



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



**Property Features:**

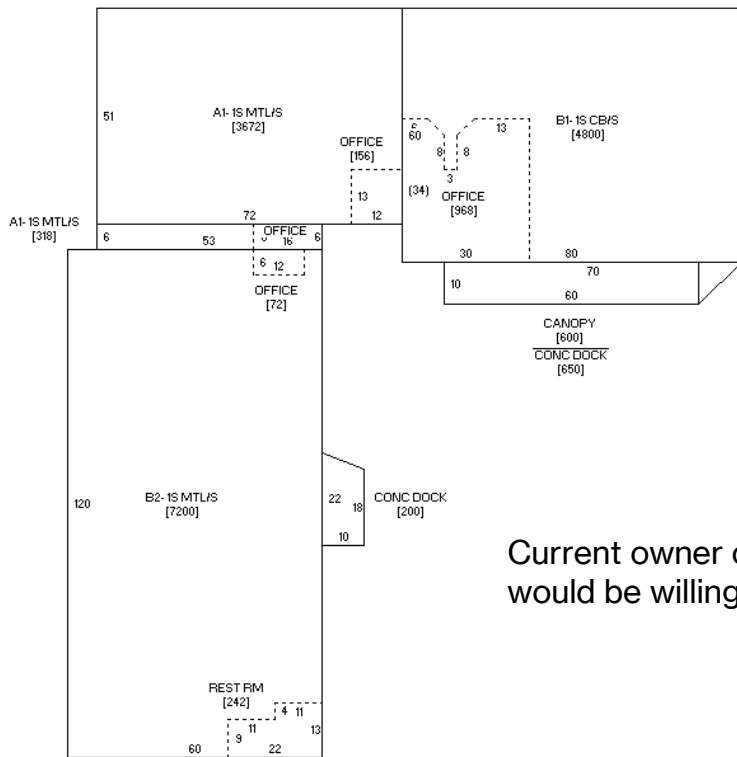
- **Spacious Warehouse:** Approximately 14,794 SF providing ample room for operations
- **Well-Equipped Office Space:** Approximately 1,196 SF of office space, including a reception area, kitchenette, and bathroom with shower
- **Enhanced Features:** Warehouse has forced air/radiant heat, three-phase electric power, and 17-foot ceilings
- **Convenient Access:** Five overhead doors for easy loading/unloading: (1) 16X20, (1) 10x10 w/concrete dock, (1) 14x12, (1) 10x10, (1) 20x16
- **Comfortable Environment:** Office space has heat and 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:** Large lot for convenient parking and smooth logistical operations

**DETAILS:**

PARCEL:	J0030-17C
AVAILABLE SF:	14,794 SF WAREHOUSE 1,196 SF OFFICE
LOT SIZE:	1.22 ACRES; 53,295 SF
POWER:	3 PHASE ELECTRIC
DOCK DOORS:	FIVE DOCK DOORS, ONE WITH CONCRETE DOCK
TAXES:	\$11,680 (2022)
YEAR BUILT:	BUILDING 1 = 1953 BUILDING 2 = 2001
ZONING:	I-1
PARKING:	FENCED-IN LOT

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UPDATED: 8/01/22



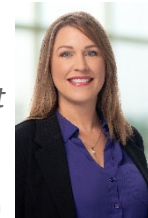
Current owner occupies approximately 4,800 SF and would be willing to leaseback or vacate.



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