



Property Highlights

- Fully Renovated Office/Warehouse Facility
Turnkey opportunity with updated mechanicals, modern finishes, and a clean, professional layout
- **±2,320 SF of Finished Office Space**
Features an inviting reception area, five private offices, a large storage/filing room (potential sixth office), conference room, kitchenette, and remodeled restroom – designed for functionality and comfort
- **±4,569 SF Warehouse Space**
Offers a spacious, heated warehouse with 14' x 12' overhead drive-in door – ideal for service-based operations, distribution, or storage needs
- **11-Foot Ceilings Throughout**
Generous ceiling heights in the office create an open, airy environment with room to grow
- **Upgraded Systems**
All-new HVAC, electrical, and finishes provide peace of mind and long-term value

Warehouse & Office Space

724 W. 2nd Street, Davenport, IA

FOR SALE	\$575,000
BUILDING SIZE	6,880 SF

Details

Parcel	L0013-04 (Add'l Parcel for Sale: L0013-03A \$50,000-ideal for growth)
Lot Size	0.29 Acres
Taxes	\$12,308 (2024)
Zoning	C-D
Year Built	1950; Recently Renovated



- **Strategic Downtown Location**
Positioned just blocks from the Centennial Bridge with direct access to major Iowa and Illinois corridors, offering convenience and visibility
- Parcel L0013-03A located in flood plain
- **Includes Parcel ID L0013-03A**
Sale includes the building and adjacent parcel – perfect for secured parking or expansion
- The sale includes Parcel ID L0013-03A and the main building. See the highlighted photo for reference – the seller intends to subdivide and retain a portion of Parcel ID L0013-04 (shaded in the image to the right). The full site, including this area, is available for an additional \$50,000.

The area outlined in **yellow** represents the portion of the property that will be included in the sale. Please note that the **red crosshatched section is not included in the sale**—the seller intends to **parcel this area off prior to closing.** ↓



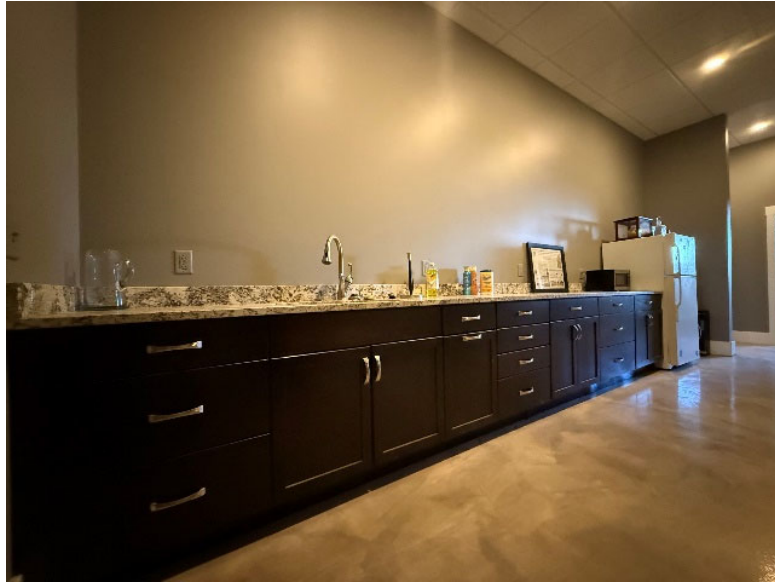
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