



3222 Bear Tooth Court

Bettendorf, Iowa 52722

Property Features

Office Area	3,200 SF
Warehouse Area	<u>2,150 SF</u>
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



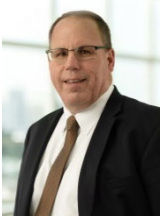
Richard J. Schaefer

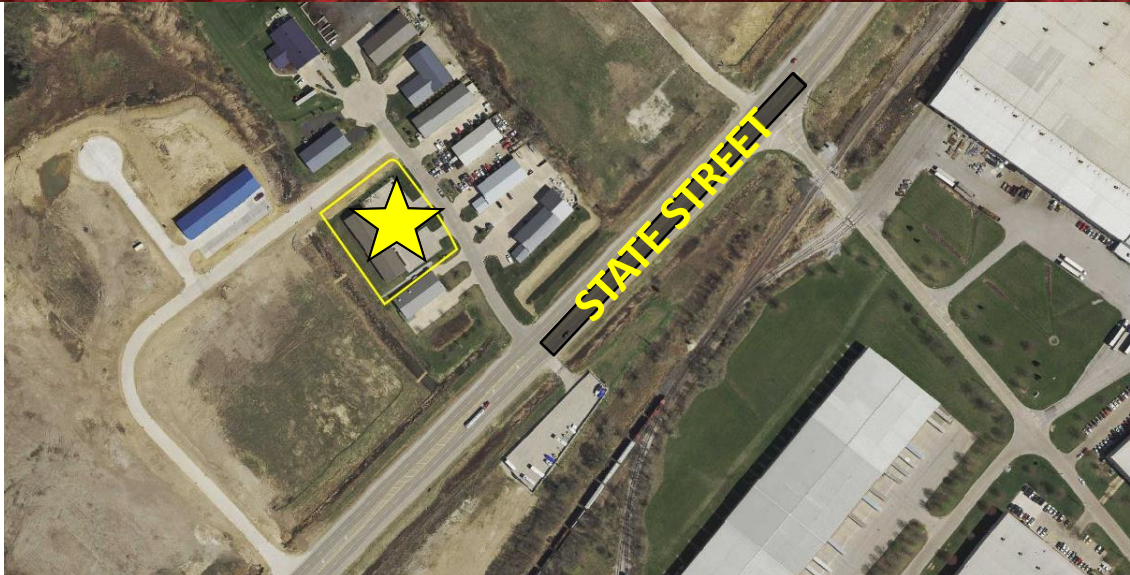
Vice President/Director

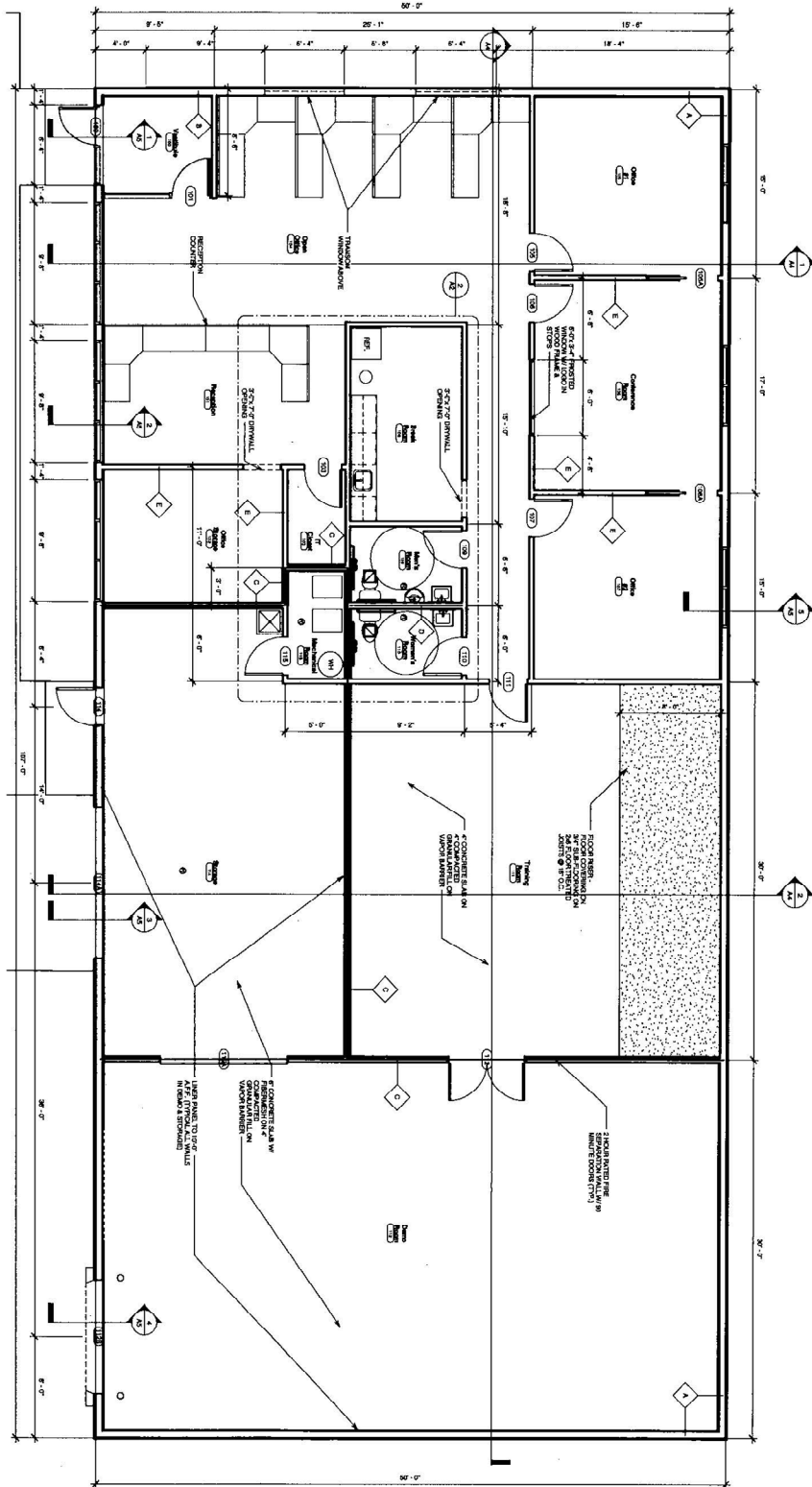
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