

## LANGAN &HADJIS

For Sale Industrial Zoned Lot 1.38 Acres \$180,000



## **PROPERTY FEATURES**

 Prime Location: The lot is strategically situated in the west Davenport industrial area, offering easy access to major transportation routes such as I-80 and US-61

Davenport, Iowa 52806

- Proximity to Key Establishments: The lot is located in close proximity to the new \$250M Amazon Fulfillment Center, Blain's Farm & Fleet, Flying J Travel Center, and Davenport Municipal Airport. This proximity provides significant business opportunities and potential partnerships
- Industrial Development Potential: The lot is ideal for industrial development, with ample space to accommodate various industrial projects such as manufacturing facilities, distribution centers, and logistics hubs
- Access to Major Highways: With easy access to I-80, an east-west transcontinental freeway, and US-61, a major US highway, the lot offers excellent connectivity and accessibility to both local and national markets

**DETAILS** 

PARCEL NUMBER: W0403B06

LOT SIZE: 1.38 ACRES (59,888 SF)

TAXES \$1,152 (2022)

ZONING: I-1

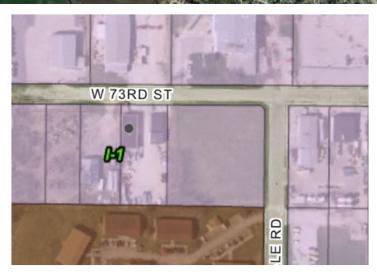
PRICE PER SF: \$3.00

- Opportunity for Growth: Being part of the west Davenport industrial area, the lot presents an environment conducive to growth and expansion, with a thriving business community and a supportive infrastructure
- Utilities: This expansive lot has sewer and phone/internet on-site, with water and electric across the street.

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The I-1 Industrial Zoning is intended to provide for a variety of light manufacturing, fabricating, processing, distributing, and warehousing uses.



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