



328 E. 59th Street
Davenport, Iowa 52806

Property Features

- 1,656 SF office and 2,520 SF shop/warehouse
- (3) grade level OH doors – (2) 9'Wx10'H and (1) 10'Wx9'H
- Exhaust fan, Utility sink and Eye wash in warehouse
- Office area includes reception area, waiting area, private offices, large training room and general sales office
- Ample on-site parking
- Zoning I-1 "Light Industrial"
- Great location with easy access to I-80 and Hwy 61
- \$8.00 / SF net with expenses
- Taxes & Insurance budgeted at \$1.60 / SF
- Tenant pays directly general property maintenance, snow removal, lawn care, dumpster, utilities and interior janitorial



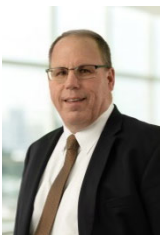
Richard J. Schaefer

Vice President/Director

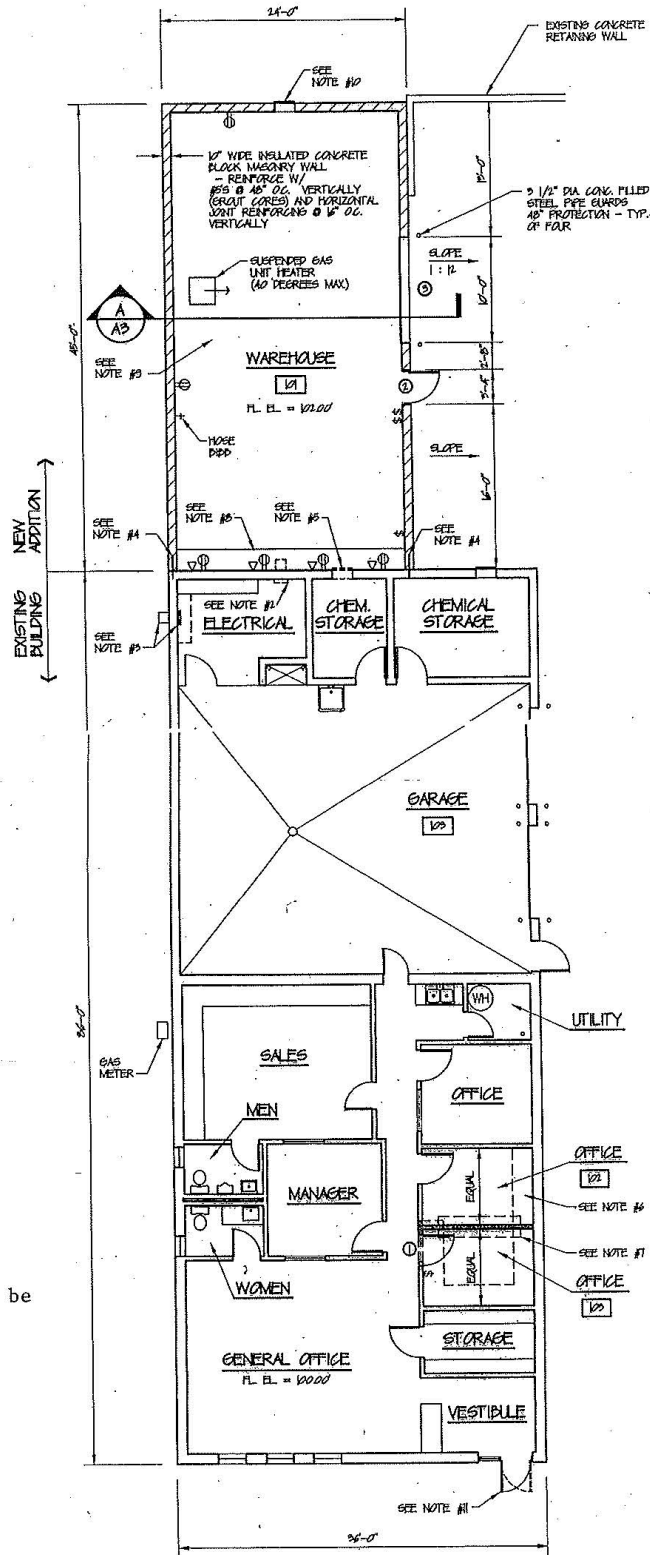
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Floor Plan has been modified. Layout to be verified by Tenant.