



## Property Highlights

- I-1 zoning allows for many possible uses
- 3 Parcels totaling .49 acres
- 2 dock doors and one 10' OH door
- 5,600 SF of refrigerated warehouse space
- 1,200 SF office space
- 15' max ceiling height
- Corner lot
- 3 phase power
- 2024 Taxes = \$7,486.04

# Industrial Warehouse

500 46<sup>th</sup> Street, Rock Island, IL

## Details

Square Footage	10,092 SF
Parcels	08-31-315-007, 08-31-315-006 08-31-400-003
Zoning	I-1

FOR SALE

\$330,000

FOR LEASE

\$4.75 PSF NNN

For more information, please contact:

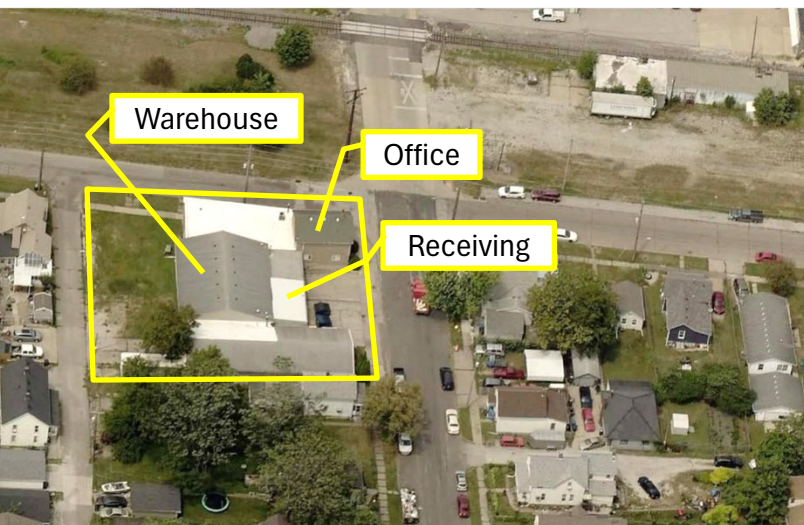


**ETHAN SIMONS**

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Details	3 Miles	5 Miles	10 Miles
Population	84,373	178,803	281,889
Households	36,514	77,902	119,950
Average Household Income	\$90,231	\$94,759	\$102,066



Refrigerated/Warehouse



Refrigerated/Warehouse



Refrigerated/Warehouse



Receiving

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