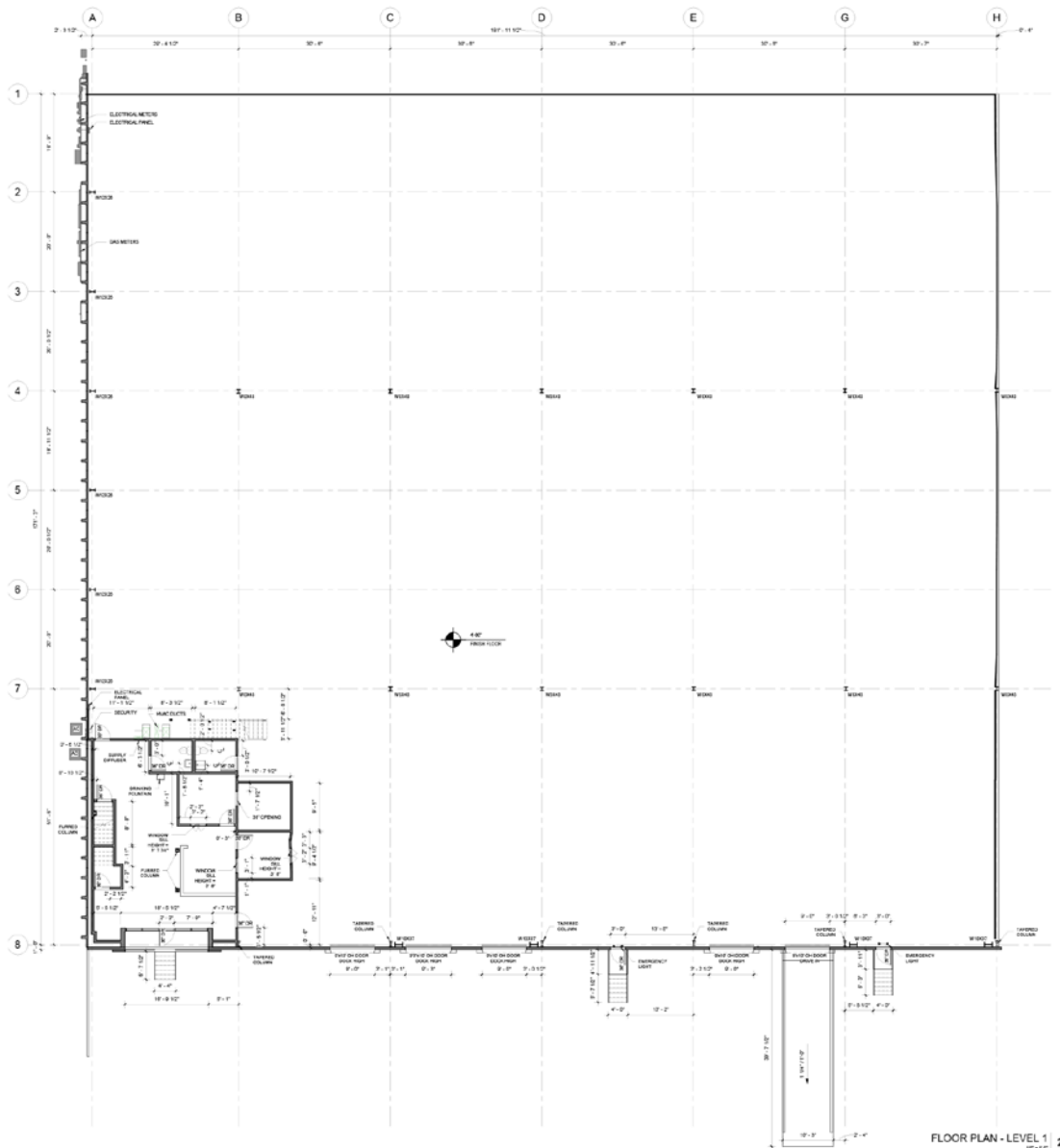
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First Floor Plan



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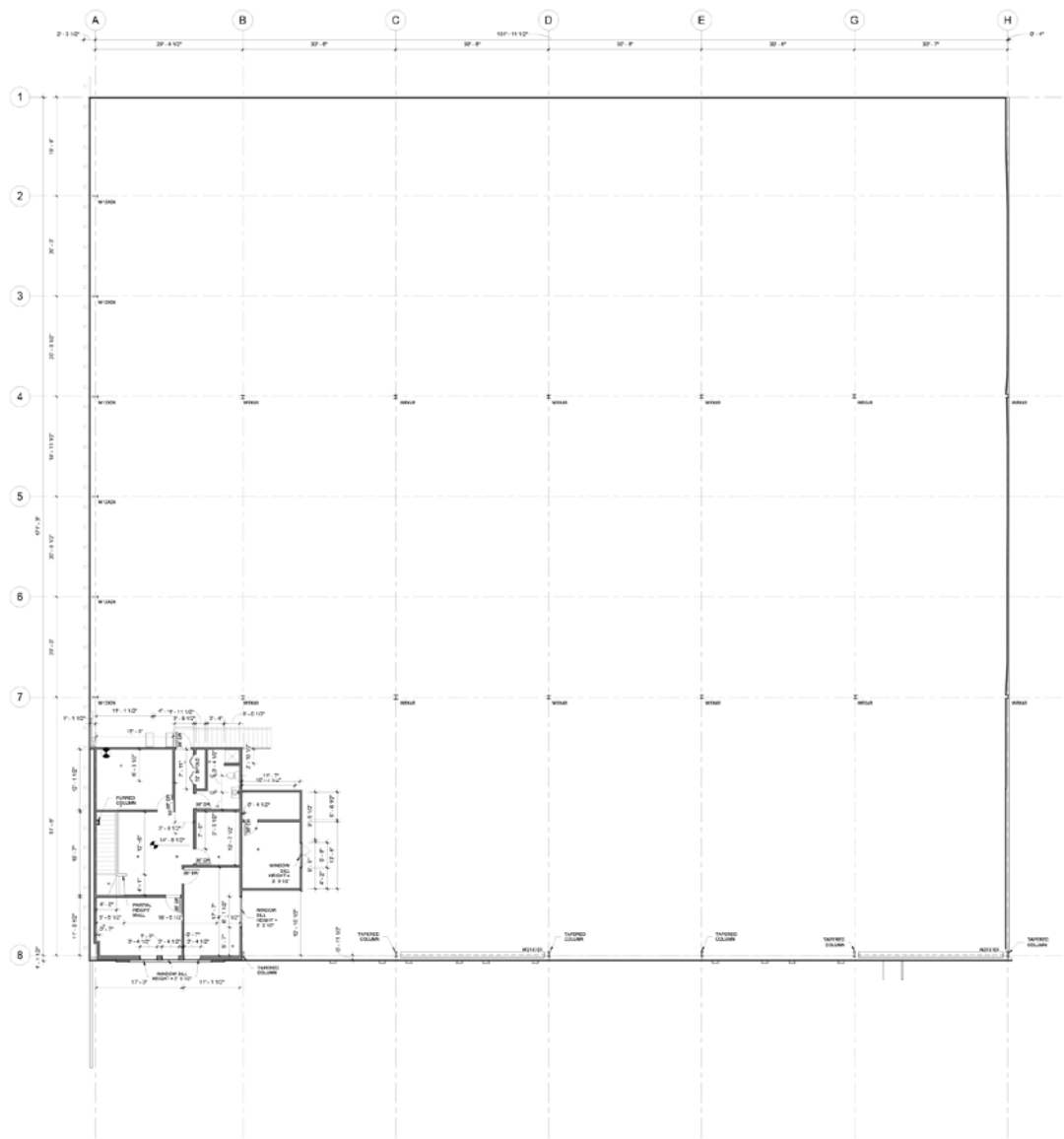
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Second Floor Plan



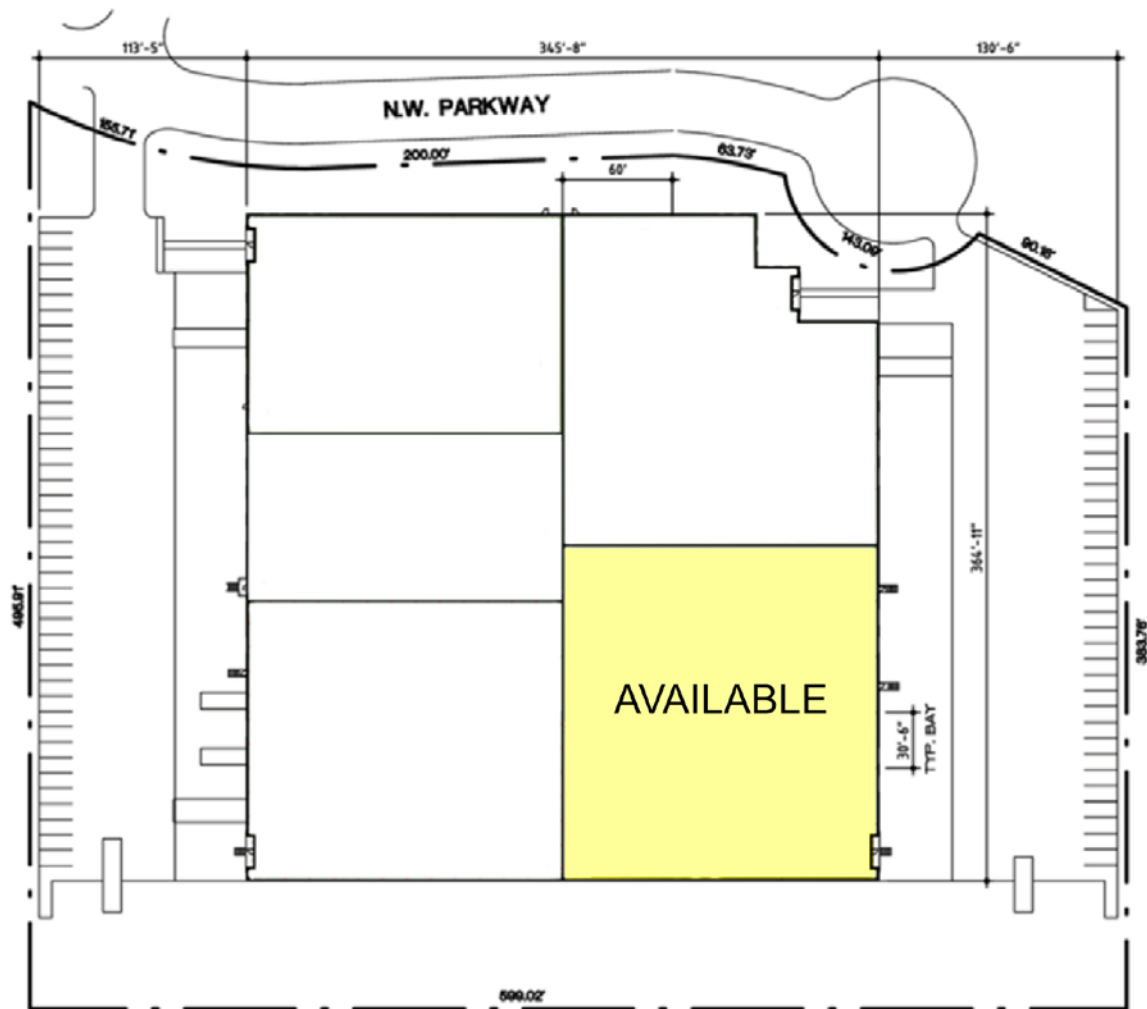
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Site Plan



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