

PAD READY

BUILDINGS 4-8



 RAYMORE
COMMERCE CENTER

I-49 AND E. 195TH STREET, RAYMORE, MO 64083

ED ELDER

Ed.Elder@Colliers.com

+1 816 556 1135

JOHN STAFFORD SIOR

John.Stafford@Colliers.com

+1 816 556 1184

BEN BOYD CCIM

Ben.Boyd@Colliers.com

+1 816 556 1161

 VanTrust®





DEVELOPMENT VIDEO

RAYMORE

COMMERCE CENTER



LAND FOR SALE
OR BUILD-TO-SUIT



AGGRESSIVE TAX
ABATEMENT IN PLACE



SUPERIOR
LABOR POOL



EXCEPTIONAL
HIGHWAY ACCESS



NO KCMO
EARNINGS TAX



SUPERIOR
BUILDING DESIGN

MASTER SITE PLAN

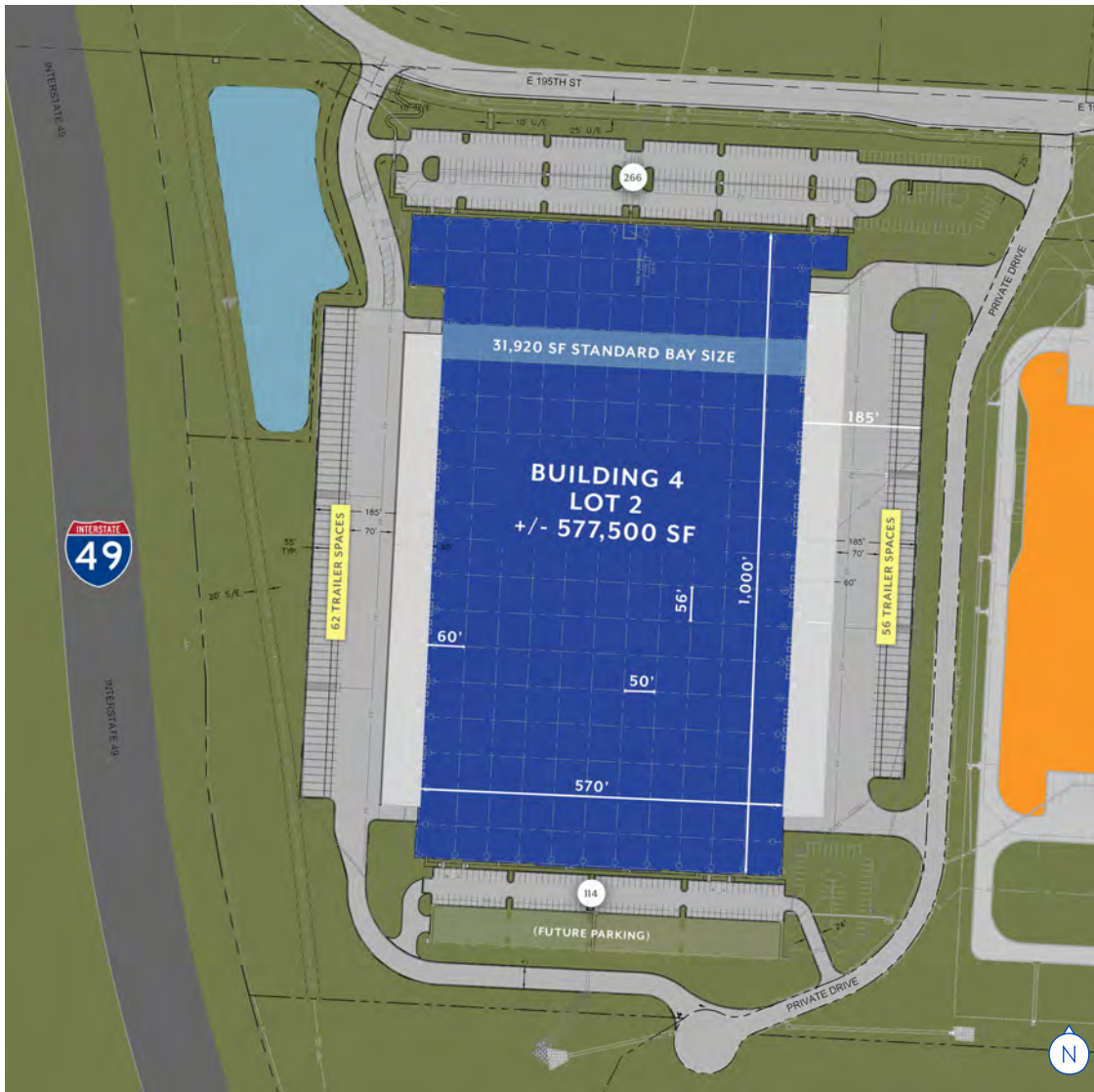


BUILDINGS 1-3: ±130 ACRES

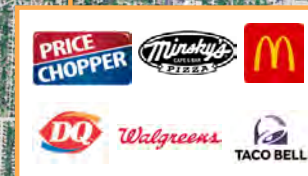
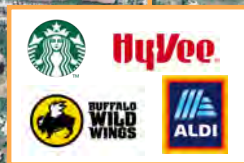
BUILDING #	BUILDING SIZE (STATUS)
1	±564,970 SF (Completed; Sold)
2	±498,599 SF (Completed; 145,994 SF Available)
3	±1,024,290 SF (Completed; Leased)
Total	±2,087,859 SF

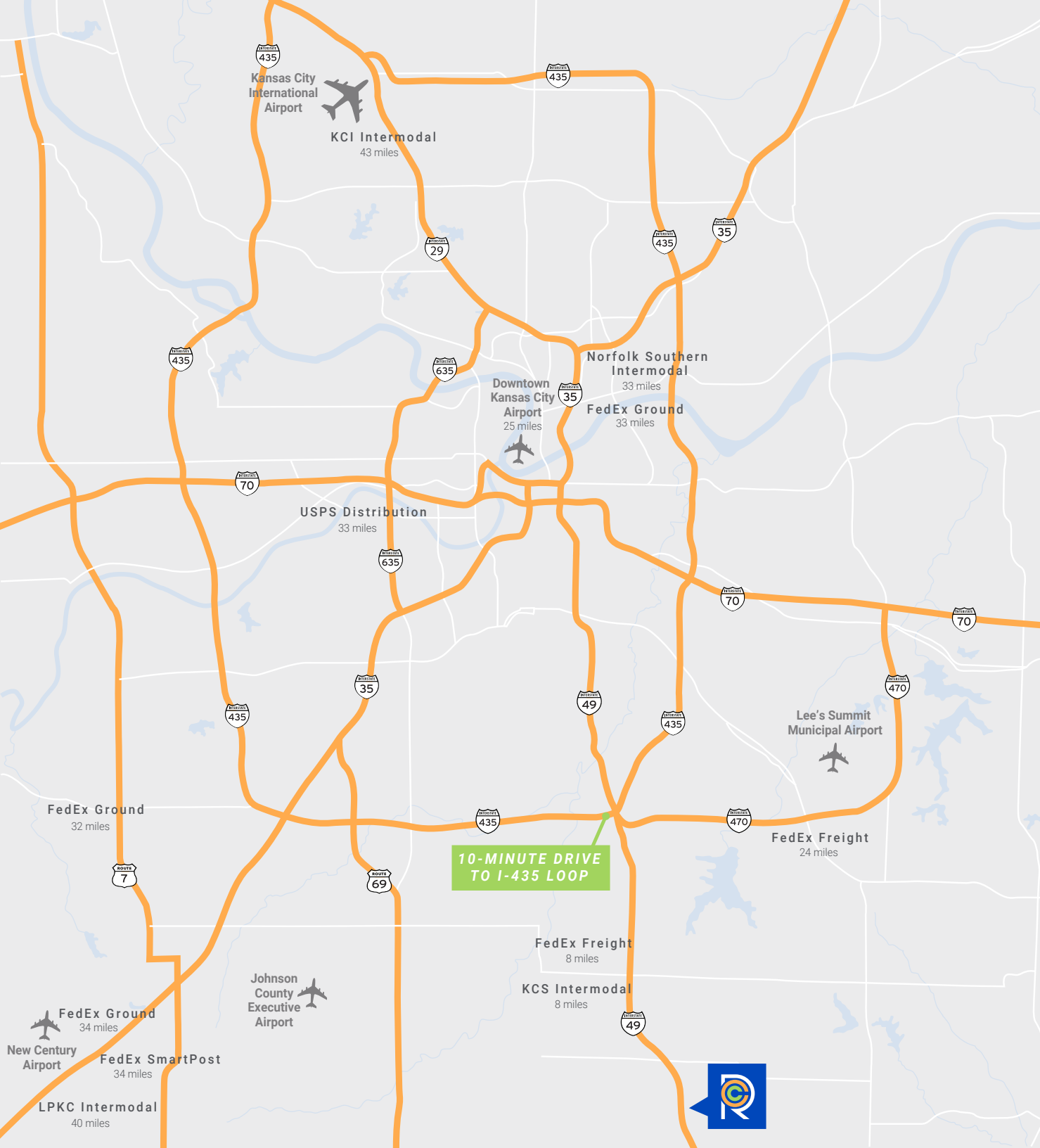
BUILDINGS 4-8: ±217 ACRES (USEABLE)

BUILDING #	BUILDING SIZE (STATUS)	BUILDING #	BUILDING SIZE (STATUS)
4	±577,500 SF (U/C; Available)	7	±315,000 SF (Future)
5	±555,871 SF (U/C; Leased)	8	±315,000 SF (Future)
6	±1,066,400 SF (Future)	9	±22.50 Acres (Future)
Total			±2,829,771 SF



Total Building:	±577,500 SF
Available:	±577,500 SF
Dock-high Loading:	57
Drive-in Loading:	4
Access:	Located 1.25 miles south of the I-49 & North Cass Parkway interchange
Floor Slab:	7"
Structure:	Tilt-up concrete
Clear Height:	40'
Roof:	R-20, 60 mil thermoplastic polyolefin (TPO) roof system
Office:	±1,000 SF speculative office
Lighting:	LED lighting at 30fc
Fire Sprinkler:	ESFR
Electrical Service:	4000A, 480Y/277V, 3-phase service
Column Spacing:	50x56 typical / 60' speedbay
Auto Parking:	380 (Expandable to 610)
Trailer Parking:	118
Truck Court:	130'
Zoning:	PUD (flexible industrial zoning)
Utilities:	Power: Evergy / Gas: Spire / Water: Rural Water #10 / Fiber: AT&T & Spectrum
Insurance:	\$0.33
CAM:	\$0.41
Taxes:	\$0.03
Sustainability:	LEED Certified





Ed Elder

Ed.Elder@Colliers.com
+1 816 556 1135

John Stafford SIOR

John.Stafford@Colliers.com
+1 816 556 1184

Ben Boyd CCIM

Ben.Boyd@Colliers.com
+1 816 556 1161

