Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

For Lease or Sale

19,200 SF

Industrial Building



Property Highlights

- 19,200 SF industrial building located on 1.33 acres
- Divided into 3 separate 6,400 SF sections
- New electrical panels and wiring
- New roof
- New reinforced truck dock
- Great building for owner user, tenant, or investor to lease
- Building has central location just north of Kimberly Rd. and minutes from four-land I-74
- **For Lease:** $6.25 SF NNN + $2.39 SF operating expenses (Property taxes $0.86 SF; Insurance $0.20 SF; CAM $1.33 SF)

See more property details on pg. 2 →

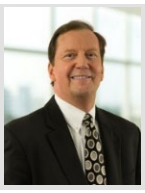
Industrial Building

3805 Mississippi Ave., Davenport, IA

FOR SALE	$981,800
FOR LEASE	$6.25 PSF NNN

Details

Sale Price per Sq. Ft.	$51.14 PSF
Parcel	P1312B02
Zoning	I-1
Taxes	$16,252 (2025)
Year Built	1999



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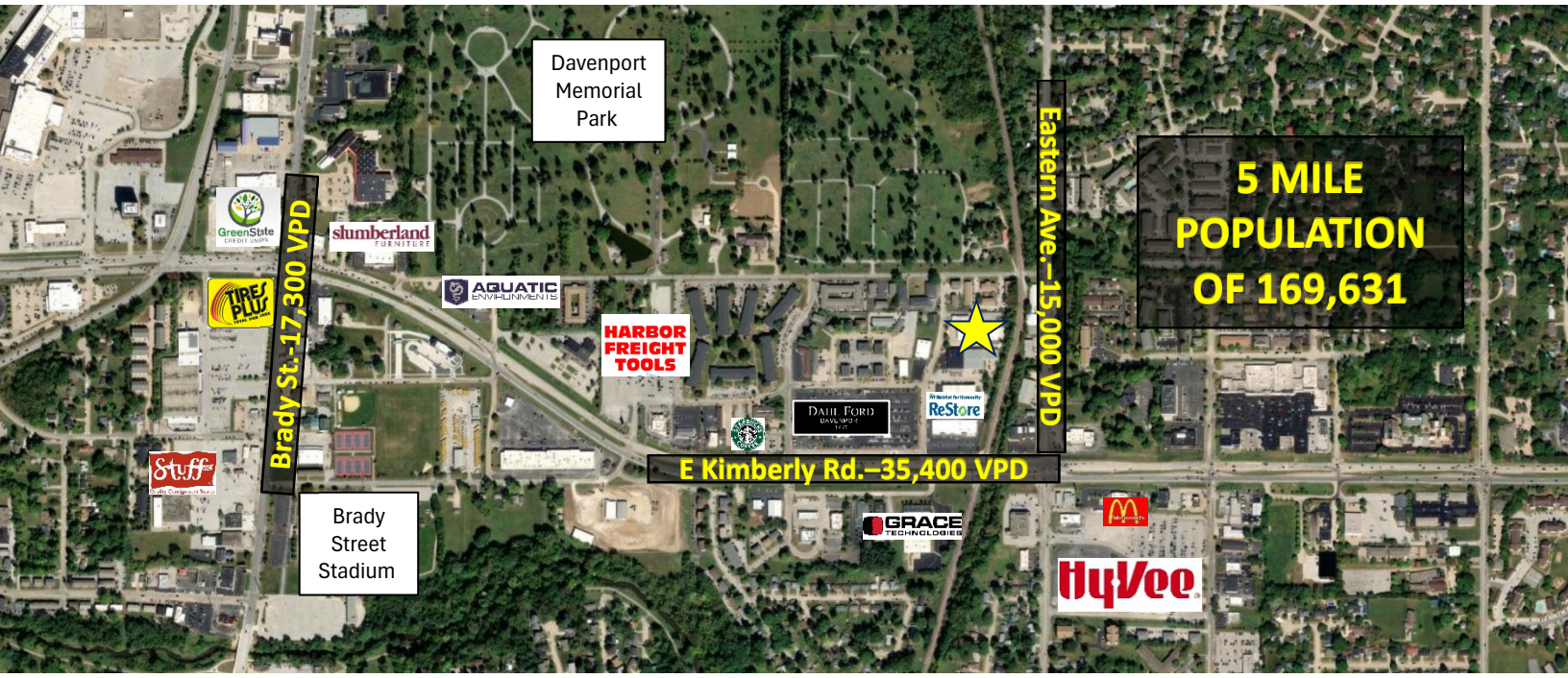
NAI Ruhl Commercial Company

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Suite 1 – 6,400 SF

- Located in the front of the building
- 3,443 SF office with 3 private offices, conference room, large reception area, open work area, and restrooms
- 2,957 SF warehouse area
- 14’ sidewalls
- 10’x12’ drive-in door
- Climate-controlled warehouse

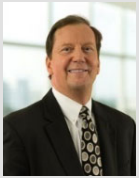


Suite 2 – 6,400 SF

- Located in the middle section of the building
- 14’ sidewalls
- One outside truck door with 10’x12’ overhead door
- 200 amps 240V-3 PH power
- Climate-controlled warehouse
- 910 SF open office with restroom

Suite 3 – 6,400 SF

- Located in the rear section of the building
- 14’ sidewalls
- One 18’x12’ drive-in door
- 200 amps 240V-3 PH power
- Climate-controlled warehouse
- Wide open space with no office or restroom



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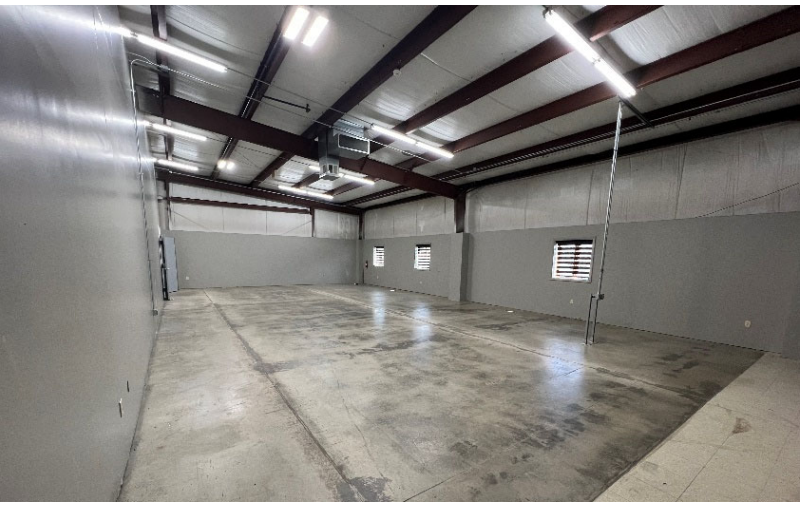
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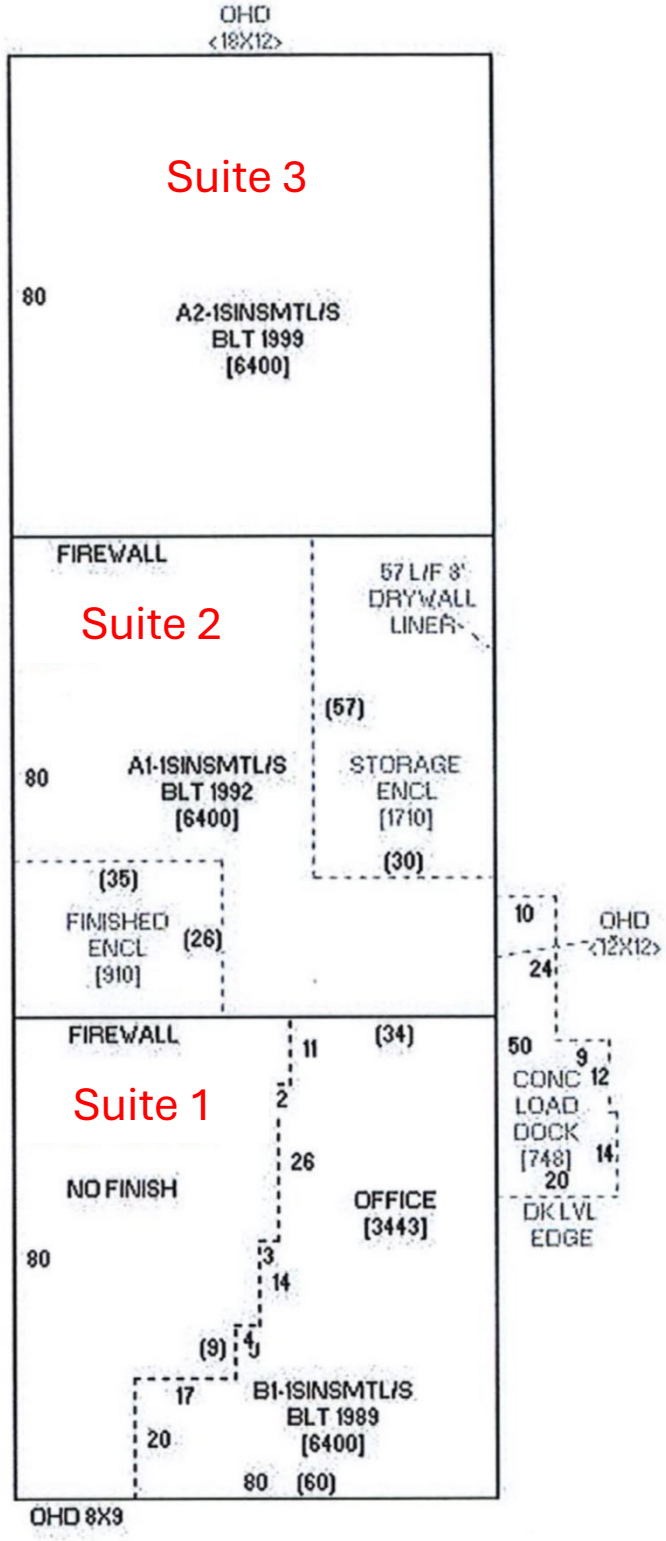
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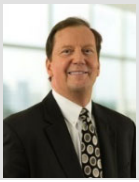
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