Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

LANGAN & HADJIS



Property Highlights

- 8,685 SF total industrial improvements across two separate buildings
- Situated on approx. 1.99 acres / 86,684 SF
- Fully fenced site with substantial yard area and operational flexibility
- 5,085 SF main building with approx. 16' clear height
- 3,600 SF secondary building provides additional shop, warehouse/operational space
- 5 exterior overhead doors plus one interior overhead door, exterior OH doors ranging up to approx. 20' wide × 14' high
- Three-phase power and LED shop lighting in both buildings
- Floor drain in main building
- Flexible configuration for contractors, service businesses, light manufacturing, warehousing and other industrial owner-users, subject to zoning
- Recent capital improvements include warehouse roof replacement in 2020, plus a new office roof and office HVAC system completed in summer 2026

Versatile Fenced Industrial

701 26th Avenue, Rock Island, IL

FOR SALE	$399,000
BOTH BUILDINGS	8,685 SF

Details

Parcel	16-10-207-001
Buildings	Main = 5,085 SF; Other = 3,600 SF
Price per Sq. Ft.	$45.94/SF
Lot Size	1.99 Acres / 86,684 SF
Taxes	$8,648.36 (2025)
Zoning	I-1 Light Industrial
Year Built	1961

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For Sale

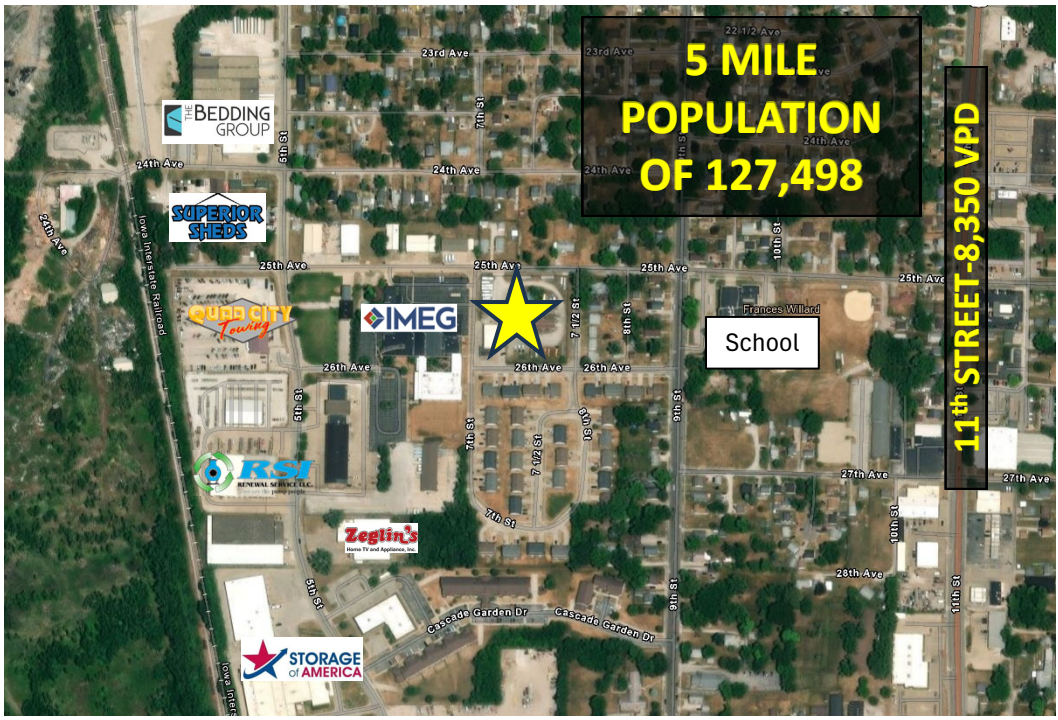
8,685 SF combined

Versatile Fenced Industrial Property

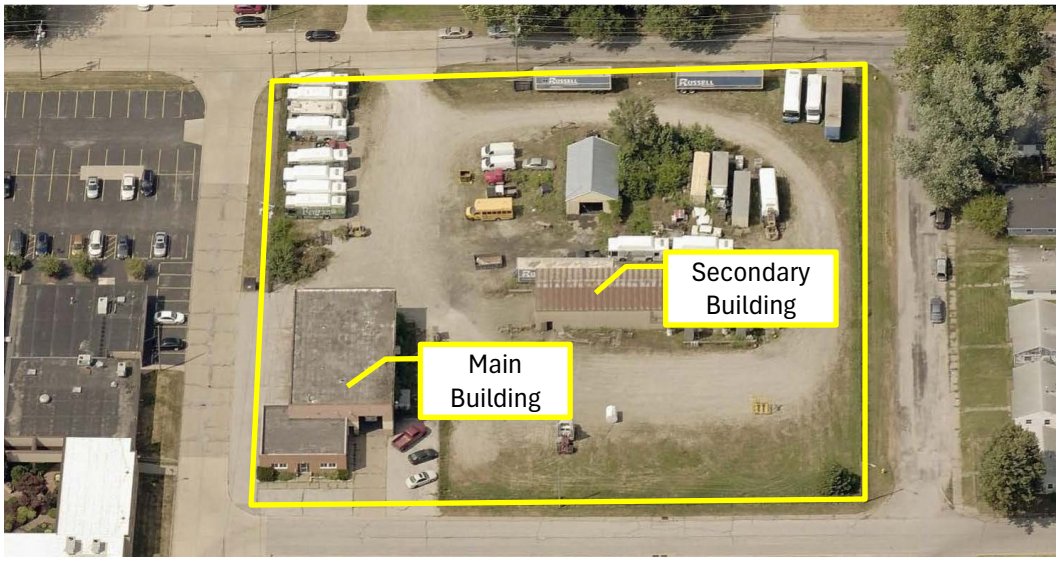
Location

- Convenient Rock Island location with easy access to Illinois Route 92/Centennial Expressway, I-280 and the greater Quad Cities highway network











OVERHEAD DOOR CONFIGURATION

Main Building – 5,085 SF

- One 14' × 14' exterior OH door
- Two 14' × 12' exterior OH doors

Secondary Building – 3,600 SF

- One 20' × 14' exterior OH door
- One 14' × 15' exterior OH door
- One 14' × 20' interior OH door



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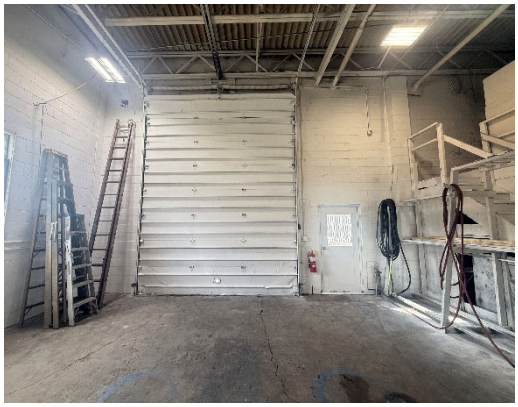
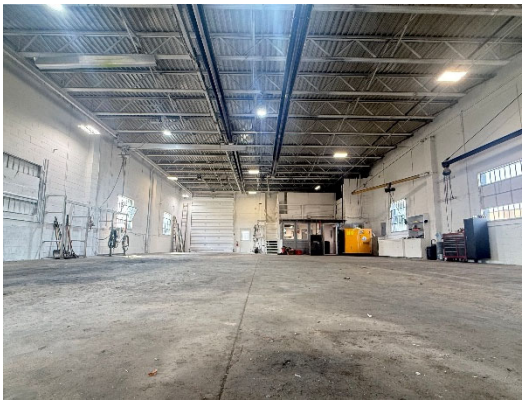
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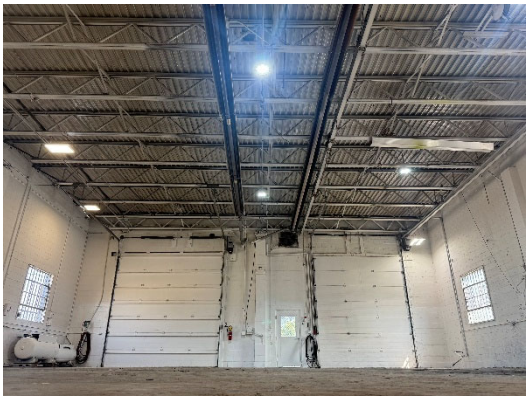
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For Sale

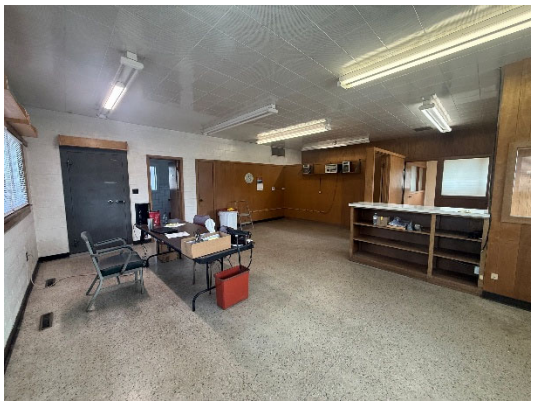
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