

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





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

# MASTER SITE PLAN



## RAYMORE COMMERCE CENTER

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

## 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
<b>Total</b>			<b>±3,011,000 SF</b>

# RAYMORE COMMERCE CENTER



N-CASS PARKWAY

**AGGRESSIVE TAX ABATEMENT IN PLACE**

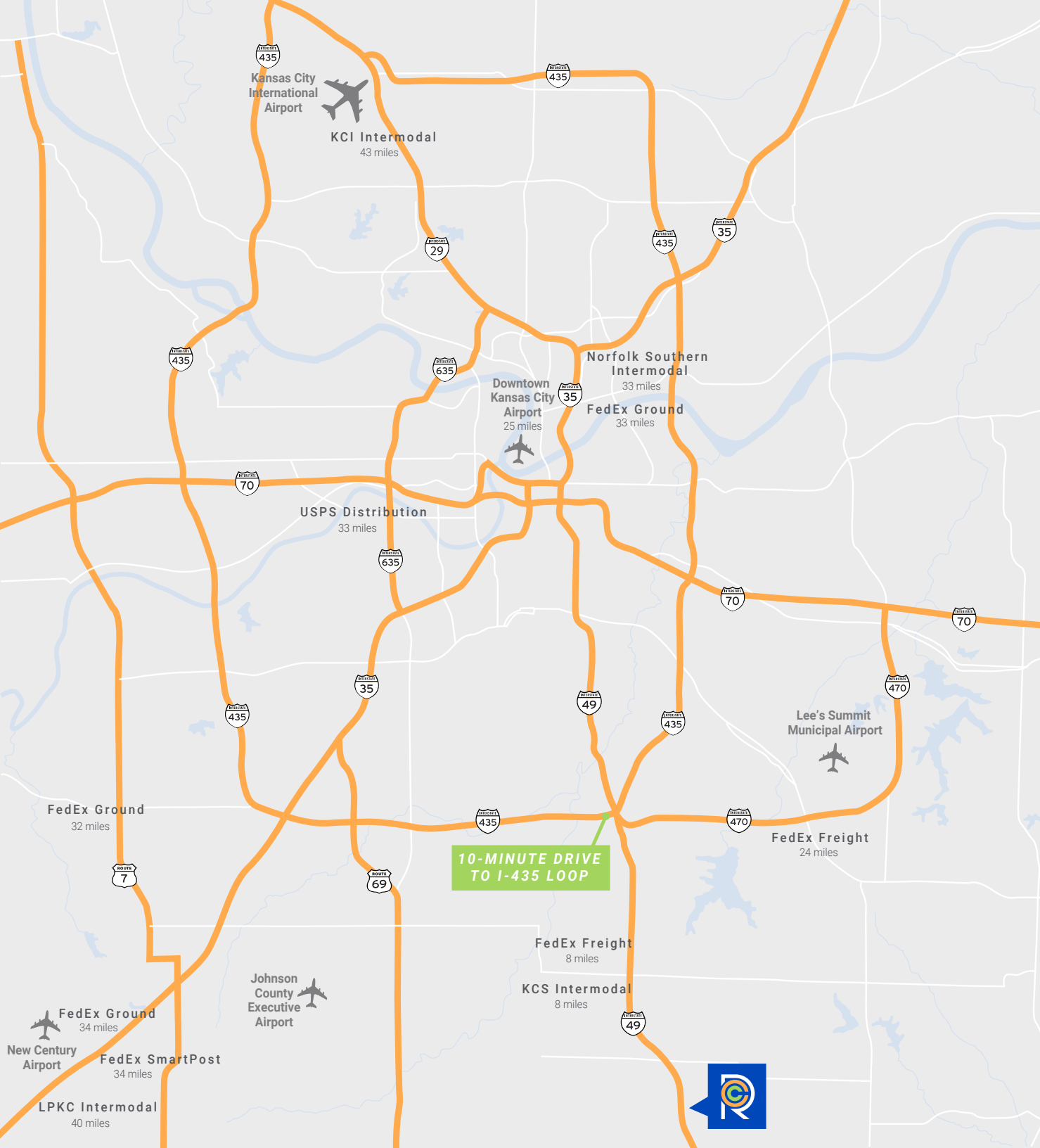
**SUPERIOR LABOR POOL**

**EXCEPTIONAL HIGHWAY ACCESS**

**NO KCMO EARNINGS TAX**

**SUPERIOR BUILDING DESIGN**





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