



 **RAYMORE**
COMMERCE CENTER

1100 SOUTH DEAN AVENUE, RAYMORE, MO 64083

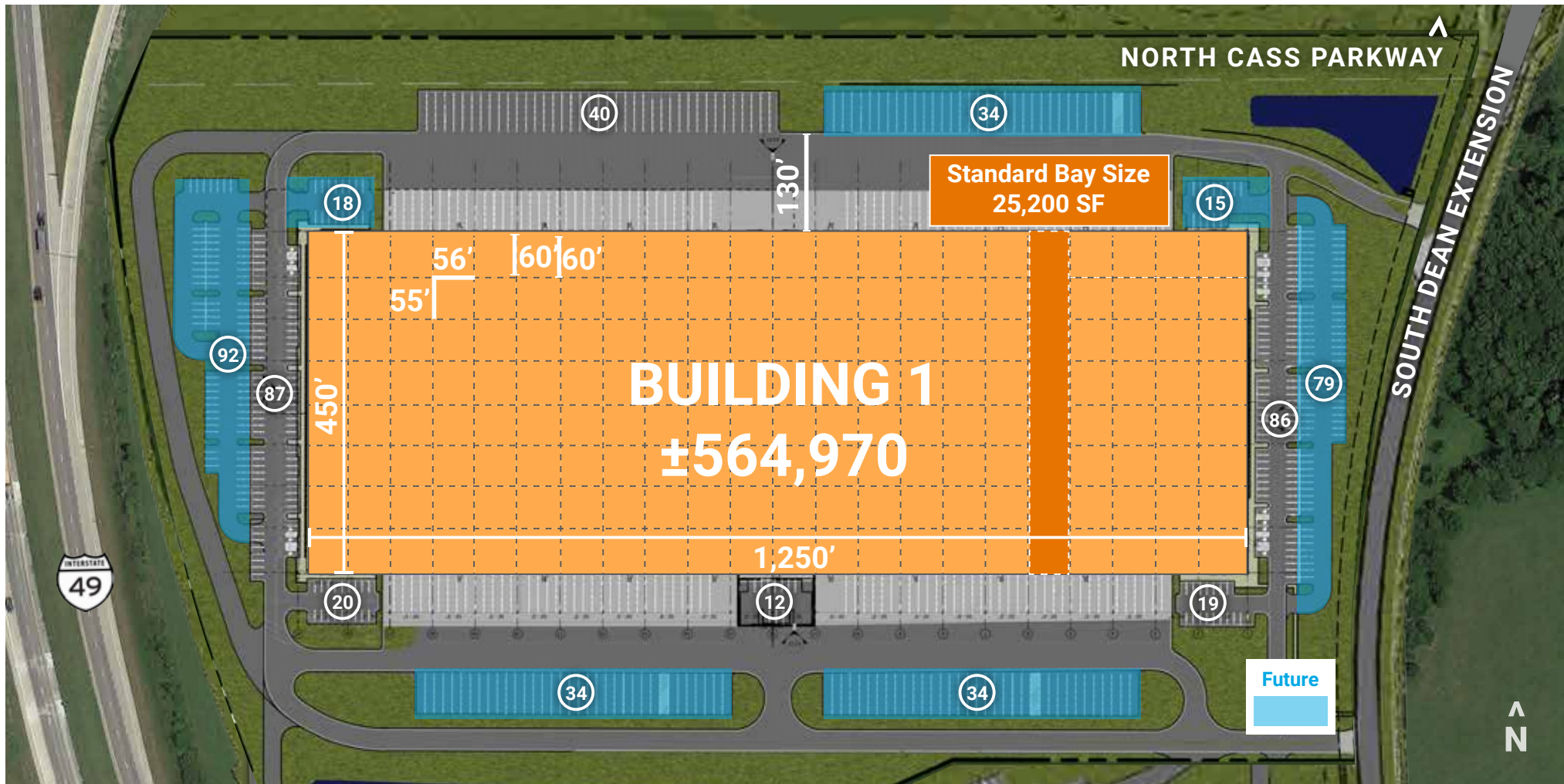
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SITE PLAN

BUILDING #	BUILDING SIZE (SF)	LOT SIZE (ACRES)	STATUS
1	±564,970	40	UNDER CONSTRUCTION
2	±415,000	28	FUTURE DEVELOPMENT
3	±1,040,000	60	FUTURE DEVELOPMENT





Total Building:	±564,970 SF on ±40.21 acres
Available:	±564,970 SF (±100,800 SF minimum divisible)
Loading:	56 dock-high doors (expandable to 116) equipped with 40,000 lb mechanical levelers, bumpers and seals; 4 drive-in doors
Access:	Located 0.49 miles east of the I-49 & North Cass Parkway interchange
Floor Slab:	7" reinforced concrete
Structure:	Concrete tilt-up, insulated sandwich panels
Clear Height:	36'
Roof:	R-20, 45 mil thermoplastic polyolefin (TPO) roof system
Office:	Build-to-suit
Fire Sprinkler:	ESFR
Electrical Service:	3,000 amp, 277/480v, 3-phase base service

Column Spacing:	55' x 56' typical; 60' speed bays
Auto Parking:	224 existing 194 future
Trailer Parking:	40 existing 102 future
Truck Court:	135'
Zoning:	PUD (flexible industrial zoning)
Utilities:	Power: Everyy Gas: Spire Water: Rural Water #10 Fiber: AT&T & Century Link
Base Rental Rate:	\$4.25-\$4.50 PSF
Insurance:	\$0.08 PSF
CAM:	\$0.35 PSF
Taxes:	\$0.03 PSF (20-year fixed pilot for taxes)
Delivery Date:	Q3 2021



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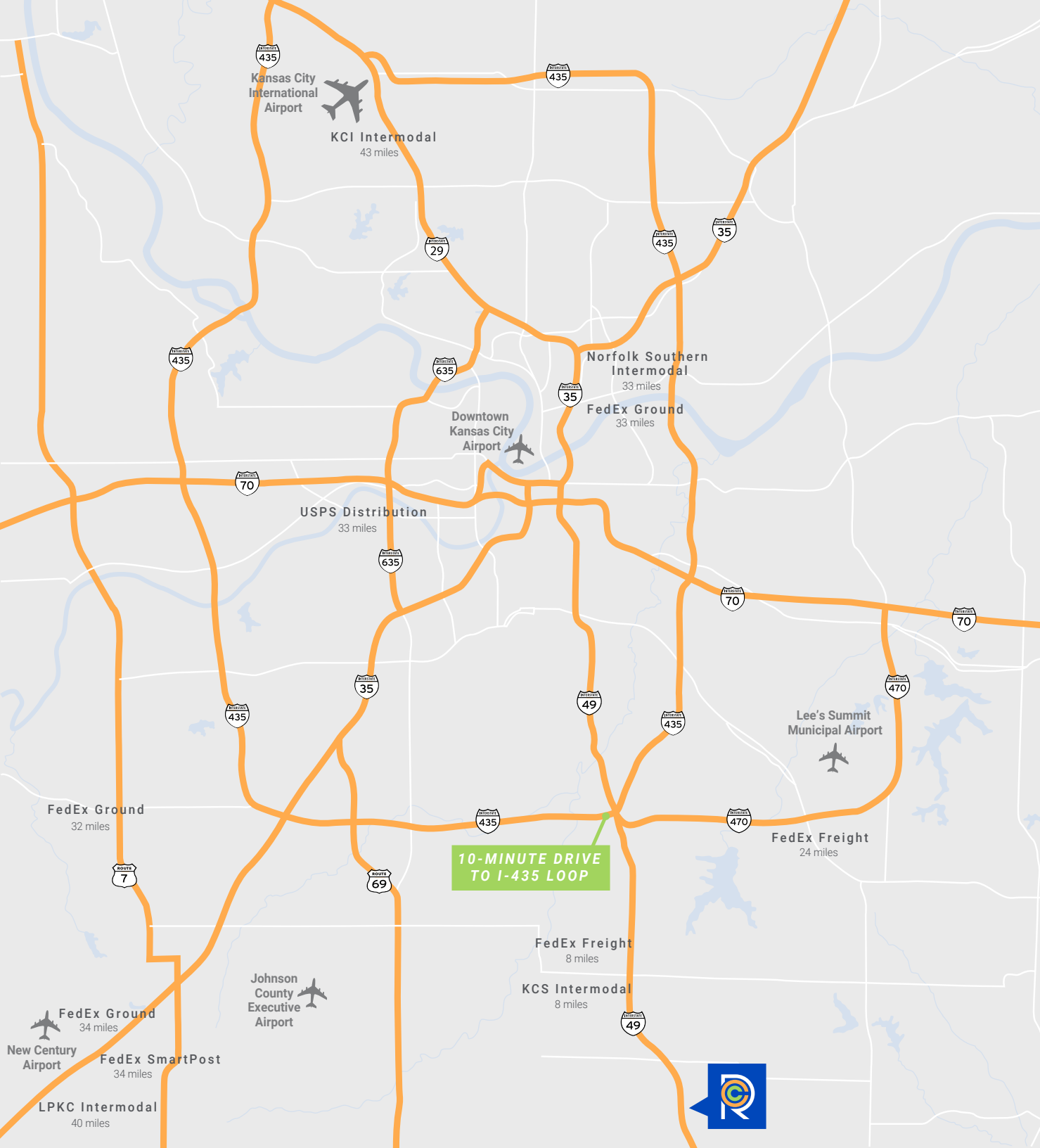
 AGGRESSIVE TAX ABATEMENT IN PLACE

 SUPERIOR LABOR POOL

 EXCEPTIONAL HIGHWAY ACCESS

 NO KCMO EARNINGS TAX

 SUPERIOR BUILDING DESIGN



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