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|---------------------|--|
| Building Type: | Flex Tech, Industrial, Warehouse & Distribution |
| Available SF: | 564,970 |
| Total SF: | 564,970 |
| Ceiling Peak: | 36' Ft. |
| Expandable: | Yes |
| Zoning: | Planned Business Park |
| Site Size: | 40.21 Acres |
| Year Built: | 2021 |
| Specialty Features: | Fiber,Spec Building |
| Can Subdivide: | Yes |
| Within City Limits: | Yes |
| Construction Type: | Concrete Tilt-up |
| Sale Price Note: | Negotiable |
| Lease Terms: | Triple Net |
| Lease Rate Note: | Negotiable |
| Last Updated: | Nov 6, 2024 |

Economic Development Contact

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Realtor/Owner Contact

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Property and Area Description


Class A state-of-the-art facility. 20-year tax abatement. Ability to drive to 80% of the US within 3 days. Directly adjacent to I-49 Corridor

Population

| | | | |
|---|-----------------------------|-----------------------------|-----------------------------|
|  | 1,143,448 20 Mile Radius | 1,799,933 30 Mile Radius | 2,125,547 40 Mile Radius |
|---|-----------------------------|-----------------------------|-----------------------------|

Source: ESRI®, 2024

Households

| | | | |
|---|---------------------------|---------------------------|---------------------------|
|  | 474,909 20 Mile Radius | 731,495 30 Mile Radius | 855,345 40 Mile Radius |
|---|---------------------------|---------------------------|---------------------------|

Source: ESRI®, 2024

Transportation

Rail Served: Unknown
Rail Served By: Unknown
Rail Accessible: Unknown
Rail Infrastructure in Place: Unknown

Utilities

Natural Gas: Spire Energy
Water: PWSD #10
Sewer: City of Raymore, MO
Telecommunications: AT&T, Comcast