



7217 Northwest Blvd, Units 400A & B
Davenport, Iowa 52806

Property Features:

- State of the art newly constructed contractor suites
- Strategically situated in the west Davenport industrial area, offering easy access to major transportation routes such as I-80 and US-6
- Prime location offers excellent connectivity and accessibility to both local and national markets
- **400A:** Approximate 1,500 SF contractor suite. Features approximate 400 SF office & 1,100 SF of warehouse. Has floor drain, 200A Panel, ADA restroom, 14x12 overhead door, along with heat/cool in the office and heat in the warehouse
- **400B:** Approximate 1,500 SF contractor suite. Has floor drain, 200A Panel, utility sink, 14x12 overhead door, and heat in the warehouse
- **400A-B:** Approximate 3,000 SF contractor suite. Features approximate 400 SF office & 2,600 SF of warehouse. Has 2-floor drains, 2- 200A Panels, 1-ADA restroom, 2- 14x12 overhead doors, 1-utility sink, along with heat/cool in the office and heat in the warehouse



Unit	SQ. FT.	Cost PSF	Operating Cost
400A	1,500 SF	\$10.00 NNN	\$2.50 PSF
400B	1,500 SF	\$8.00 NNN	\$2.50 PSF
400A-B	3,000 SF	\$9.00 NNN	\$2.50 PSF

Other Details:

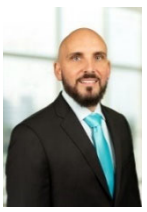
Zoned:	M-1
Parking:	Designated Per Unit
Best/Practical Use:	Contractor Suites, Warehouse/Flex Space, Industrial, Storage

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SHAWN LANGAN
Vice President/Director
DIRECT: 563.823.5113
CALL OR TEXT: 563.343.6597
EMAIL: slangan@ruhlcommercial.com



PETE HADJIS
Sales Manager/Vice President
OFFICE: 563.355.4000
CALL OR TEXT: 319.640.0527
EMAIL: phadjis@ruhlcommercial.com



Suite 400A



Suite 400B

