

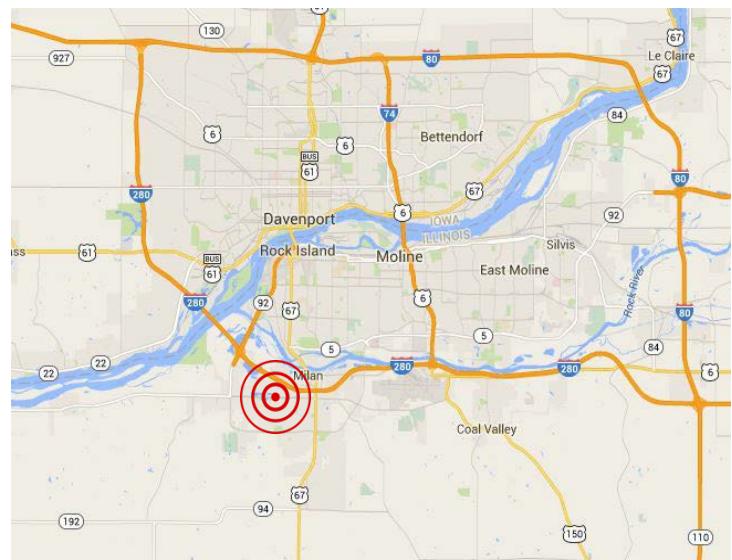
FOR SALE OR LEASE: 143,655 SF Industrial Space

7800 W. 14th Street, 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



Jim Tansey, CCIM | 563.349.3030
jtansey@TheHawkeyeGroup.com

David Gellerman | 563.505.6254
dgellerman@TheHawkeyeGroup.com

1850 E. 53rd Street, Suite #1 • Davenport, Iowa 52807 • Office: 563.344.4295 • www.TheHawkeyeGroup.com

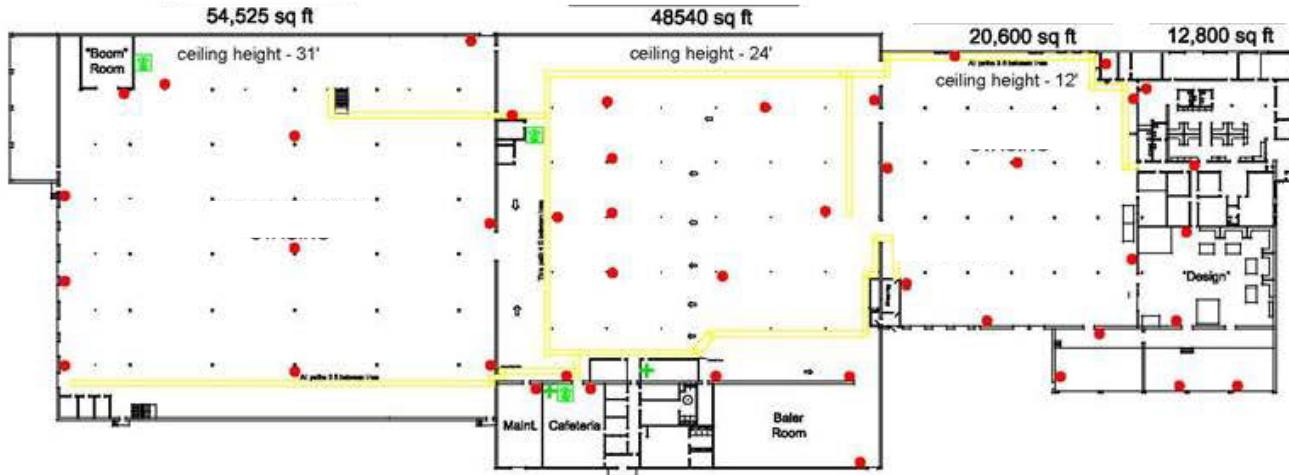
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING 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. LISTING AGENTS HAVE AN OWNERSHIP INTEREST IN THIS PROPERTY AND ARE LICENSED BROKERS IN THE STATES OF IOWA & ILLINOIS.

Revised 3/20/2018

FOR SALE OR LEASE: 143,655 SF Industrial Space

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



1850 E. 53rd Street, Suite #1 • Davenport, Iowa 52807 • Office: 563.344.4295 • www.TheHawkeyeGroup.com

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. LISTING AGENTS HAVE AN OWNERSHIP INTEREST IN THIS PROPERTY AND ARE LICENSED BROKERS IN THE STATES OF IOWA & ILLINOIS.