Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

For Sub-Lease

20,400 SF Industrial Building

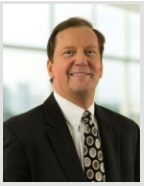
$5.32 SF NNN



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)
- Parcel ID: 20535-04C
- Zoning: I-1 (light industrial)
- 400 amps 240V–3 PH; 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
- **For Sub-Lease:** (per lease) $5.32 SF NNN thru 5/31/26, $5.41 SF NNN thru 5/31/27, $5.51 SF NNN thru 5/31/28, $5.61 SF NNN thru 5/31/29, $5.70 SF NNN thru 5/31/30 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

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. BROKERS ARE LICENSED IN ILLINOIS AND IOWA. UPDATED: 8/01/22

NAI Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

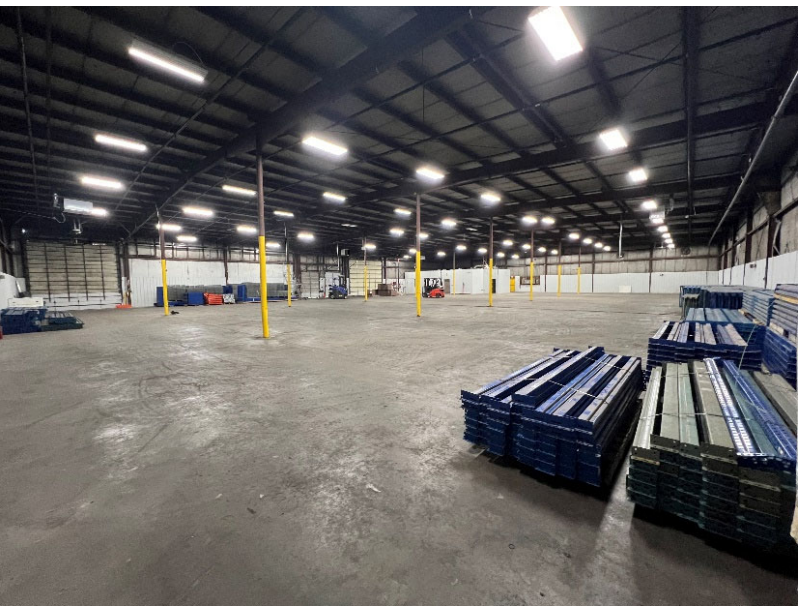
For Sub-Lease

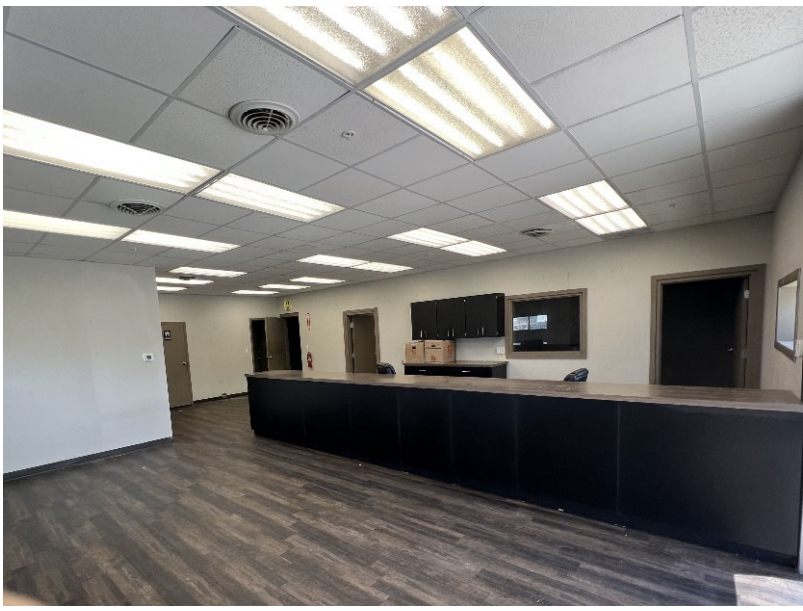
20,400 SF Industrial Building

$5.32 SF NNN

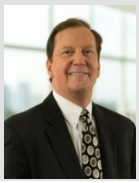








For more information, please contact:



CHARLIE ARMSTRONG, SIOR

Industrial Specialist

Vice President/Director

c: 563-529-6600

e: carmstrong@ruhlcommercial.com