

# BUILDING 4



LINCOLN BROWN ILLUSTRATION



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**RAYMORE**  
COMMERCE CENTER



LAND FOR SALE  
OR BUILD-TO-SUIT



AGGRESSIVE TAX  
ABATEMENT IN PLACE



SUPERIOR  
LABOR POOL



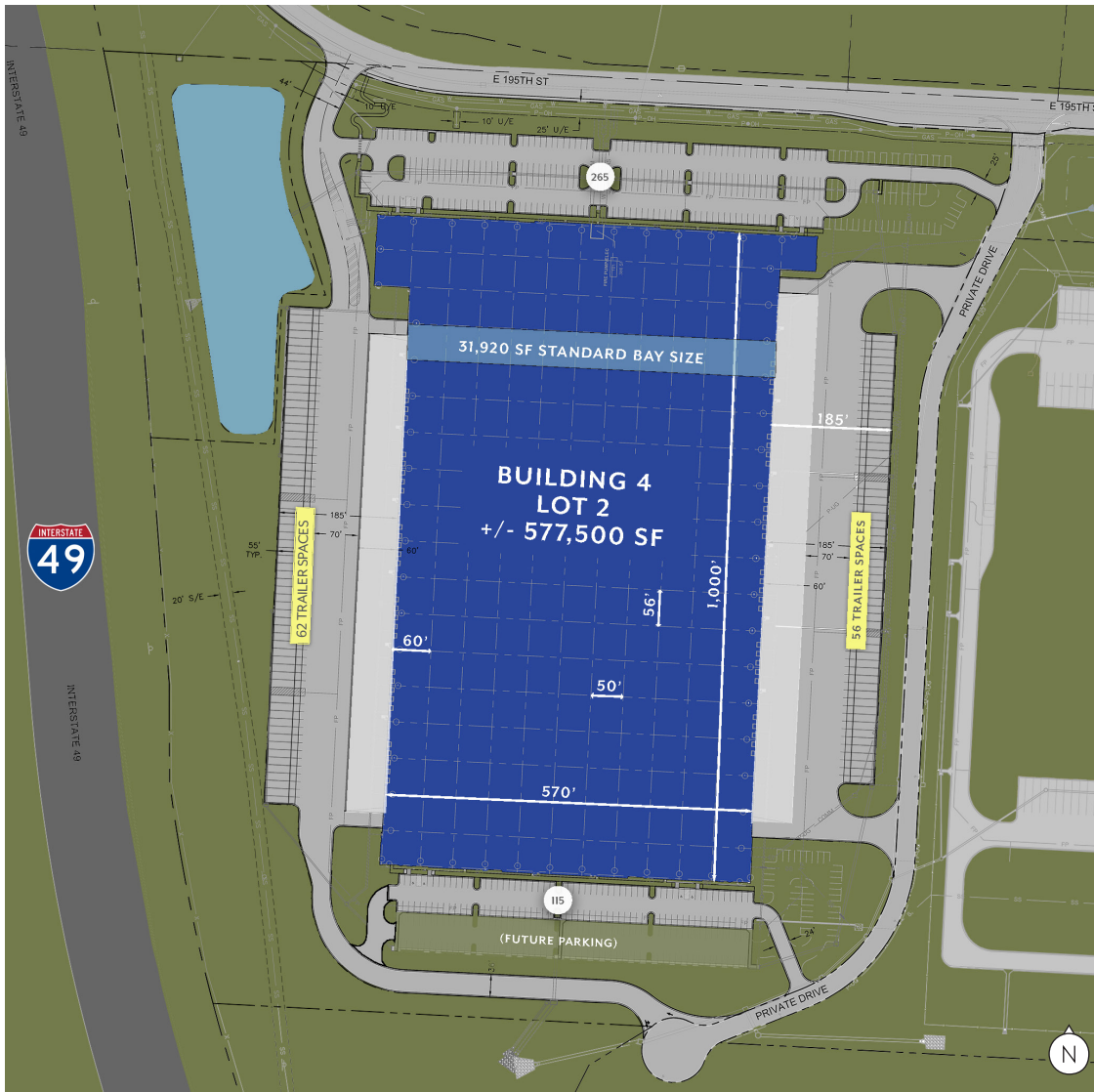
EXCEPTIONAL  
HIGHWAY ACCESS



NO  
EARNINGS TAX



SUPERIOR  
BUILDING DESIGN



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

# MASTER SITE PLAN

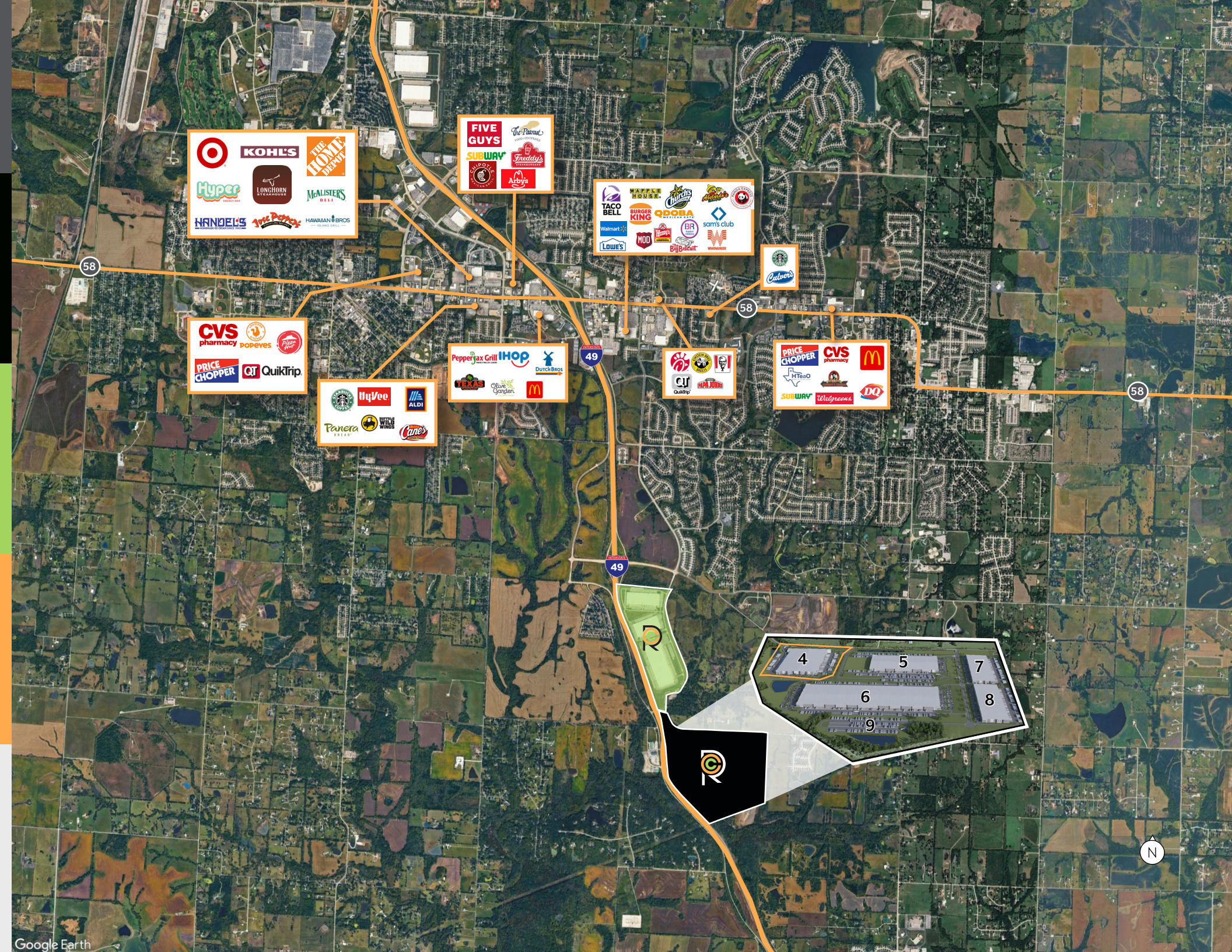


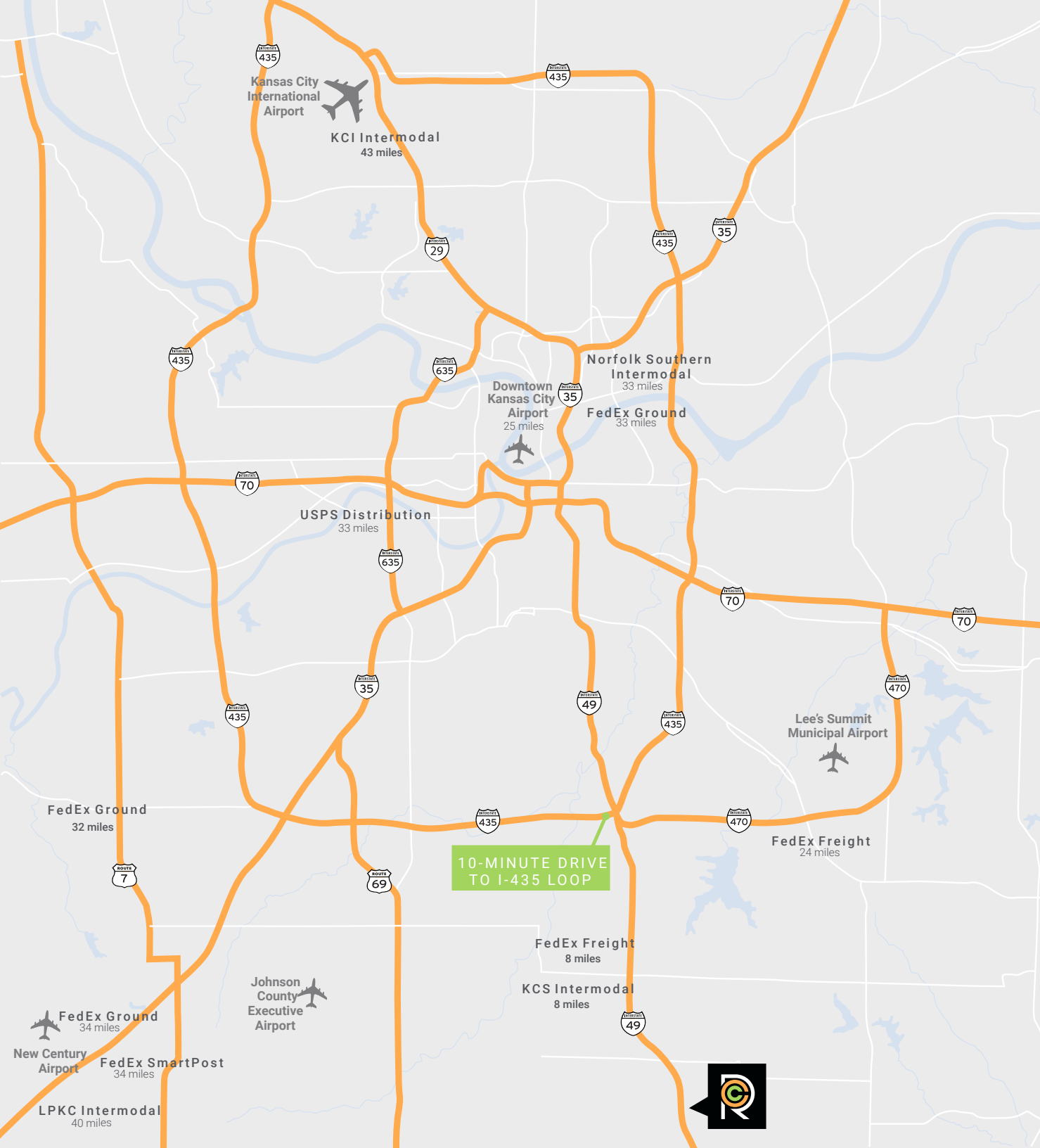
## BUILDINGS 1-3: ±130 ACRES

BUILDING #	BUILDING SIZE (STATUS)
1	±564,970 SF (Completed; Sold)
2	±498,599 SF (Completed; Fully Leased)
3	±1,024,290 SF (Completed; Sold)
<b>Total</b>	<b>±2,087,859 SF</b>

## BUILDINGS 4-8: ±217 ACRES (USEABLE)

BUILDING #	BUILDING SIZE (STATUS)	BUILDING #	BUILDING SIZE (STATUS)
4	±577,500 SF (U/C; Avail 8/2026)	7	±315,000 SF (Future)
5	±555,871 SF (Completed; Leased)	8	±315,000 SF (Future)
6	±1,066,400 SF (Future)	9	±22.50 Acres (Future)
<b>Total</b>			<b>±2,829,771 SF</b>





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A DEVELOPMENT OF

