



**LH** 2902 Indian Road  
 Davenport, Iowa 52802



**Property Features:**

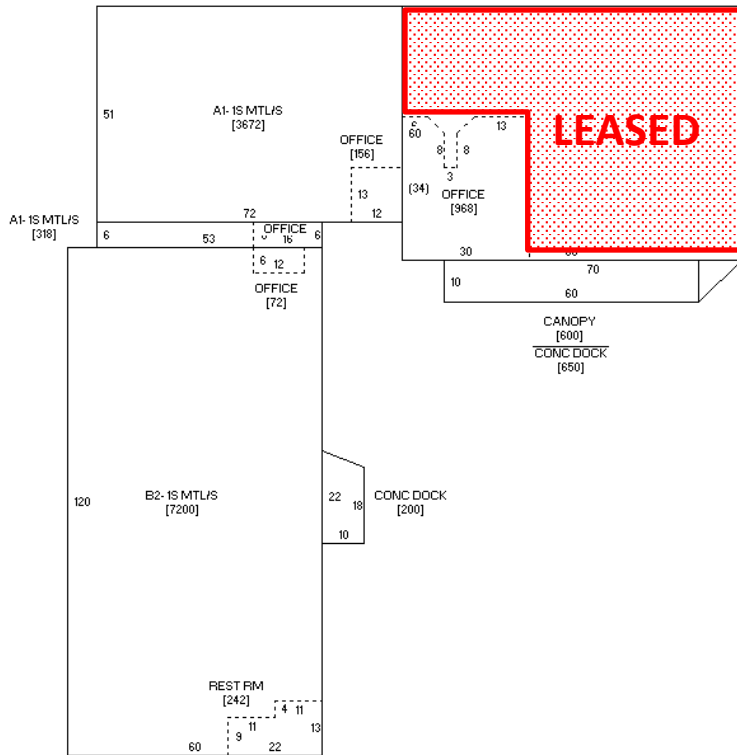
- **Spacious Warehouse:** Approximately 11,072 SF providing ample room for operations
- **Well-Equipped Office Space:** Approximately 918 SF of office space, including a reception area, kitchenette, and bathroom with shower
- **Enhanced Features:** Warehouse features forced air and radiant heat, three-phase electric power, and impressive 17-foot ceilings
- **Convenient Access:** Two overhead doors (16X20 and 10x10) with concrete dock for easy loading/unloading
- **Comfortable Environment:** Office space has heat, AC and a professional atmosphere
- **Secure and Organized:** Fenced-in lot and outdoor storage area on 1.22-acre property
- **Ample Parking and Loading Space:** Take advantage of the large lot for convenient parking and smooth logistical operations

**DETAILS:**

AVAILABLE SF:	11,990 SF (11,072 SF WAREHOUSE) (918 SF OFFICE)
PRICE PER SQUARE FOOT:	\$5.50 NNN
TOTAL OPERATING EXPENSES:	\$3.50 PSF
TAXES:	\$11,680 (2022)
PARCEL:	J0030-17C
ZONING:	I-1
PARKING:	FENCED-IN LOT
LOCATION:	CORNER LOT

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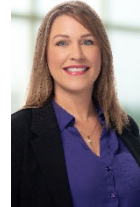
UPDATED: 8/01/22




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