

BUILDING 4



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RAYMORE
COMMERCE CENTER



LAND FOR SALE
OR BUILD-TO-SUIT



AGGRESSIVE TAX
ABATEMENT IN PLACE



SUPERIOR
LABOR POOL



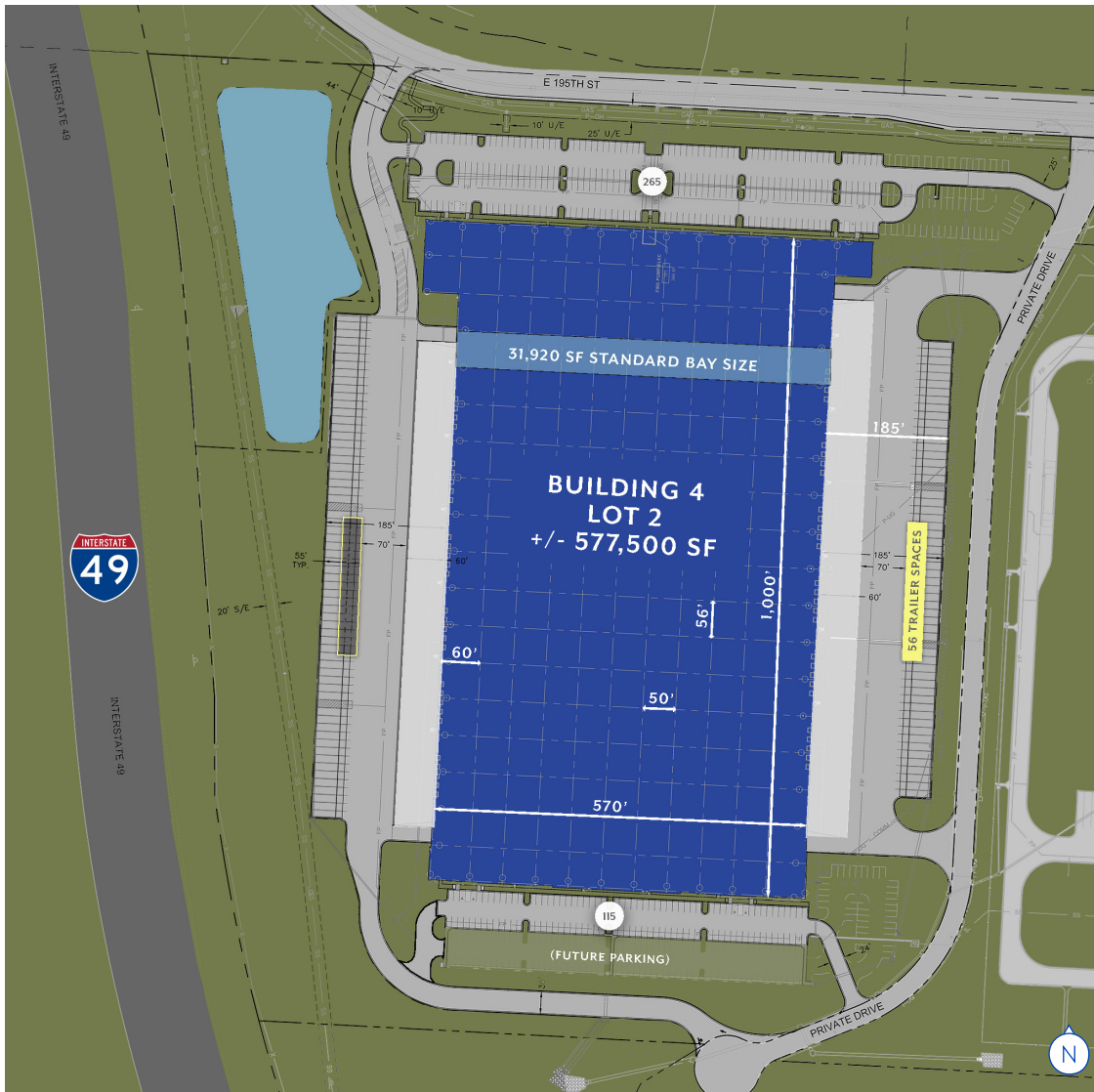
EXCEPTIONAL
HIGHWAY ACCESS



NO KCMO
EARNINGS



SUPERIOR
BUILDING DESIGN



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 609)
Trailer Parking:	118
Truck Court:	130'
Zoning:	PUD (flexible industrial zoning)
Utilities:	Power: Eergy / Gas: Spire / Water: Rural Water #10 / Fiber: AT&T & Spectrum
Taxes	20 Year Tax Abatement - \$0.03 SF Yrs 1-5

MASTER SITE PLAN

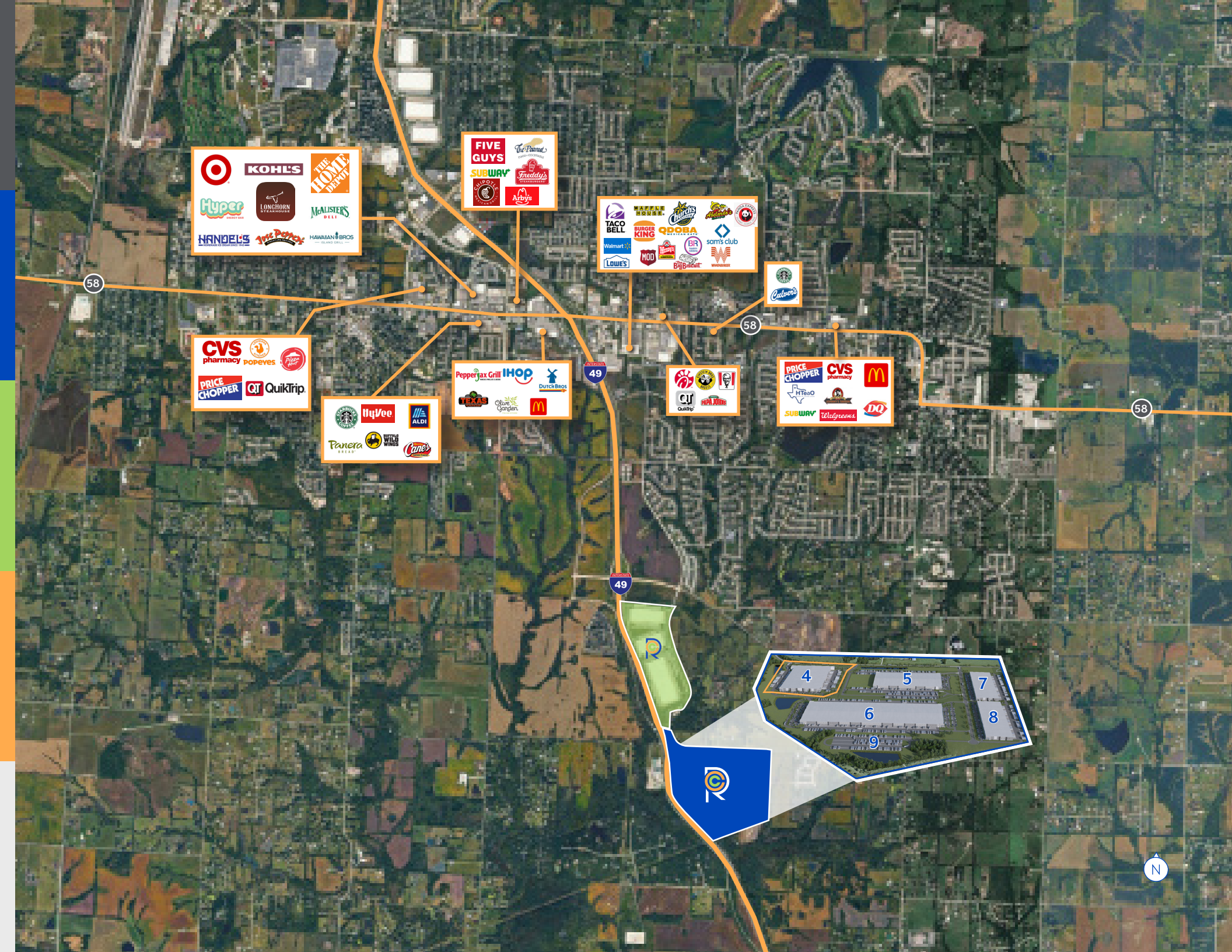


BUILDINGS 1-3: ±130 ACRES

BUILDING #	BUILDING SIZE (STATUS / TENANT)
1	±564,970 SF (Sold; Southern Glazers)
2	±498,599 SF (Leased; Harmar, A4)
3	±1,024,290 SF (Leased; Nuuly)
Total	±2,087,859 SF

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 (Leased; Church & Dwight)	8	±315,000 SF (Future)
6	±1,066,400 SF (Future)	9	±22.50 Acres (Future)
Total			±2,829,771 SF



Target
Kohl's
The Home Depot
Hyper
Longhorn
McAlister's Deli
Hawaiian Bros
The Pottery Barn
Hawaiian Bros

Five Guys
The Panini Company
Subway
Freddy's
Quiznos
Arby's

Taco Bell
Waffle House
Chick-fil-A
Burger King
Qdoba
MOD
Wendy's
BIR
Big Bait
sams club
Walmart
Lowes

Starbucks
Costco

CVS pharmacy
Dopevics
Price Chopper
CT
QuikTrip

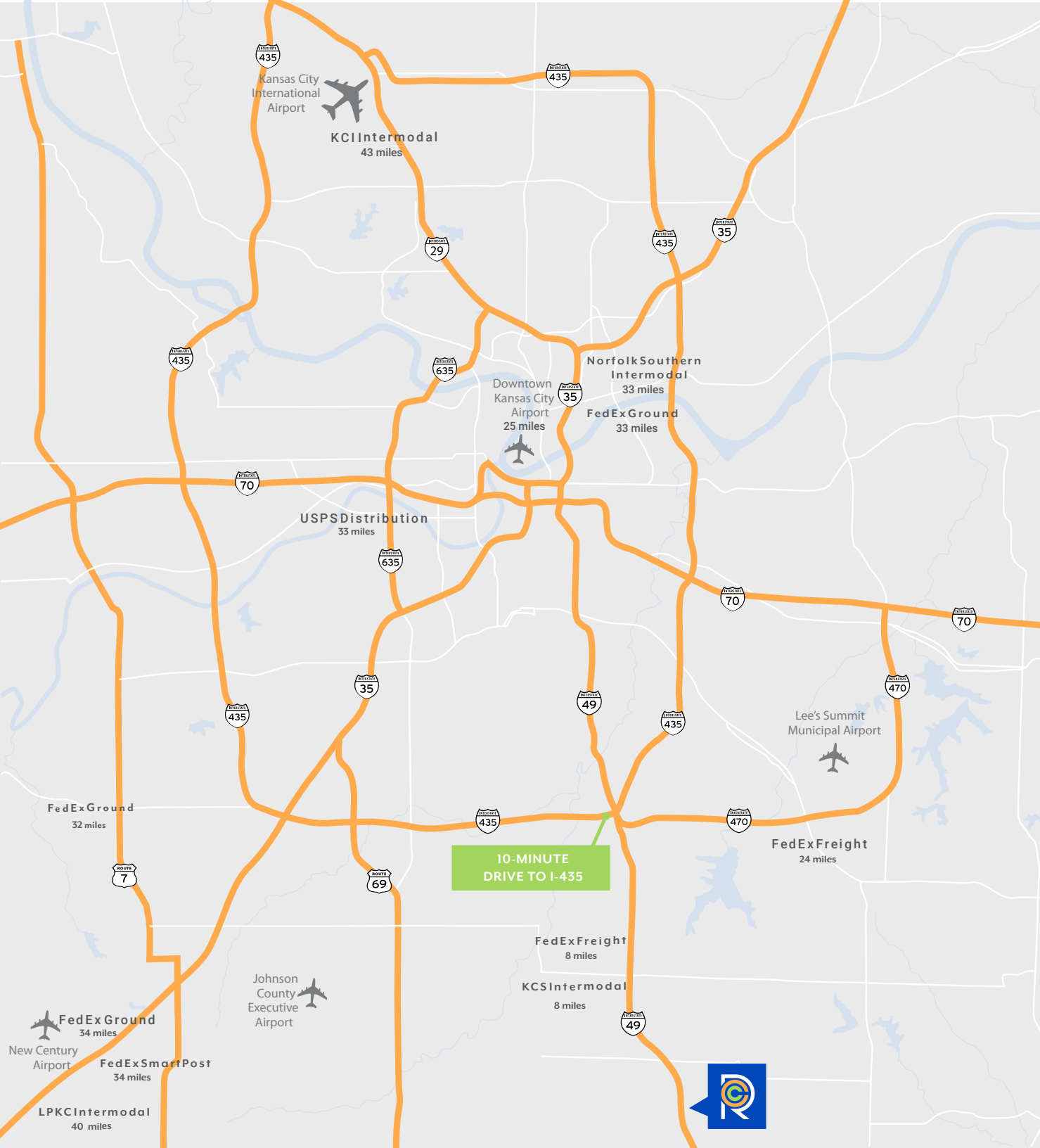
Starbucks
HyVee
Aldi
Panera Bread
Cane's

Pepperjax Grill
IHOP
Dutch Bros
McDonald's
Olive Garden

Chick-fil-A
CJ Quality
Papa John's

Price Chopper
CVS pharmacy
McDonald's
Subway
Whitman's
DQ





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