



0 W. 73rd Street
Davenport, Iowa 52806

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
- **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.



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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