



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'

FOR LEASE

DEMOGRAPHICS



Demographics

	1 MILE	3 MILE	5 MILE
2025 TOTAL POPULATION	5,457	42,087	131,017
MEDIAN HOUSEHOLD INCOME	\$87,800	\$84,991	\$84,550

FOR SALE

AERIAL



The Information Above Has Been Obtained From Sources Believed Reliable. While We Do Not Doubt Its Accuracy We Have Not Verified It And Make No Guarantee, Warranty Or Representation About It. It Is Your Responsibility To Independently Confirm Its Accuracy And Completeness. Any Projections, Opinions, Assumptions, Or Estimates Used Are For Example Only And Do Not Represent The Current Or Future Performance Of The Property. You And Your Advisors Should Conduct A Careful, Independent Investigation Of The Property To Determine To Your Satisfaction The Suitability Of The Property For Your Needs. © 2024



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Pleasant Valley MO 64068**



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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 1,500sq 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. 8,100 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