



LH 3694 W. 83rd Street
Davenport, Iowa 52806
\$8.50/SF NNN



Property Features:

- Investment opportunity
- Contractor suites 101, 102, 103, 109, 110, 109-110, & 101-103
- Suites vary from 1,800 SF to 5,460 SF
- Suites feature three-phase electric, 14x14 overhead doors, 16-foot ceilings, heat, plumbing in place- majority have bathrooms
- All suites have designated parking
- Prime location-easy access to HWY 130 and I-80. Near the \$250M Amazon Fulfillment Center, Blain’s Farm & Fleet and Flying Travel Center

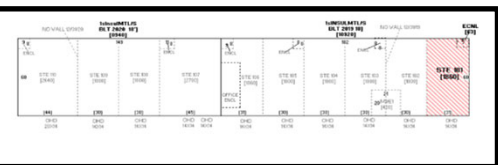
Details:

Price Per Square Foot:	\$8.50 PSF
Total Operating Expenses:	\$2.50 PSF
Zoning:	I-1
Available SF:	1,800 SF (Suites 102, 103, 109); 1,860 SF (Suite 101); 2,640 SF (Suite 110); 4,440 SF (Suites 109-110); & 5,460 SF (Suites 101-103)
Location:	NW Davenport Industrial
Parking:	Large
Signage:	Door
Taxes:	Current taxes reflect: 3-year tax option
Best/Practical Use:	Contractor Suites

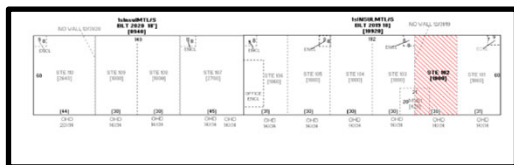
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UPDATED: 8/01/22

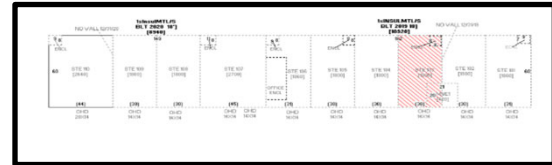
**5 MILE
POPULATION
OF 59,718**



Suite 101

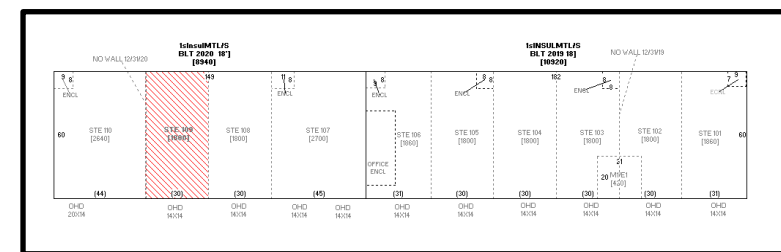


Suite 102

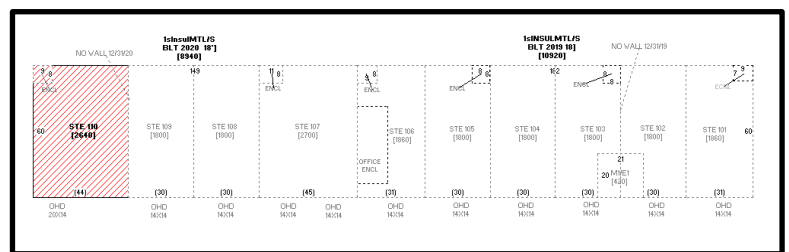


Suite 103

Suite 101-103: 5,460 SF

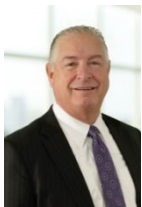


Suite 109



Suite 110

Suite 109-110: 4,440 SF



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