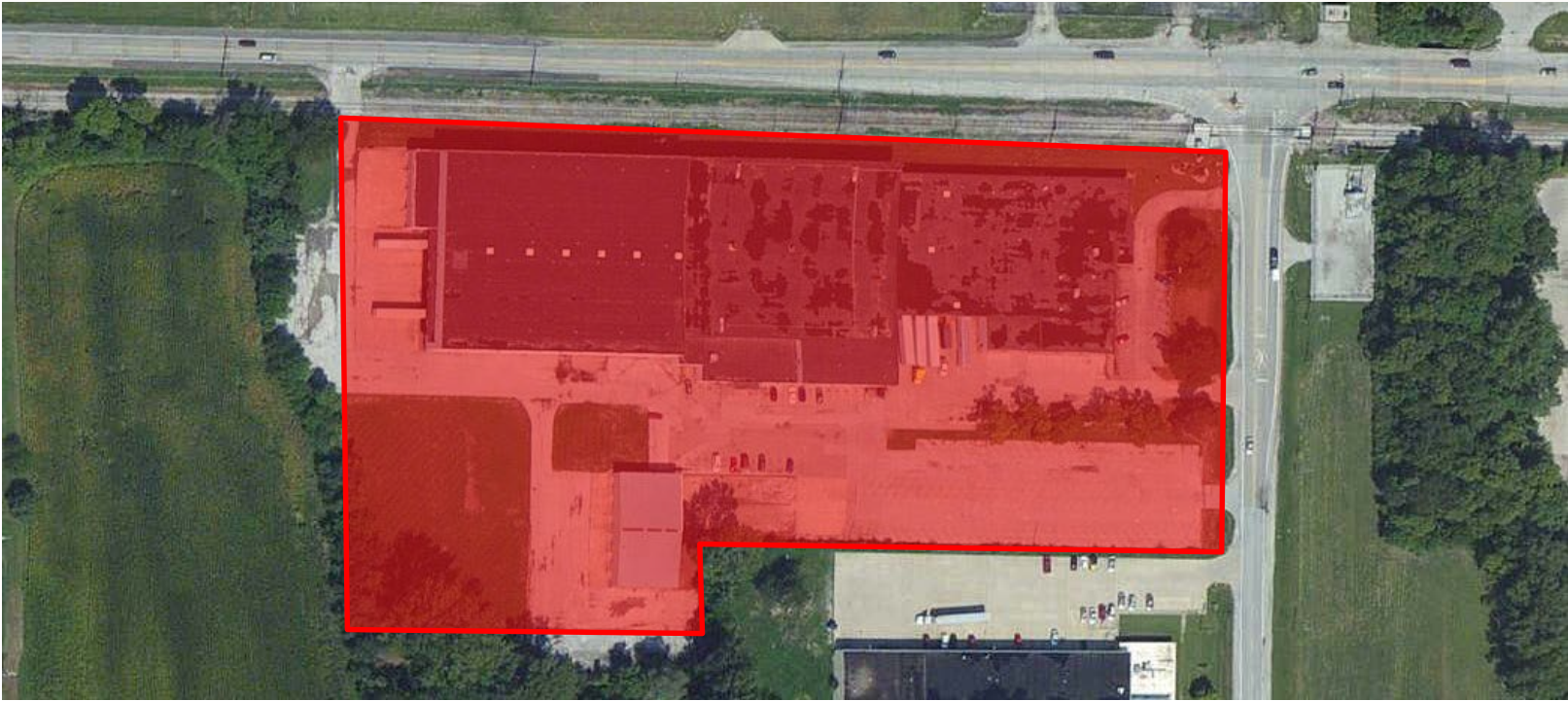


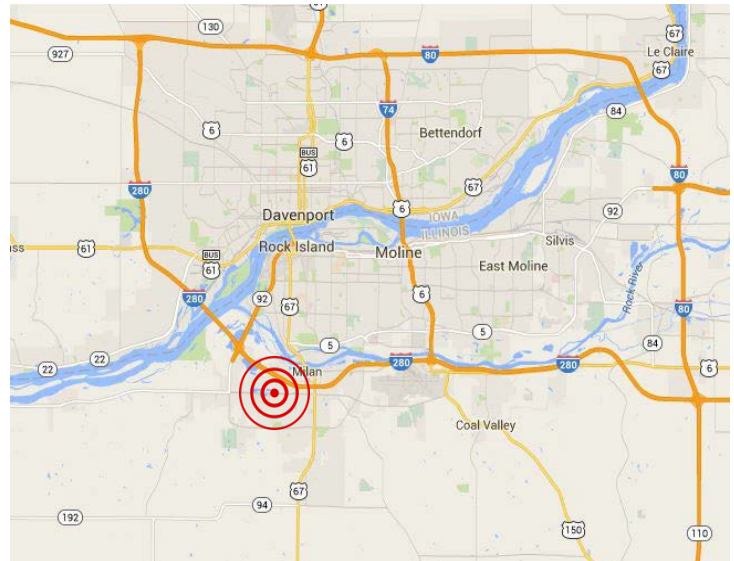
FOR SALE OR LEASE: 143,655 SF Industrial Space

7800 14th Street W, Rock Island, IL 61201



Property Features

- Sale Price: \$3,550,000
- Lease Price: \$3.00/PSF NNN
- Taxes: \$106,530.04 (2016)
- Parcel: 326-D
- Total Building: 143,665 SF
 - 12,800 SF Office: 12' ceiling height
 - 123,665 SF warehouse: 24' & 31' ceiling heights
 - 7,200 SF Shop Building: 24' ceiling height
- Lot: 9.87 acres (430,020 SF)
- Zoned: I-2 Heavy Industrial District
- Corner lot with ample parking, close to multiple major interstates and highways



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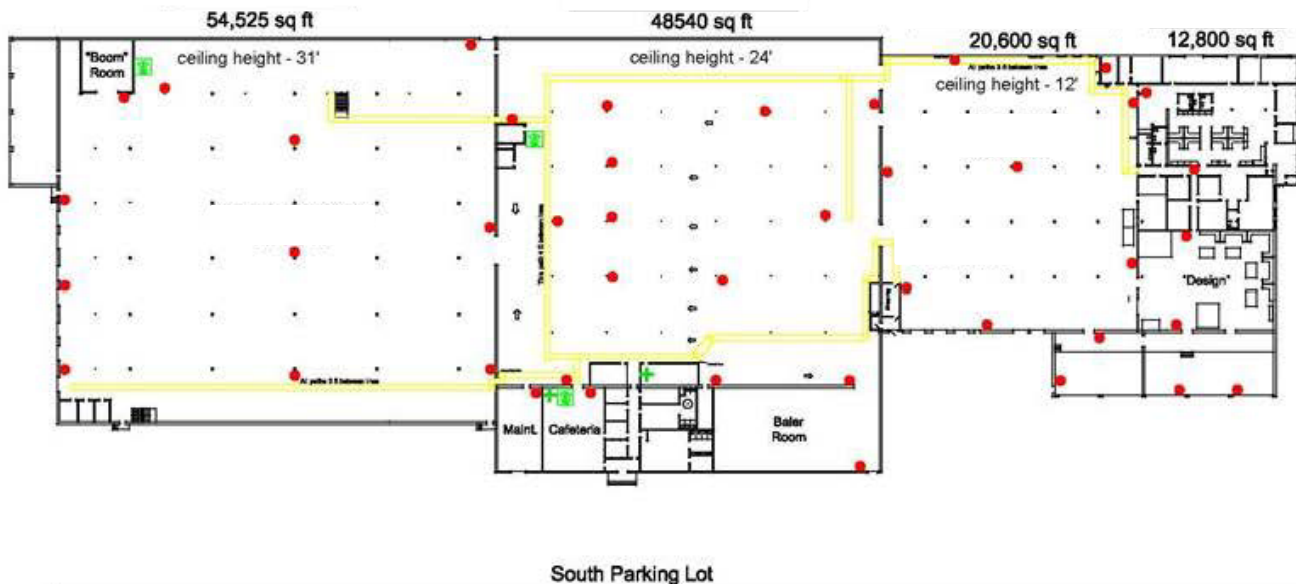
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Revised 3/20/2018

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7800 W. 14th Street, Rock Island, IL 61201

Andalusia Road



14th Street West - Ridgewood Road

South Parking Lot

Fence Line

- Industrial building with office space
- Well located in Rock Island, IL
- Built in 1961, additions in 1967 and 1976
- Ample parking
- 3 phase power
- 11 drive-in doors
- 12 dock doors
- Sprinkler system
- Property is well maintained and very functional

