

FOR  
SALE/LEASE



## Industrial Property

1228 3<sup>rd</sup> Avenue, Rock Island, IL 61201

TheHawkeyeGroup.com



### Property Features

- **Sale Price: \$449,000**
- **Lease Price: \$4.95/psf, NNN**
- 10,700 sq. ft. industrial warehouse, including 3,000 sq. ft. of office space
- 1.17 acres, including a fenced in vacant lot to the West
- 4 overhead drive-in doors (2- 12' and 2- 14')
- Fully heated warehouse - 460 VAC, 3 phase electric
- 2021 property taxes- \$12,760.67

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**HAWKEYE**  
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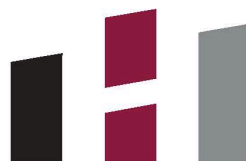


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