

For Lease

Industrial Flex Space 5,350 SF



3222 Bear Tooth Court

Bettendorf, Iowa 52722

Property Features

Office Area 3,200 SF Warehouse Area 2,150 SF Total 5,350 SF

- (1) Dock High Door w/ leveler & Seal (9'Wx10'H)
- (1) Grade Level Door (12'Wx12'H)
- (3) Private Offices
- (1) Break Room with plumbing
- Large Training Room (+/- 20 chairs)
- Open Work Cubicles
- Floor Drain in Warehouse
- 400 Amp 3 Phase 480Y/277 Volt Panel
- (16) Parking Stalls
- I-2 "General Industrial" zoning
- \$10.00/SF net rent
- \$3.50 / SF expenses (2024 budget)
- Easy access to Hwy 67 & I-74



Richard J. Schaefer
Vice President/Director
direct: 563.823.5127

call or text: 563.210.4488

email: rschaefer@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.

5111 Utica Ridge Road Davenport, IA 52807 563 355 4000 ruhlcommercial.com



For Lease

Industrial Flex Space 5,350 SF











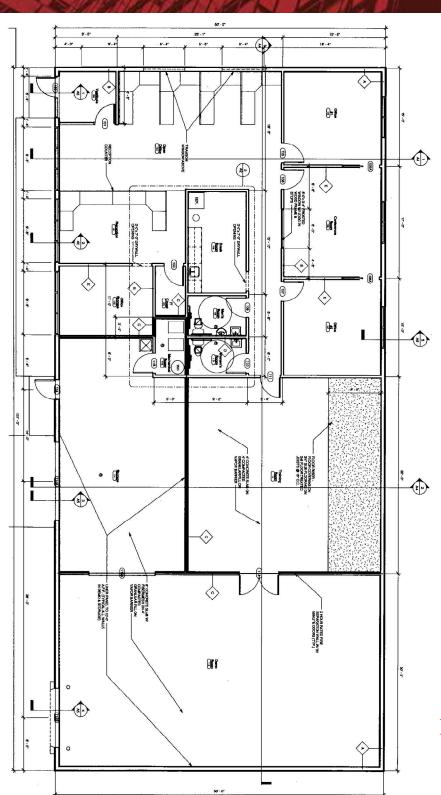






For Lease

Industrial Flex Space 5,350 SF



Richard J. Schaefer Vice President/Director

direct: 563.823.5127 call or text: 563.210.4488

email: rschaefer@ruhlcommercial.com



