

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

1567 36<sup>th</sup> 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 16<sup>th</sup> Street and 36<sup>th</sup> Avenue
- Quick access to John Deere Road, I-74 and I-280



**David Sountris** | 309.236.2171  
[dsountris@TheHawkeyeGroup.com](mailto:dsountris@TheHawkeyeGroup.com)

**David Gellerman** | 563.505.6254  
[dgellerman@TheHawkeyeGroup.com](mailto:dgellerman@TheHawkeyeGroup.com)

**Jim Tansey, CCIM** | 563.349.3030  
[jtansey@TheHawkeyeGroup.com](mailto:jtansey@TheHawkeyeGroup.com)

1850 E. 53<sup>rd</sup> Street, Suite #1 • Davenport, Iowa 52807 • Office: 563.344.4295 • [www.TheHawkeyeGroup.com](http://www.TheHawkeyeGroup.com)

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