

145,994 SF AVAILABLE | READY FOR OCCUPANCY

BUILDING 2



 **RAYMORE**
COMMERCE CENTER

1200 SOUTH DEAN AVENUE, RAYMORE, MO 64083

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SITE PLAN

BUILDING #	BUILDING SIZE (SF)	LOT SIZE (ACRES)	STATUS
1	±564,970	40	COMPLETE/SOLD
2	±498,599	28	COMPLETE/AVAILABLE
3	±1,024,290	62	COMPLETE/AVAILABLE



COMPLETE/SOLD

COMPLETE/AVAILABLE

COMPLETE/AVAILABLE

1

2

3

I-49 Interchange

South Dean Avenue

North Cass Parkway

49





Total Building:	±498,599 SF on ±27.53 acres	Electrical Service:	600 amp, 277/480v, 3-phase base service
Available:	±145,994 SF	Column Spacing:	50'x56' typical; 60' speed bays
Dock-high Loading:	15 dock-high doors equipped with 40,000 lb mechanical levelers, bumpers and seals; expandable to 26 docks	Auto Parking:	±131
Drive-in Loading	1 drive-in door	Trailer Parking:	±25 future
Access:	Located 0.49 miles east of the I-49 & North Cass Parkway interchange	Truck Court:	130'
Floor Slab:	7" concrete	Zoning:	PUD (flexible industrial zoning)
Structure:	Concrete tilt-up	Utilities:	Power: Evergy Gas: Spire Water: Rural Water #10 Fiber: AT&T & Comcast
Clear Height:	36'	Insurance:	\$0.11 PSF
Roof:	R-20, 45 mil thermoplastic polyolefin (TPO) roof system	CAM:	\$0.30 PSF
Office:	±1,025 SF speculative office in vacancy	Taxes:	\$0.03 PSF (20-year PILOT)
Fire Sprinkler:	ESFR		

MASTER SITE PLAN



RAYMORE COMMERCE CENTER

BUILDING #	BUILDING SIZE
1	±564,970 SF
2	±498,599 SF
3	±1,024,290 SF
Total	±2,087,859 SF

PROPOSED RAYMORE COMMERCE CENTER

BUILDING #	BUILDING SIZE	BUILDING #	BUILDING SIZE
4	±604,000 SF	7	±283,000 SF
5	±775,000 SF	8	±283,000 SF
6	±1,066,000 SF	9	±22 Acres
Total			±3,011,000 SF

RAYMORE COMMERCE CENTER



N-CASS PARKWAY



AGGRESSIVE TAX ABATEMENT IN PLACE



SUPERIOR LABOR POOL



EXCEPTIONAL HIGHWAY ACCESS

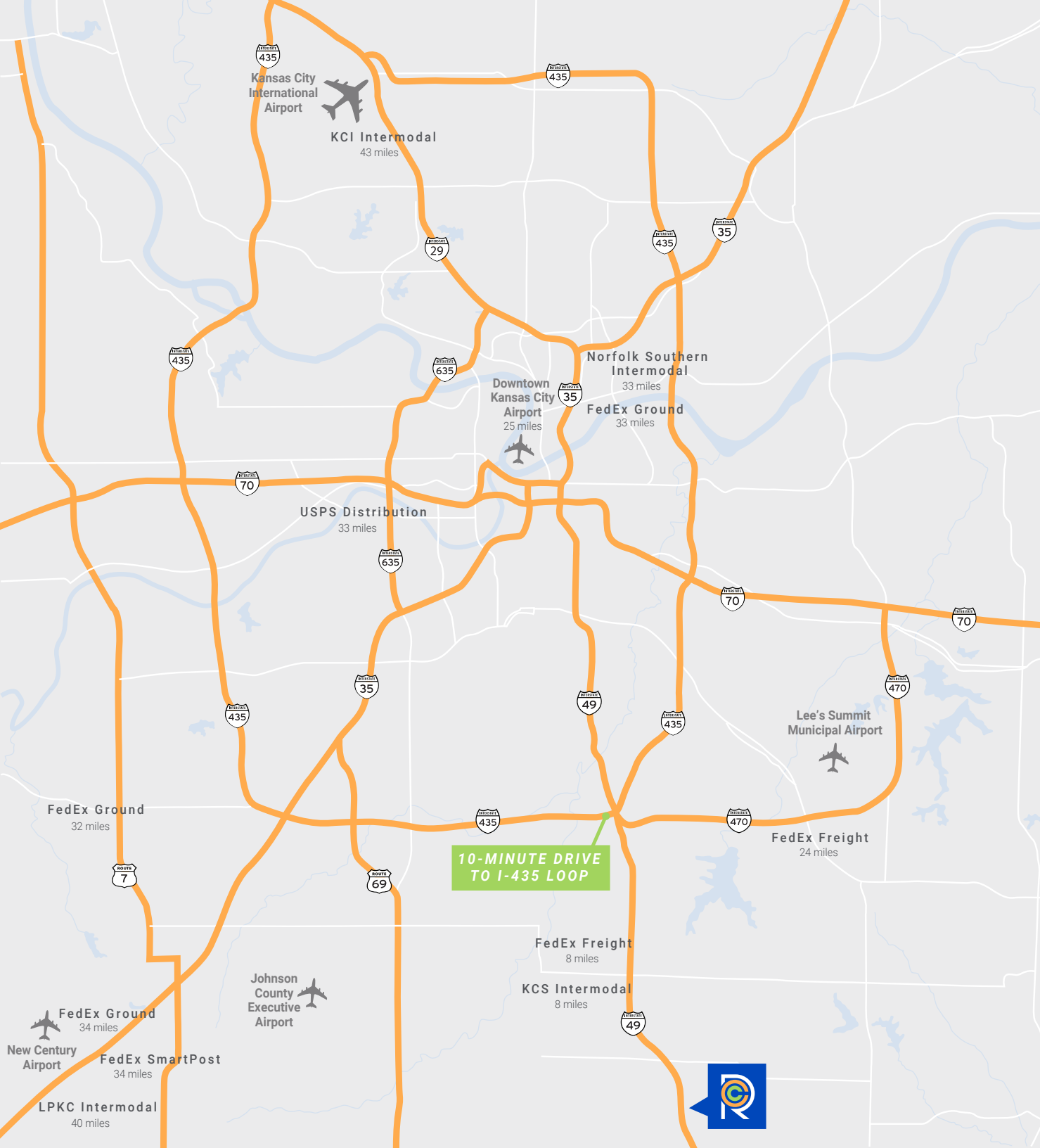


NO KCMO EARNINGS TAX



SUPERIOR BUILDING DESIGN





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