



## Property Highlights

- Industrial/Mixed Use District zoning allows for many possible uses
- 3 Parcels totaling 1.57 acres with ±100 parking stalls
- One 12' OH door and receiving area
- Walk-in coolers and freezer
- Cardboard compactor
- 12' and 14' ceilings
- Many recent improvements including Roof (2019), extensive interior/ exterior remodel and more
- 600 amp 3 phase main panel
- 2024 Taxes = \$15,338.00

# Industrial/Retail Warehouse

1309 W. 4<sup>th</sup> St., Davenport, IA

## Details

Square Footage	14,920 SF
Parcels	K0008-22, K0008-23, K0008-24
Lot Size	1.57 Acres
Zoning	I-MU

FOR SALE

\$850,000

FOR LEASE

\$5.50 PSF NNN

For more information, please contact:



**ETHAN SIMONS**

*Commercial Sales Associate*

c: 309-281-9183

e: esimons@ruhlcommercial.com

📍 5111 Utica Ridge Road | Davenport, Iowa 52807

📞 563-355-4000

🌐 ruhlcommercial.com



Details	3 Miles	5 Miles	10 Miles
Population	80,674	160,058	280,572
Households	33,756	68,703	119,289
Average Household Income	\$80,672	\$91,890	\$102,731



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