

FOR LEASE: 6,720+ SF Warehouse/Office Space

1567 36th Avenue, Moline, IL 61265



Property Features

- **Lease Price: \$5.18/psf NET**
- 6,720 SF steel building with 18 ft clear height
 - 5,937 SF production/warehouse area
 - 350 SF office area on main level
- Mezzanine Level provides an additional 1,032 SF of storage/work area plus 542 SF in two more offices
- Warehouse area includes three 14 x 14 overhead doors
- Very well insulated building includes trench drains, air compressor, and ample 3-Phase power
- Zoned: "B-3" with grandfathered use of "B-4" Highway/Intensive Business District
- Shelving currently in place is not included in the lease price PSF, but can be available
- Building access road entrance near the corner of 16th Street and 36th Avenue
- Quick access to John Deere Road, I-74 and I-280



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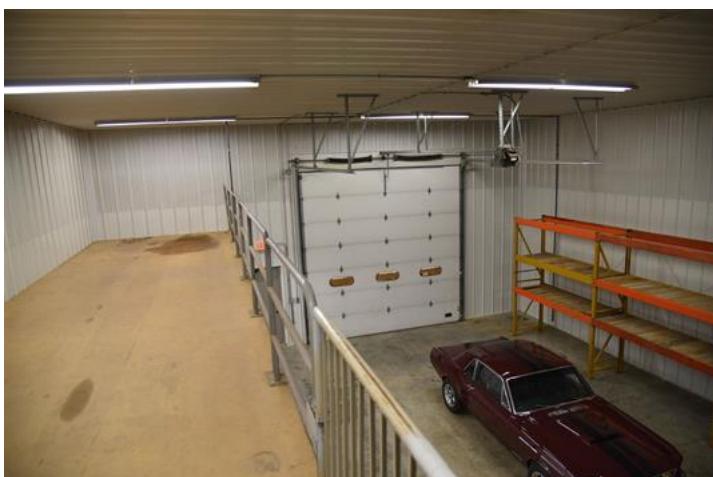
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