



## Property Highlights

- ±14,007 SF Industrial/Flex Building
- Flexible Combination of Office, Warehouse, Manufacturing, Fabrication & Storage Space
- ±2,842 SF Updated Office Space (First & Second Floors)
- ±4,764 SF High-Bay Warehouse with Approximately 25'-26' Clear Height
- ±3,188 SF Warehouse/Shop Area
- ±3,213 SF Warehouse/Storage Area
- Three-Phase Electrical Service
- One Truck-Level Loading Dock
- Four Restrooms
- Fenced & Gated Outdoor Storage and Parking Area
- Ownership has completed extensive capital improvements
- Ideal for Manufacturing, Fabrication, Assembly, Distribution, Warehouse & Contractor Users
- Excellent Access to Interstate 280, Interstate 74, Interstate 80, U.S. Highway 67 & Major Quad Cities Transportation Corridors

# Industrial/ Flex Facility

101 10<sup>th</sup> St., Rock Island, IL

**FOR LEASE**

**\$5.95** PSF NNN

**BUILDING SIZE**

**14,007 SF**

## Details

Operating Expenses	\$1.56 PSF (estimated)
Lot Size	0.45 Acres
Zoning	I-1
Year Built	1966
Power	3 Phase Electrical Service
Loading	1 Truck-Level Dock

**5 MILE  
POPULATION  
OF 156,641**

Mississippi River



**CENTENNIAL EXPY-10,100 VPD**



**11th ST-3,700 VPD**

**15th STREET-14,400 VPD**

Rock Island County

Fire Dept.

Police Dept.



**SHAWN LANGAN**  
Vice President/Director  
o: 563-823-5113  
c: 563-343-6597  
e: slangan@ruhlcommercial.com



**PETE HADJIS**  
Sales Manager/Vice President  
o: 563-355-4000  
c: 319-640-0527  
e: phadjis@ruhlcommercial.com



**CARRIE LAMB**  
Commercial Sales Associate  
o: 563-823-5133  
c: 815-716-0264  
e: clamb@ruhlcommercial.com



