NAI Ruhl Commercial Company

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

LANGAN & HADJIS



Property Highlights

- ±120,000 SF industrial facility with a wide-open, highly functional layout
- Approx. 22 ft. clear height ideal for modern racking, storage, and distribution
- Efficient ±38’ x 50’ column spacing optimized for equipment flow and inventory movement
- 3-phase power supporting manufacturing, production, and heavy industrial uses
- Heated warehouse with Make-Up Air (MUA) system for consistent air quality and comfort
- Wet sprinkler system monitored by Per Mar Security and understood to meet current code
- Motion-activated LED lighting offering bright, energy-efficient illumination
- Multiple loading options including approx. 6 dock-high doors and one overhead door – Ability to add 6 more dock-high doors
- Flexible configuration: entire ±120,000 SF or a divisible ±60,000 SF depending on user needs
- Existing office space with potential for updating, expansion, or rebuild
- Fully paved truck access and maneuvering areas accommodating semis and trailers

Industrial Facility

8201 42nd St. W., Rock Island, IL

Type	Size	Price
Sale	±120,000 SF (full building)	$5,400,000
Lease	±60,000 SF (divisible)	$5.50 PSF NNN
Lease	±120,000 SF (full building)	$4.50 PSF NNN

Details

Lease Operating Expenses	$1.40 PSF
Parcel	16-28-101-006
Lot Size	±5.42 Acres
Zoning	I-2
Year Built	1975
Taxes	$112,355.04

5111 Utica Ridge Road | Davenport, Iowa 52807 563-355-4000 ruhlcommercial.com NAI Ruhl Commercial Company

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS,OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. BROKERS ARE LICENSED IN ILLINOIS AND IOWA. UPDATED: 8/01/22

NAI Ruhl Commercial Company
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

LANGAN & HADJIS

For Sale or Lease

120,000 SF

Industrial Facility









- Excellent logistics location with immediate Milan Beltway access, IL Route 92, and quick reach to I-280, I-74, and I-88
- Strong opportunity for warehousing, distribution, logistics hubs, light manufacturing, or owner-user operations



SHAWN LANGAN
Vice President/Director
o: 563-823-5113
c: 563-343-6597
e: slangan@ruhlcommercial.com



PETE HADJIS
Sales Manager/Vice President
o: 563-355-4000
c: 319-640-0527
e: phadjis@ruhlcommercial.com



CARRIE LAMB
Commercial Sales Associate
o: 563-355-4000
c: 815-716-0264
e: clamb@ruhlcommercial.com

NAI Ruhl Commercial Company
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

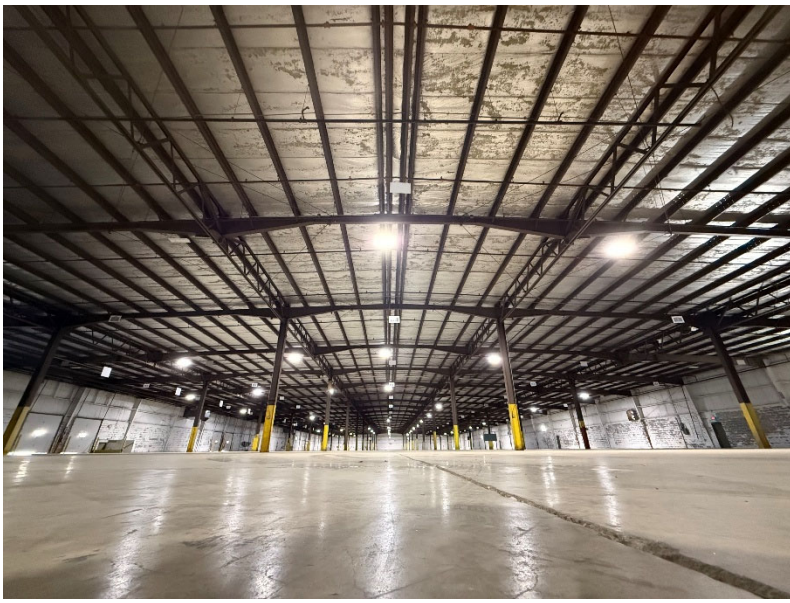
LANGAN & HADJIS

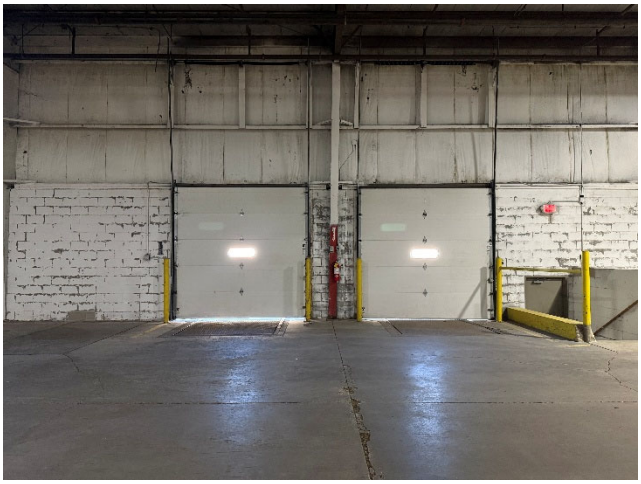
For Sale or Lease

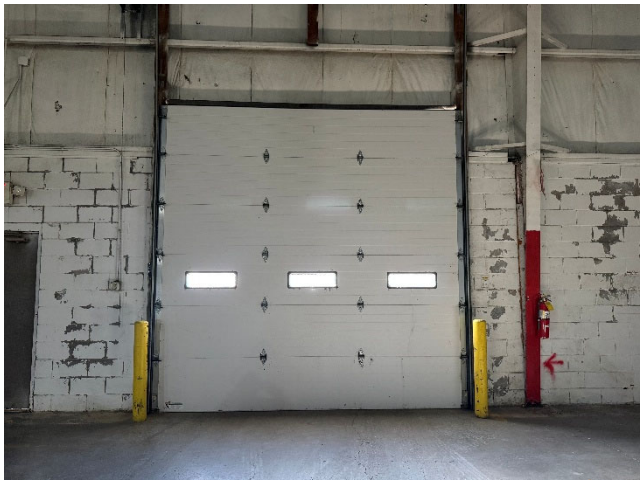
120,000 SF

Industrial Facility















SHAWN LANGAN
Vice President/Director
o: 563-823-5113
c: 563-343-6597
e: slangan@ruhlcommercial.com



PETE HADJIS
Sales Manager/Vice President
o: 563-355-4000
c: 319-640-0527
e: phadjis@ruhlcommercial.com



CARRIE LAMB
Commercial Sales Associate
o: 563-355-4000
c: 815-716-0264
e: clamb@ruhlcommercial.com