Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

LANGAN & HADJIS



FOR SALE	$639,000 ($39.96/SF)
TOTAL SQ. FT.	15,990 SF

Industrial w/ Fenced Yard

2902 Indian Road, Davenport, IA

Property Highlights

- **Spacious Warehouse:** Approx. 14,794 SF with forced air/radiant heat, 3-phase electric power & 17' ceilings
- **Well-Equipped Office Space:** Approx. 1,196 SF office space, includes reception area, heat/AC, kitchenette, bathroom with shower
- **Convenient Access:** Five overhead doors for easy loading/unloading: (1) 16x20, (1) 10x10 w/concrete dock, (1) 14x12, (1) 10x10, (1) 20x16
- **Secure and Organized:** Fenced-in lot and outdoor storage area on 1.22-acre property, plus an additional 0.65-Acre Lot
- **Ample Parking and Loading Space:** Large lot for parking and smooth logistical operations

Details

Parcels	J0030-17C & J0030-11C
Available SF	14,794 SF Warehouse 1,196 SF Office
Lot Sizes	1.22 Acre Lot (53,295 SF) & 0.65 Acre Lot (28,200 SF)
Power	3 Phase Electric
Dock Doors	5 Dock Doors; 1 with Concrete Dock
Zoning	I-1
Year Built	Bldg. 1 = 1953 & Bldg. 2 = 2001
Taxes	$12,076 & $314 (2025)
Parking	Fenced-In Lot

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For Sale

15,990 SF

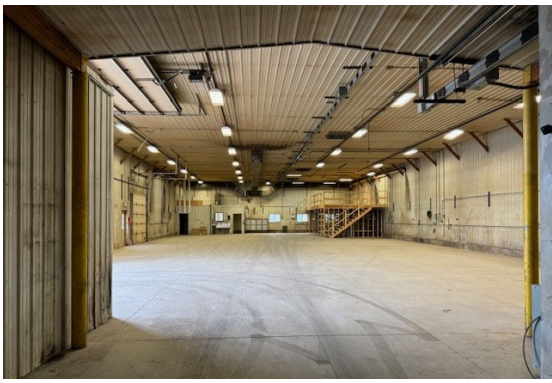
Industrial Facility with Fenced Yard



Ideal for:

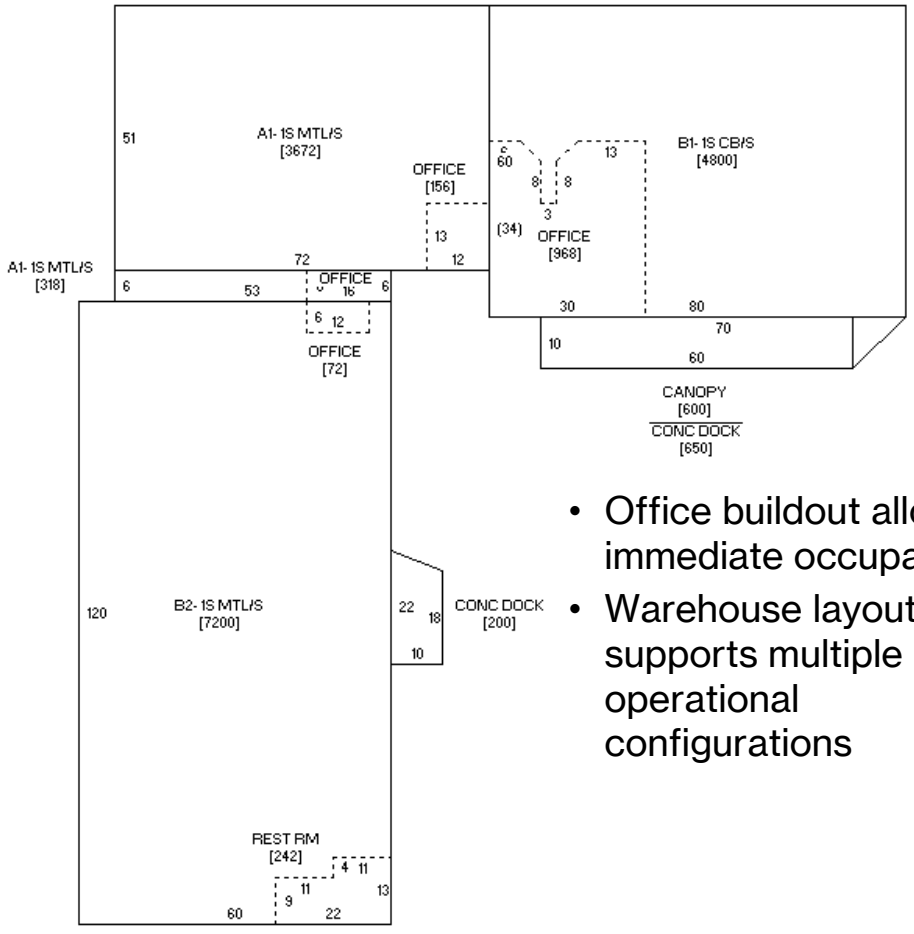
- Owner-users needing yard and dock access
- Contractors of service companies
- Light manufacturing or distribution











- Office buildout allows immediate occupancy
- Warehouse layout supports multiple operational configurations

Current owner occupies approximately 4,800 SF and would be willing to leaseback or vacate.



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