




For Sublease

1700 Commerce Dr., Suite B, Raymore, MO
Up to ±276,450 SF Industrial Building Available (divisible)

 **JLL** SEE A BRIGHTER WAY

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Site Specifications

1700 Commerce Dr, Suite B

Building SF	± 276,450 SF (Divisible)
Office SF	±1,500 SF Warehouse Office
Building Dimensions	570' w x 455' d
Clear Height	40'
Column Spacing	56' wide x 50' deep (typical), 60' deep in speed bays
Loading	One (1) fully equipped dock-high loading door per 8,000 sf of space and two (2) drive-in doors
Dock Equipment	35,000 lb mechanical pit leveler, dock seal, dock light and Z guards
Loading Area	Fully secured with excess trailer storage
Sprinkler	ESFR
Facility	Food Grade Facility
Lease Rate	To be quoted
Sublease Term	Negotiable



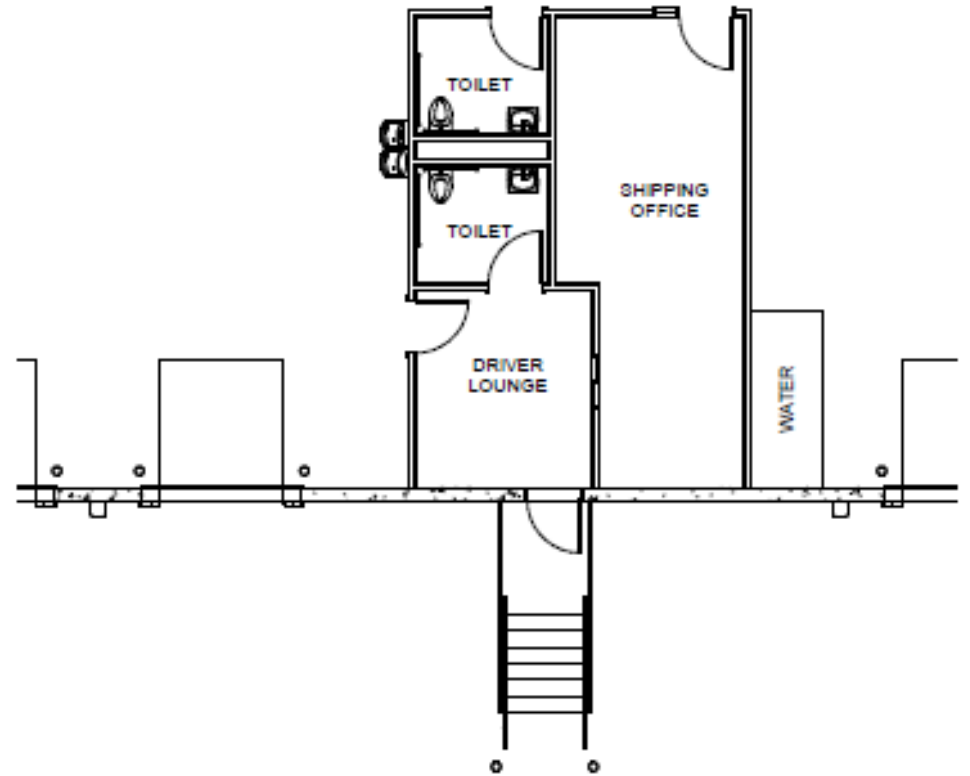
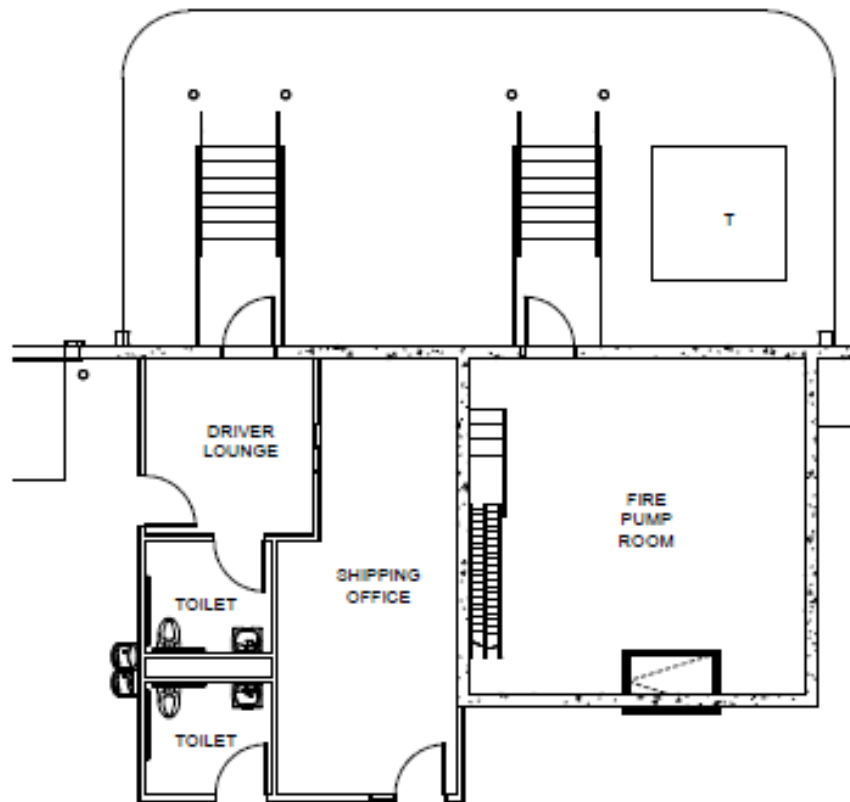
Interior Photos



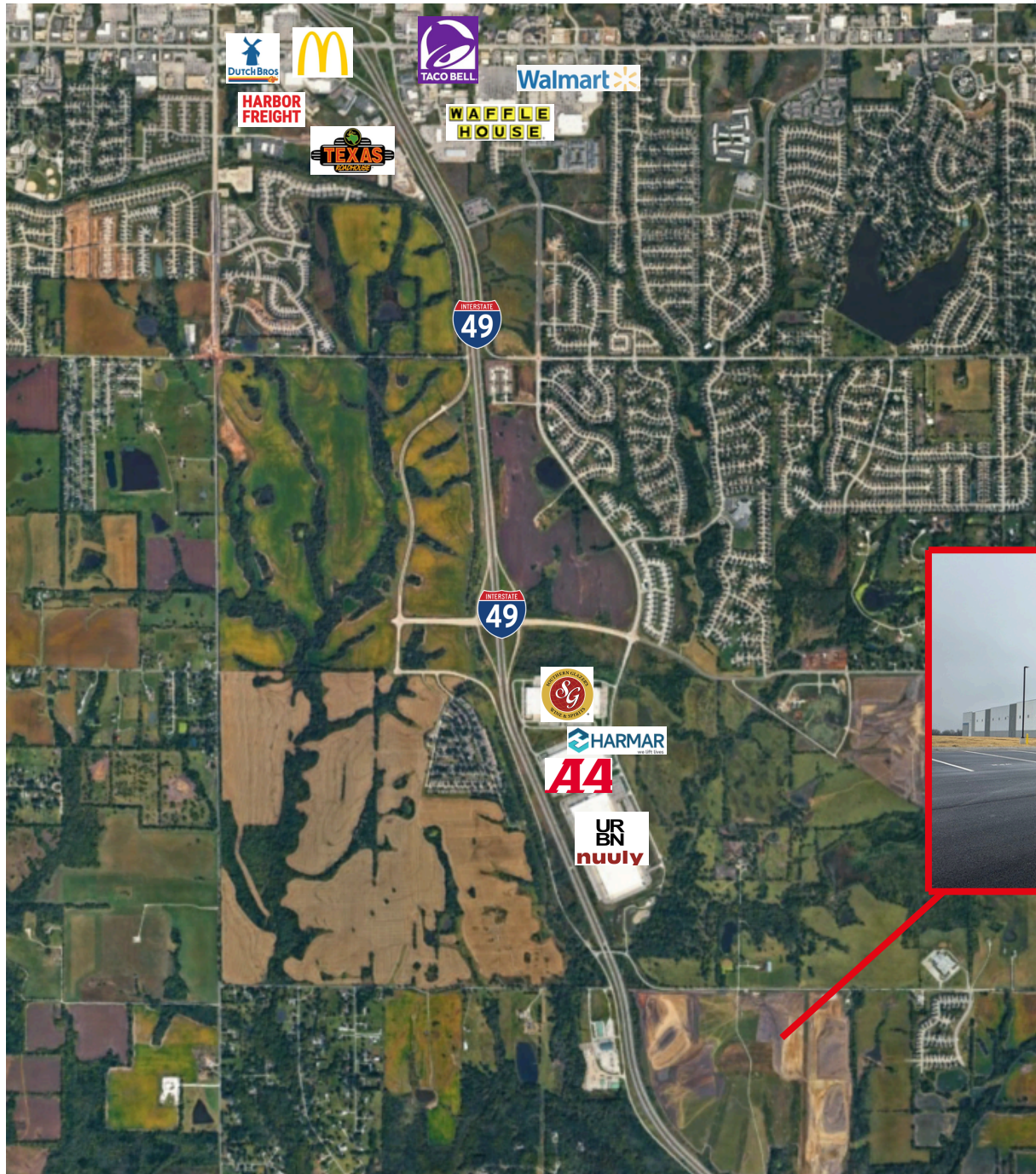
Building Plan



Warehouse Office Floor Plan



Site Aerial



Less than 0.5 miles to I-49 interchange



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