NAI Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

LANGAN & HADJIS



Property Highlights

- Newer construction: Hancock Ct. built 2023; modern, low-maintenance design
- Unit 2B available: 2,000 SF (50×40)
- Trade-friendly specs: 16' clear height, 14'×14' drive-in overhead door, floor drain, ADA restroom, 200A electrical panel, and heat in most units
- Ideal user mix: contractors, trades, service operations, storage, and light shop users
- West Davenport industrial location with quick access to I-80 and US-6; efficient connectivity across the Quad Cities and regional routes
- Prime location offers excellent connectivity and accessibility to both local and national markets

Warehouse/ Flex Space

7205 Hancock Ct., Davenport, IA

FOR LEASE	$8.00 PSF NNN
SUITE SIZE	2,000 SF

Details

Operating Expenses	$2.50 PSF
Estimated Monthly Rent	$1,750/month
Zoning	M-1
Parking	Designated by Unit

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For Lease

2,000 SF

Warehouse/Flex Space



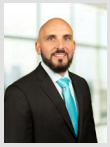








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