

BUILDING 4



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**RAYMORE**  
COMMERCE CENTER



LAND FOR SALE  
OR BUILD-TO-SUIT



AGGRESSIVE TAX  
ABATEMENT IN PLACE



SUPERIOR  
LABOR POOL



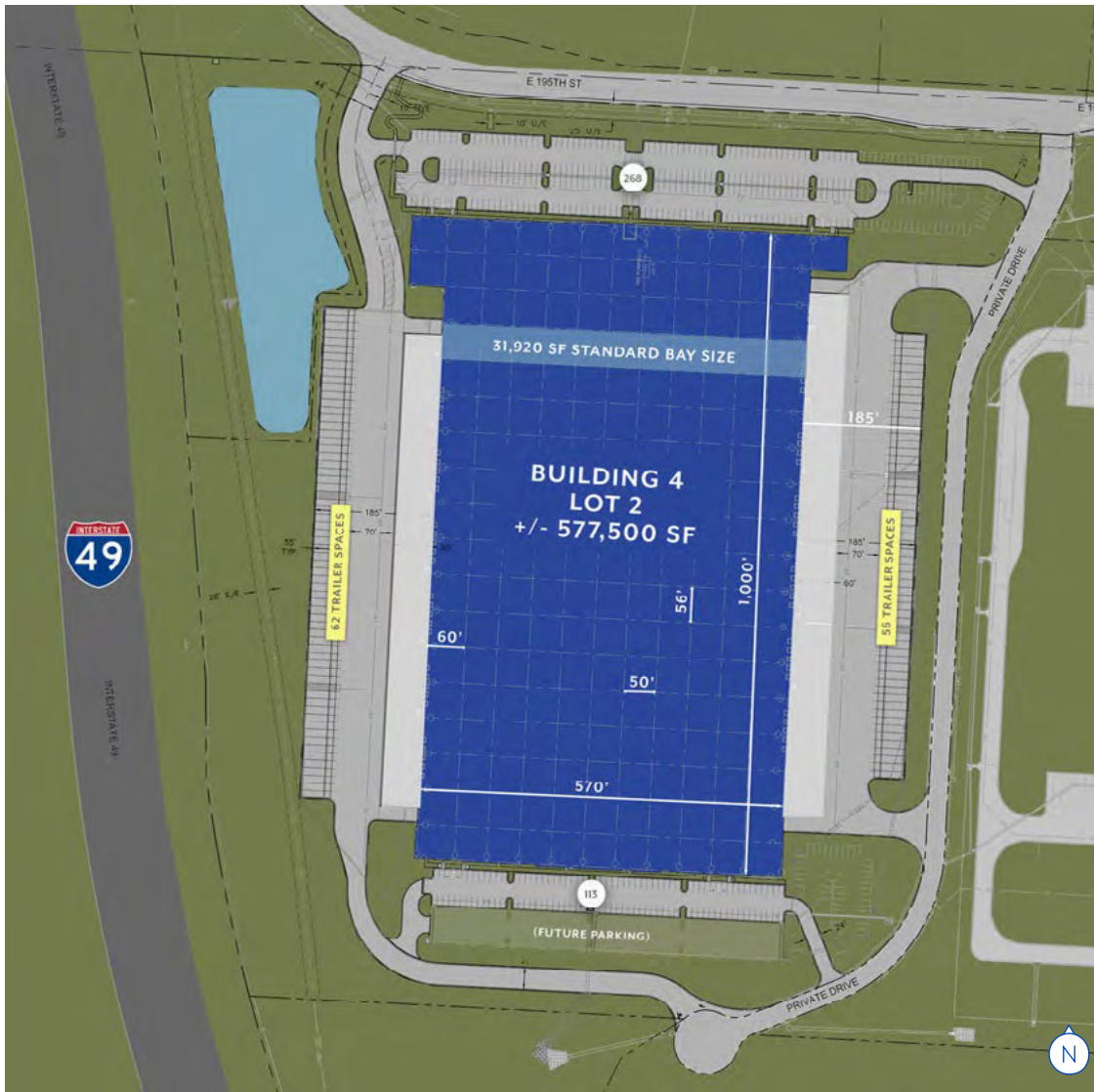
EXCEPTIONAL  
HIGHWAY ACCESS



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 610)
Trailer Parking:	118
Truck Court:	130'
Zoning:	PUD (flexible industrial zoning)
Utilities:	Power: Every / Gas: Spire / Water: Rural Water #10 / Fiber: AT&T & Spectrum
Taxes	20 Year Tax Abatement - \$0.03 SF Yrs 1-5

MASTER SITE PLAN

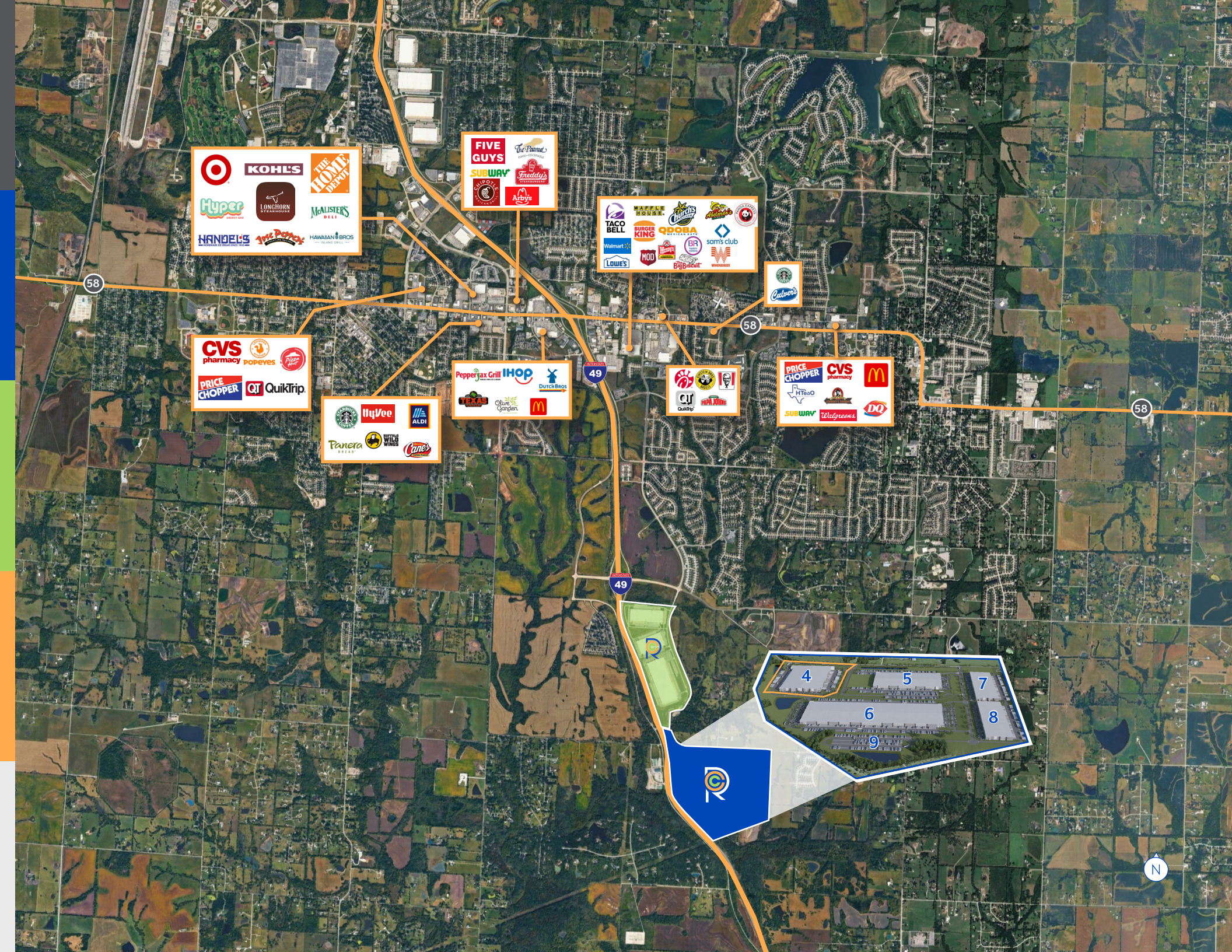


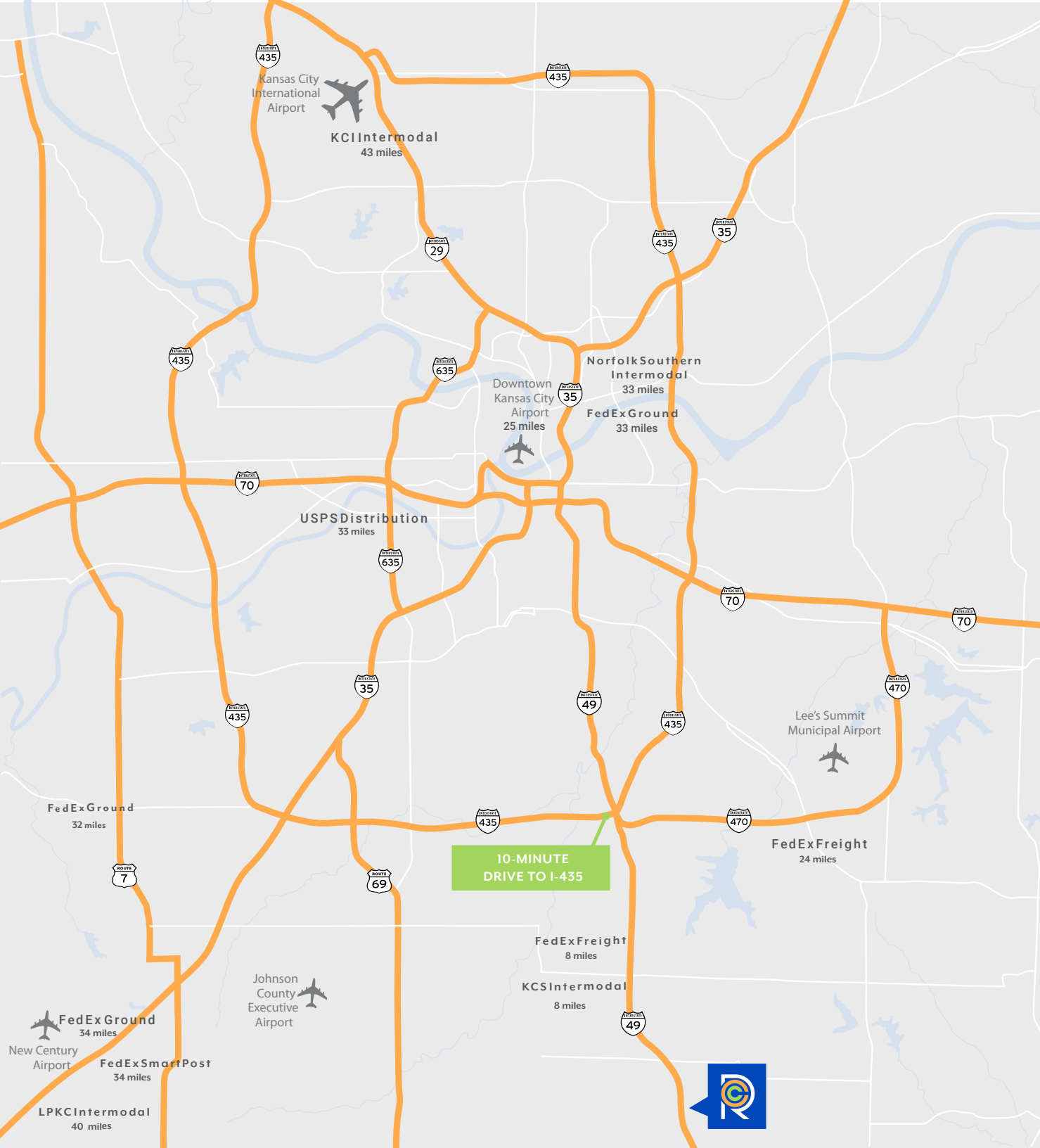
**BUILDINGS 1-3: ±130 ACRES**

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)
<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 (Leased; Church & Dwight)	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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