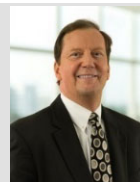




1927 Comenitz Drive  
Davenport, IA 52802

## Property Highlights

- 20,400 SF industrial building, currently leased by Associated Materials (Allsides), available for sub-lease through May 31, 2030
- Located on a 1.11-acre site in west Davenport industrial area, just off four-lane I-280, four-lane Hwy 61 and two-lane Hwy 22. 17,350 SF concrete parking lot. Plenty of room for outside storage
- Pre-engineered steel construction built in 1974 with 20' sidewalls, metal roof, 40'x25' column centers, and 6" reinforced concrete floors
- Truck loading consists of two 8'x10' truck docks with levelers, lights, and two large drive-in doors (20'x16' and 16'x16') with openers
- 1,531 SF office with large counter open reception/showroom area, three private offices, breakroom, and two restrooms (additional bathroom and wash sink in warehouse area)
- 400 amps 480V-3PH; T-5 lighting throughout warehouse area
- Fire protection – wet sprinkler system
- HVAC: gas-fired unit heaters in the warehouse and central heat/AC in office
- Building was recently renovated with new sprinkler system, remodeled office, HVAC, security system, and new 17,350 SF concrete parking lot
- Parcel ID: 20535-04C
- Zoning: I-1 (light industrial)
- **For Sub-Lease:** \$11,050/mo. (\$6.50 SF NNN), plus expenses of \$2.53 SF (Property taxes=\$1.65 SF, Insurance=\$0.28 SF, Mgmt./Repairs/Maint. CAM=\$0.60 SF)



**CHARLIE ARMSTRONG, SIOR**

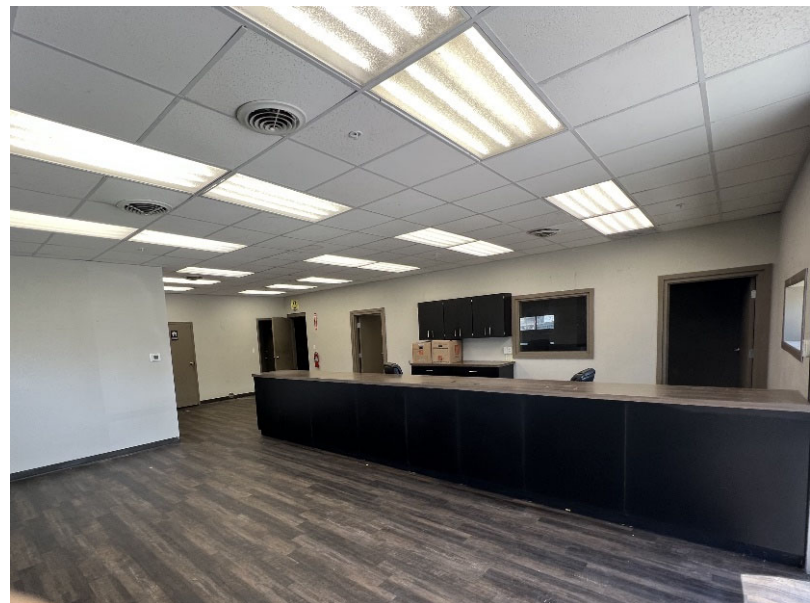
*Industrial Specialist*

*Vice President/Director*

**c: 563-529-6600**

**e: [carmstrong@ruhlcommercial.com](mailto:carmstrong@ruhlcommercial.com)**

**For Sub-Lease**  
20,400 SF Industrial Building  
\$6.50 SF NNN



**CHARLIE ARMSTRONG, SIOR**  
*Industrial Specialist*  
*Vice President/Director*  
c: 563-529-6600  
e: [carmstrong@ruhlcommercial.com](mailto:carmstrong@ruhlcommercial.com)