



**960 S. Rolff Street**  
Davenport, Iowa



## Property Features:

- Zoned 1-2 and situated on 3.20-acre lot. Allows for future development and outdoor storage
- Property features approximately 3,759 SF of clean office space w/internal heat and A/C
- Office area has reception desk, break room, restrooms, conference room, multiple offices, and storage room
- Warehouse features 2 bays
- Bay 1 approximately 5,208 SF with 1-ton crane, 12' ceiling, 480-3-phase power, HVAC-forced hot air
- Bay 2 is approximately 2,832 SF with 2- 8x8 dock doors, suspended gas heater, 11' ceiling
- Ample parking lot
- Property partially located in FEMA flood zone

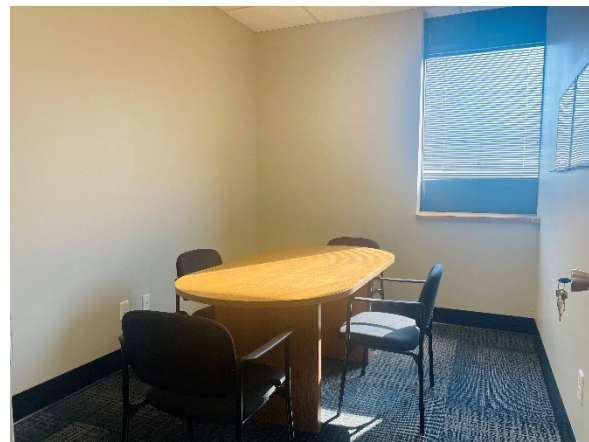
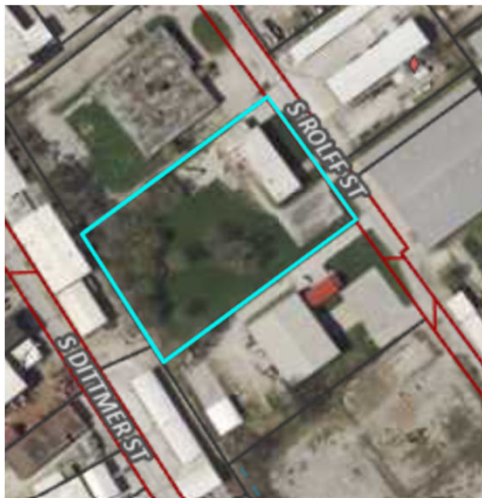
### DETAILS:

|               |   |
|---------------|---|
| PARCEL:       | J0059-01  |
| AVAILABLE SF: | 11,799 SF TOTAL<br>OFFICE (3,759 SF)<br>WAREHOUSE BAY 1 (5,208 SF<br>W/ 1-TON CRANE, 12' CEILING)<br>WAREHOUSE BAY 2 (2,832 SF,<br>11' CEILING) |
| LOT SIZE:     | 139,392 SF / 3.20 ACRES   |
| POWER:        | 480-3 PHASE   |
| DOCK DOORS:   | 2-8X8   |
| TAXES:        | \$6,912 (2022)  |
| YEAR BUILT:   | 1949  |
| ZONING:       | I-2   |
| PARKING:      | AMPLE LOT   |

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UPDATED: 8/01/22





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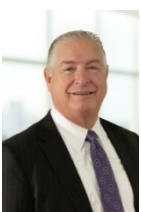
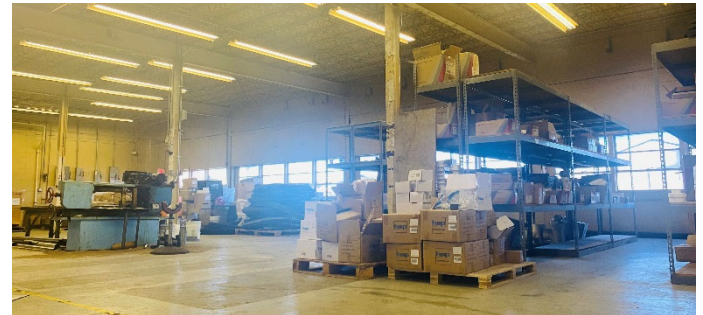
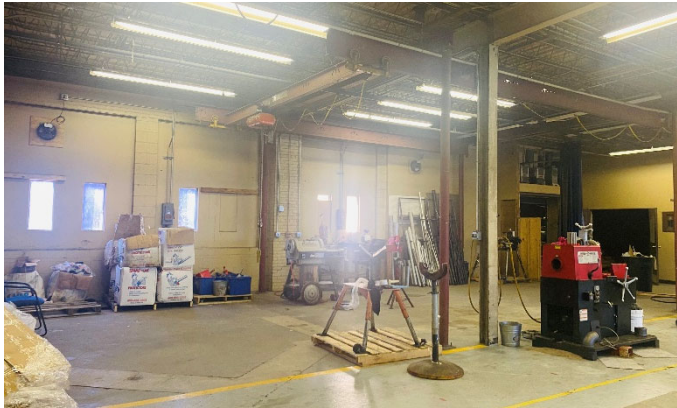
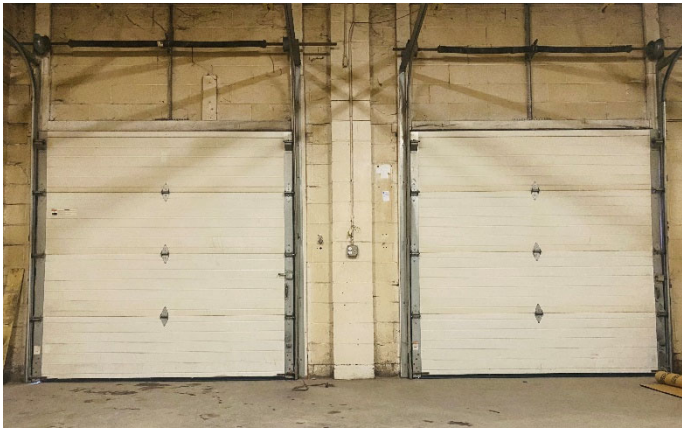
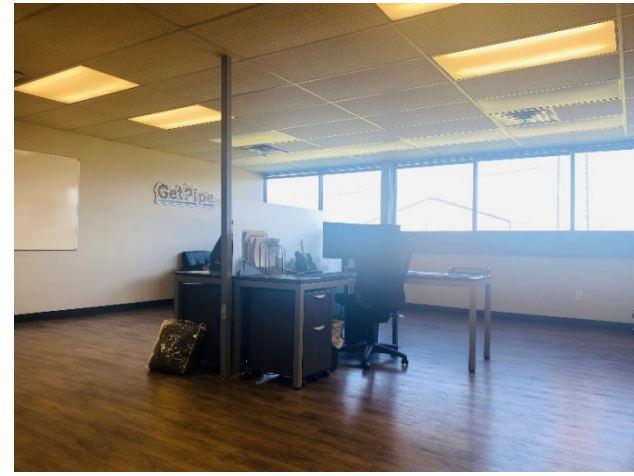
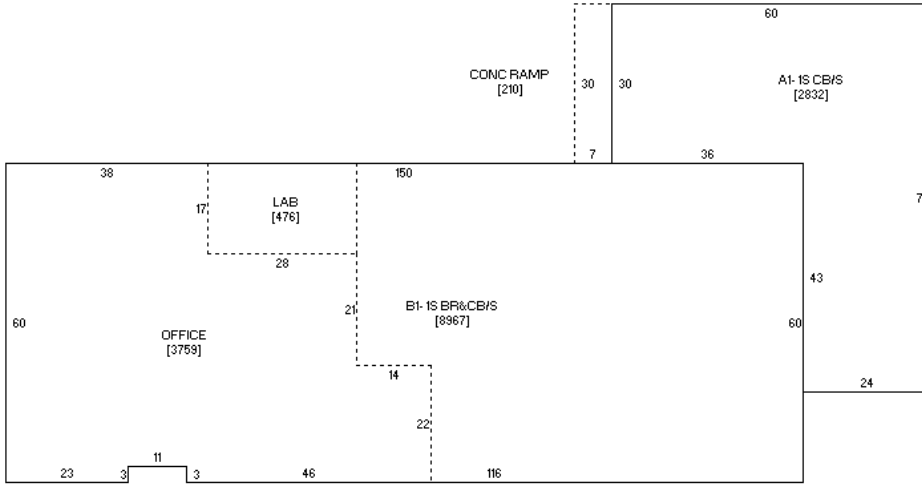
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