

420,910 SF AVAILABLE | READY FOR OCCUPANCY

BUILDING 3



 **RAYMORE**
COMMERCE CENTER

1300 SOUTH DEAN AVENUE, 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



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





Total Building:	±1,024,290 SF on ±61.8 acres
Available:	±420,910 SF (620' x 679')
Loading:	48 dock-high doors (expandable to 77) equipped with 40,000 lb mechanical levelers, bumpers and seals; 1 drive-in door (expandable to 2)
Access:	Located 0.49 miles east of the I-49 & North Cass Parkway interchange
Floor Slab:	7" floor slab unreinforced
Structure:	Concrete tilt-up
Clear Height:	40'
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:	50' x 56' typical; 60' speed bays
Auto Parking:	±29 existing; ±154 future
Trailer Parking:	±110 existing
South Façade	Added flexibility: ±19 additional dock-high door positions, OR ±48 trailer stalls, OR ±109 auto parking stalls
Truck Court:	130'
Zoning:	PUD (flexible industrial zoning)
Utilities:	Power: Every Gas: Spire Water: Rural Water #10 Fiber: AT&T & Comcast
Insurance:	\$0.11 PSF
CAM:	\$0.25 PSF
Taxes:	\$0.03 PSF (20-year PILOT)
Delivery Date:	Available Now



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



AGGRESSIVE TAX
ABATEMENT IN PLACE



SUPERIOR
LABOR POOL



EXCEPTIONAL
HIGHWAY ACCESS

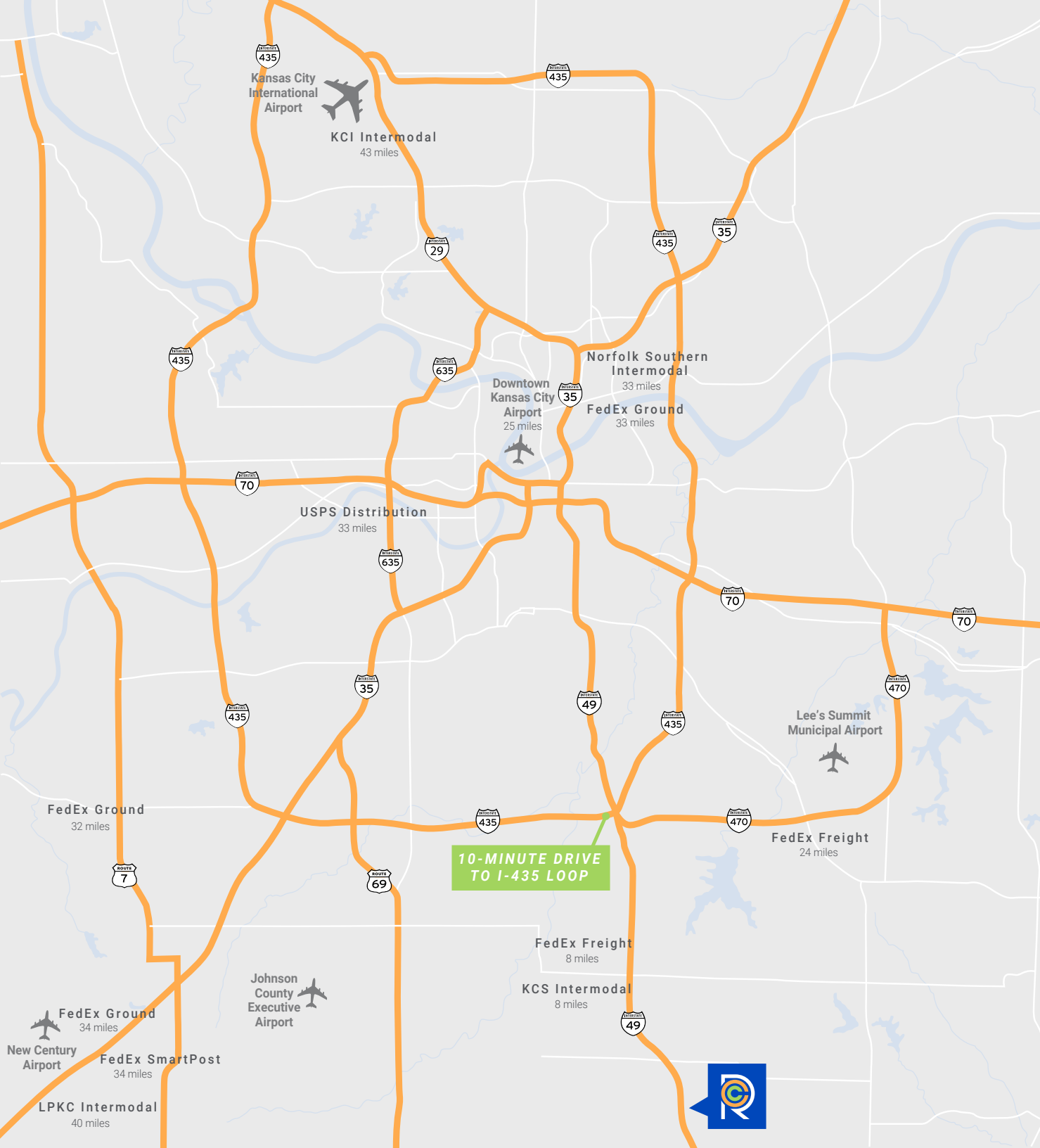


NO KCMO
EARNINGS TAX



SUPERIOR
BUILDING DESIGN





Ed Elder

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