



Property Highlights

- Flex commercial offering comprised of 3 contiguous parcels totaling approximately 0.89 acres
- Improved with a combined 15,162 SF of showroom, office, and warehouse space
- 10,572 SF showroom/office building with frontage along W. Locust Street
- 4,590 SF warehouse accessed from Sturdevant Street with internal access from showroom/office
- Warehouse features 3 overhead doors, including one powered 16' x 12' door and two 10' x 10' doors
- Mezzanine storage within the warehouse and a mix of heated and heated/cooled space
- Functional interior layout including open showroom/bullpen area, business office, private office, restrooms, and support spaces
- Separate paved parking parcel included, supporting on-site parking and efficient circulation
- Zoned C-1 (Neighborhood Commercial), suitable for a range of flex uses combining warehouse, showroom, and office operations
- Dual street access and location along the W. Locust Street corridor provide strong access, visibility, and loading functionality

Flex Commercial

1546 W. Locust St., Davenport, IA

FOR SALE	\$789,000
FOR LEASE	\$7.50 PSF NNN

Details

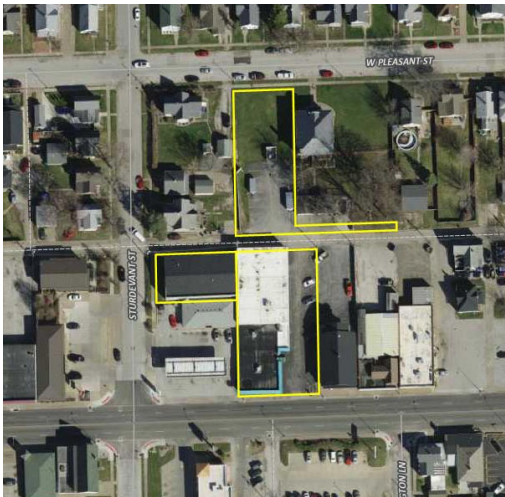
Total Building SF	15,162 SF
Price per Sq. Ft.	\$52.03 PSF
Parcels	A0059-35A, A0059-32, A0059-15A
Total Lot Sizes	0.89 Acres (±38,638 SF)
Taxes	\$21,000 (2025) Combined
Zoning	C-1 Neighborhood Commercial
Location	W. Locust St. Corridor

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