Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

LANGAN & HADJIS



Property Highlights

- I-1 zoned contractor/warehouse property in northwest Davenport's industrial corridor
- Approx. 3,000 SF concrete block warehouse with functional shop layout
- Two 12' x 14' power overhead doors for excellent truck and equipment access
- Heated interior office area with restroom
- Suspended gas unit heater and asphalt shingle roof on wood deck
- Approx. 1.14-acre combined site (±50,000 SF)
- Extensive asphalt and concrete paving throughout the yard for parking & staging
- 6' chain-link fencing with three-strand barbed wire for secure outdoor storage
- Exterior yard lighting & equipment storage
- Immediate connectivity to I-80 and I-74 for regional access
- Strong owner-user opportunity with flexible industrial use

Contractor/ Warehouse

2935 W. 73rd St., Davenport, IA

FOR SALE	$350,000
BUILDING SIZE	3,750 SF

Details

Parcels	W0405A05 & W0405A06
Taxes	$6,358 (2024)
Lot Size	Approx. 1.14 Acres
Zoning	I-1 Industrial
Year Built	1991
Location	NW Davenport Industrial Corridor

5111 Utica Ridge Road | Davenport, Iowa 52807 563-355-4000 ruhlcommercial.com Ruhl Commercial Company

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NAI Ruhl Commercial Company
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LANGAN & HADJIS

For Sale

3,750 SF

Contractor/Warehouse



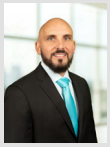
The building is currently leased under a fixed-term agreement through May 2027 with a renewal option, and the additional lot is leased under a short-term agreement with a renewal option.







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3,750 SF

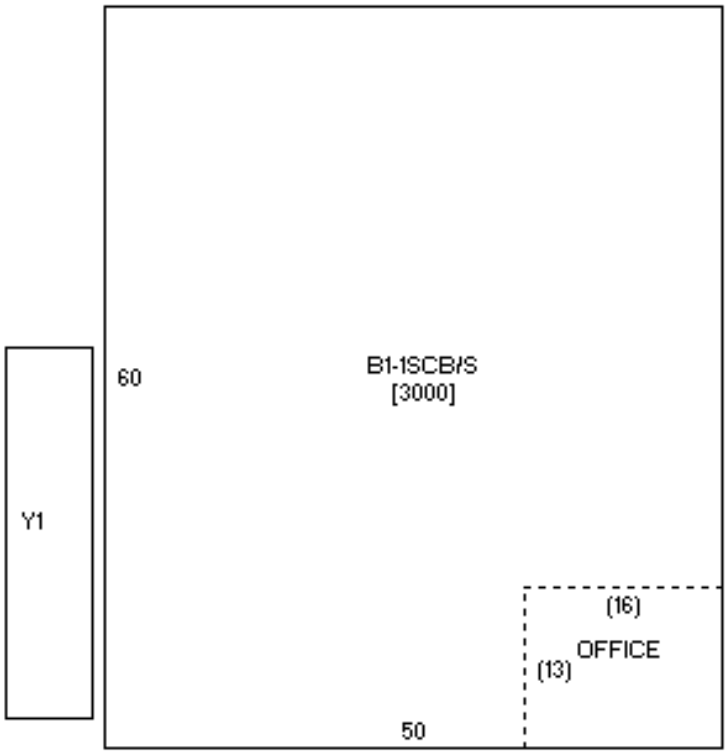
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