

I-49 AND E. 195TH STREET, RAYMORE, MO 64083

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LAND FOR SALE OR BUILD-TO-SUIT



AGGRESSIVE TAX
ABATEMENT IN PLACE



SUPERIOR LABOR POOL



EXCEPTIONAL HIGHWAY ACCESS



NO KCMO EARNINGS TAX



SUPERIOR BUILDING DESIGN



MASTER SITE PLAN



BUILDINGS 1-3: ±130 ACRES

Total	±2,087,859 SF
3	±1,024,290 SF (Completed; Leased)
2	±498,599 SF (Completed; 145,994 SF Available)
1	±564,970 SF (Completed; Sold)
BUILDING #	BUILDING SIZE (STATUS)

BUILDINGS 4-8: ±217 ACRES (USEABLE)

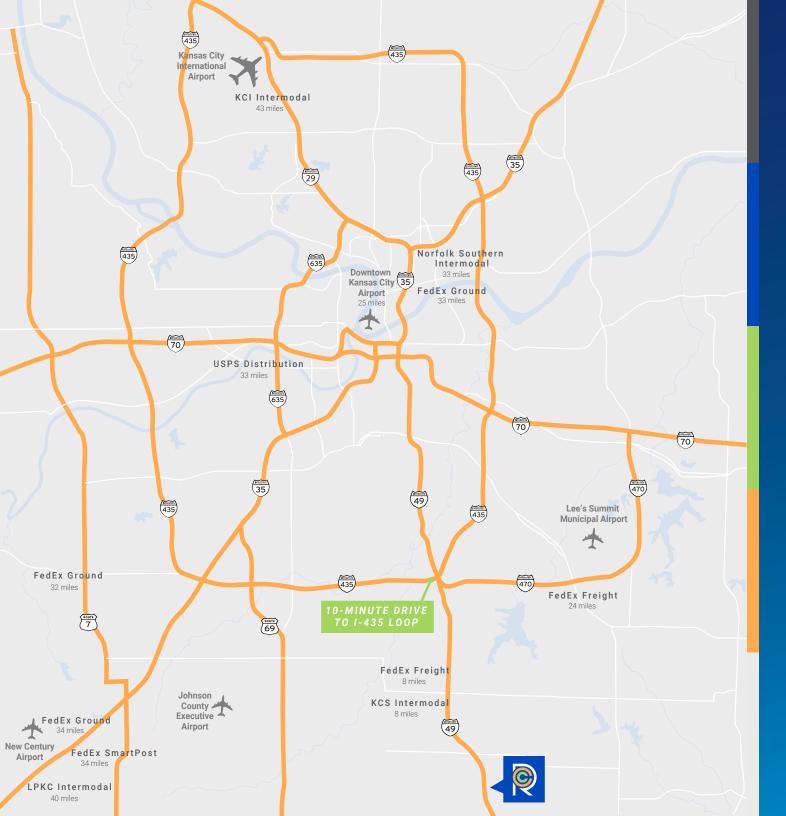
Total			±2,829,771 SF
6	±1,066,400 SF (Future)	9	±22.50 Acres (Future)
5	±555,871 SF (U/C; Leased)	8	±315,000 SF (Future)
4	±577,500 SF (U/C; Available)	7	±315,000 SF (Future)
BUILDING #	BUILDING SIZE (STATUS)	BUILDING #	BUILDING SIZE (STATUS)





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







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