



7205 Hancock Court
 Davenport, Iowa 52806

Property Features:

- Newly constructed contractor suites
- Units available in approximately 1,500 SF (50x30) or 2,000 SF (50x40)
- Strategically situated in the west Davenport industrial area, offering easy access to major transportation routes such as I-80 and US-6
- Each unit features 16-foot ceilings, floor drain, 200A Panel, ADA restroom, 14x14 overhead door, and heat
- Prime location offers excellent connectivity and accessibility to both local and national markets



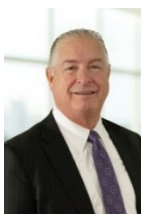
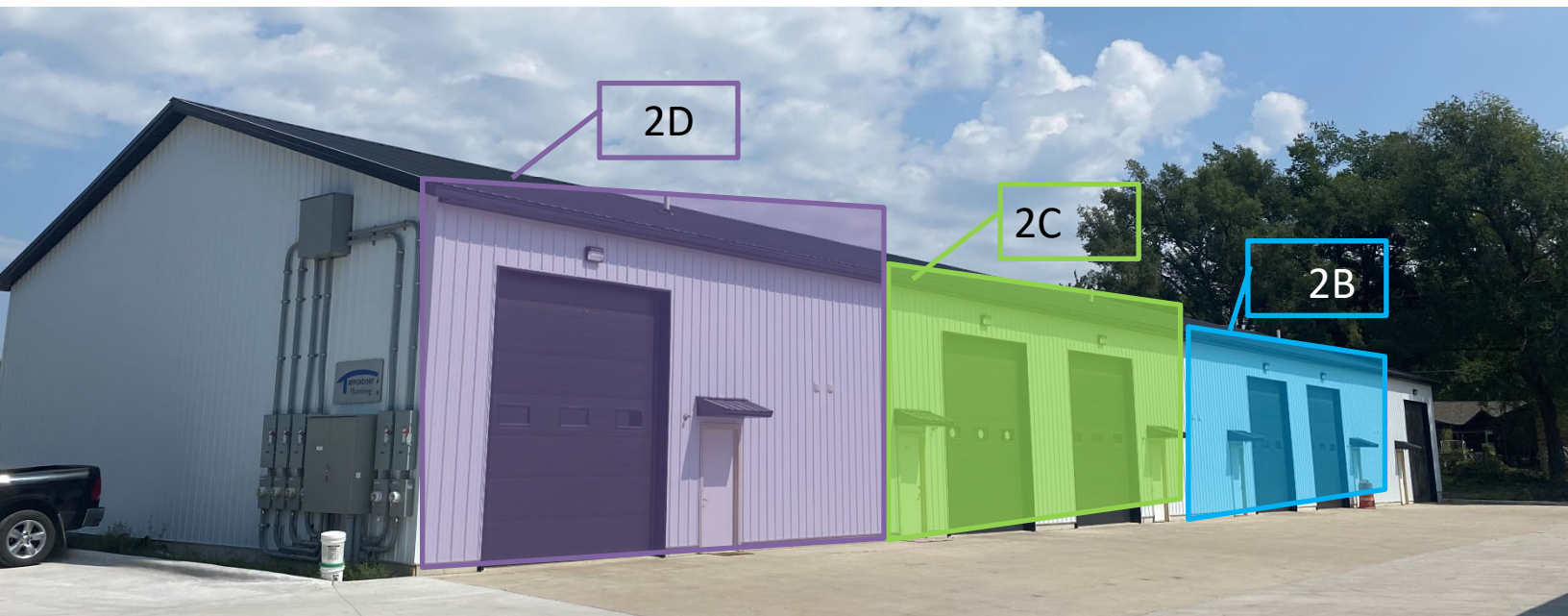
Unit	SQ. FT.	Cost PSF	Operating Cost
1C	1,500 SF	\$8.00 NNN	\$2.50 PSF
1D	1,500 SF	\$8.00 NNN	\$2.50 PSF
1E	1,500 SF	\$8.00 NNN	\$2.50 PSF
2B	2,000 SF	\$8.00 NNN	\$2.50 PSF
2C	2,000 SF	\$8.00 NNN	\$2.50 PSF
2D	2,000 SF	\$8.00 NNN	\$2.50 PSF

ZONING: M-1

PARKING: DESIGNATED BY UNIT

BEST/PRACTICAL USE: CONTRACTOR SUITES, WAREHOUSE SPACE, FLEX SPACE, INDUSTRIAL, STORAGE

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 UPDATED: 8/01/22



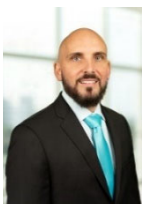
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