

110



110-120 34th Street
Moline, Illinois 61265

Property Features:

Building 110 34th Street (Mixed-Use 9,648 SF)

- Unit 1 is tenant occupied with approximately 3,000 SF of warehouse space
- Unit 2 (vacant) has approximately 6,578 SF of warehouse space with approximately 70+ SF of front office space and 2 restrooms
- Unit 2 warehouse space features (3) 14x12 foot overhead doors, 16-foot ceilings w/13-foot clear height, three-phase electric and floor drain
- Fenced in and gated lot is approximately 30,016 SF

Building 120 34th Street (Mixed-Use 13,608 SF)

- Currently single tenant property has approx. 12,908 SF of warehouse and 700 SF of office space with 2 restrooms
- Warehouse features 6 large overhead doors and (6) 6X10 dock doors

Both Buildings:

- Located off highly traveled River Drive with easy access to I-74 connecting the Quad Cities region
- Has large retaining wall around the lot and elevated from street level, Located in flood plain



120

DETAILS:

PARCEL NUMBERS: 08-34-101-001
08-34-101-002

ZONING: I-2

AVAILABLE SF: 110 34TH STREET (MIXED USE 9,648 SF)
120 34TH STREET (MIXED USE 13,608 SF)

TAXES \$12,006.32 (2022)

SIGNAGE: BUILDING & PYLON

LOCATION: RIVER DRIVE W/EASY ACCESS TO I-74
CONNECTING QUAD CITIES REGION

PARKING: PRIVATE LOTS-110 FENCED IN, GATED

BEST USE: MIXED-USE INVESTMENT OPPORTUNITY

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

UPDATED: 8/01/22

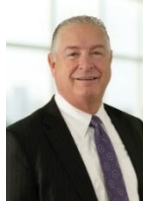


River Drive—2,300 VPD

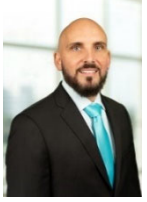
5 MILE POPULATION OF 172,424



5th Avenue—14,000 VPD



SHAWN LANGAN
Vice President/Director
DIRECT: 563.823.5113
CALL OR TEXT: 563.343.6597
EMAIL: slangan@ruhlcommercial.com



PETE HADJIS
Vice President
OFFICE: 563.355.4000
CALL OR TEXT: 319.640.0527
EMAIL: phadjis@ruhlcommercial.com

110



110



120



120



120



SHAWN LANGAN

Vice President/Director

DIRECT: 563.823.5113

CALL OR TEXT: 563.343.6597

EMAIL: slangan@ruhlcommercial.com



PETE HADJIS

Vice President

OFFICE: 563.355.4000

CALL OR TEXT: 319.640.0527

EMAIL: phadjis@ruhlcommercial.com