

## 1100 SOUTH DEAN AVENUE, RAYMORE, MO 64083

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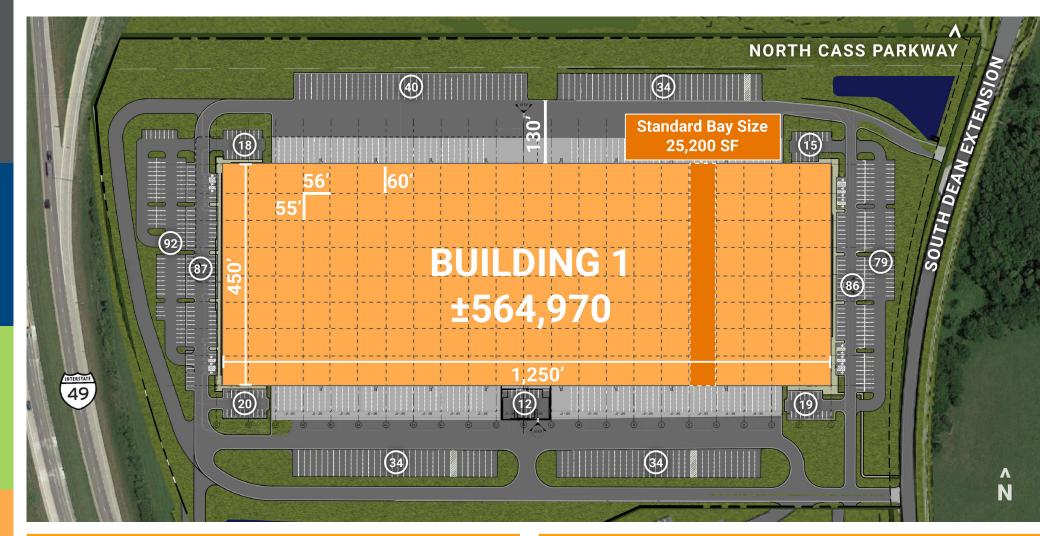
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	BUILDING #	BUILDING SIZE (SF)	LOT SIZE (ACRES)	STATUS
COMMERCE CENTER	1	±564,970	40	UNDER CONSTRUCTION
	2	±415,000	28	FUTURE DEVELOPMENT
SITE PLAN	3	±1,040,000	60	FUTURE DEVELOPMENT





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" concrete, reinforced at all construction and control joints
Structure:	Concrete tilt-up, insulated sandwich panels
Roof:	R-30, 60 mil thermoplastic polyolefin (TPO) roof system, 20-year warranty
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:	212 existing   216 future
Trailer Parking:	40 existing   82 future
Truck Court:	130'
Zoning:	PUD (flexible industrial zoning)
Utilities:	Power: Evergy   Gas: Spire   Water: Rural Water #10   Fiber: AT&T & Century Link
Base Rental Rate:	\$4.25-\$4.50 PSF
Insurance:	\$0.07 PSF
CAM:	\$0.25 PSF
Taxes:	\$0.03 PSF (20-year fixed pilot for taxes)
Delivery Date:	Q3 2021









SUPERIOR LABOR POOL



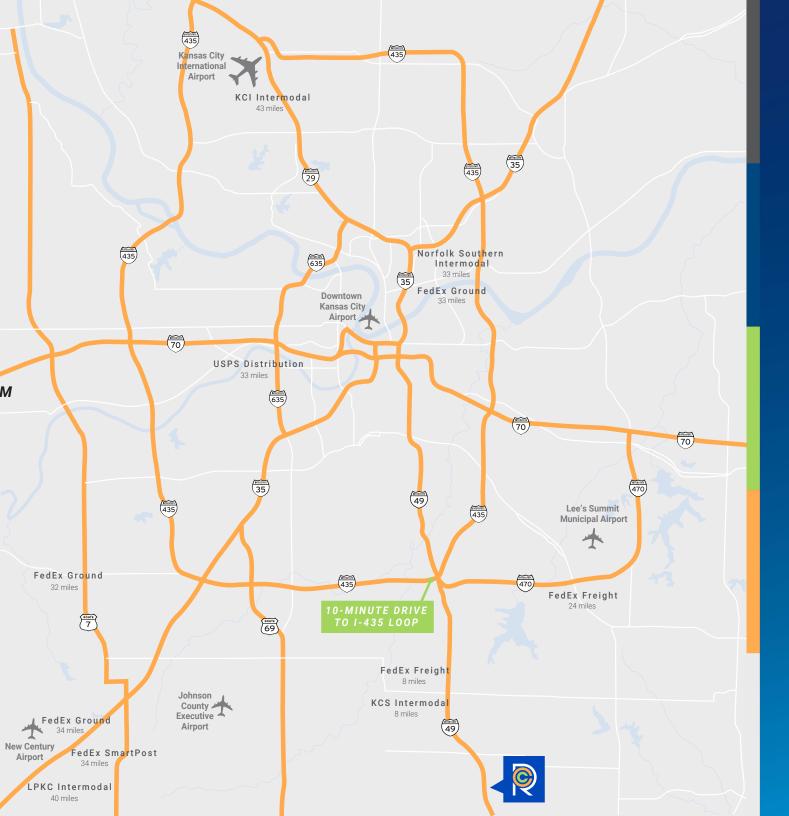
EXCEPTIONAL HIGHWAY ACCESS



NO KCMO EARNINGS TAX



SUPERIOR BUILDING DESIGN





## Ed Elder

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