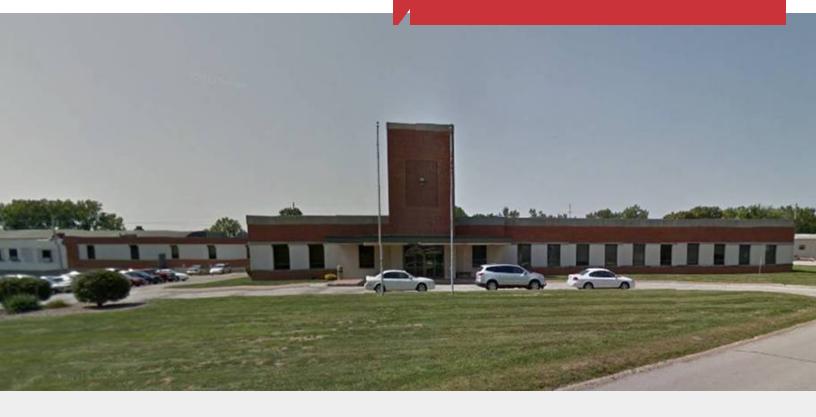


For Sale/Lease Multi-Tenant Building



Quad City Industrial Plaza

2832 5th Street, Rock Island, Illinois 61201

Sale Price: \$1,545,000

Lease Rate: N/A

Property Features

- 144,110 SF multi-tenant investment sale with 3 long-term tenants who occupy 65,057 SF
- Quad City Industrial Plaza located 1/2 mile off Highways 67 and 92 (Centennial Expressway) and just 2 miles from I-280
- 81,634 SF vacant space consisting of 23,718 SF office and 57,916 SF manufacturing/warehouse space
- 23,718 SF office space has 5 large executive offices, 19 private offices and multiple large work areas
- 57,916 SF manufacturing/warehouse space has 14'-18' ceilings, 1 inside truck dock with 5 ton bridge crane for unloading, 1 regular truck dock and 7 drive-in doors, 480V-3 Phase heavy power, sprinklered, divisible to 36,782 SF and 21.134 SF (climate controlled)



BUILDING SIZE:	144,110 SF
YEAR BUILT:	1966
TENANCY:	Multiple
MLS ID #	7036369, 7036370, 7036371, 7036372, 7036373, 7036374, 7036375, 7036376, 7036377

For more information:

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For Sale/Lease Multi-Tenant Building



Property Summary

Lease Rate: N/A

Available SF:

Sale Price: \$1,545,000

Lot Size:

Building Size: 144,110 SF

Grade Level Doors:

Dock High Doors: 8

Ceiling Height: 18.0 FT

Year Built: 1966

Zoning: I-2 (General Industrial)

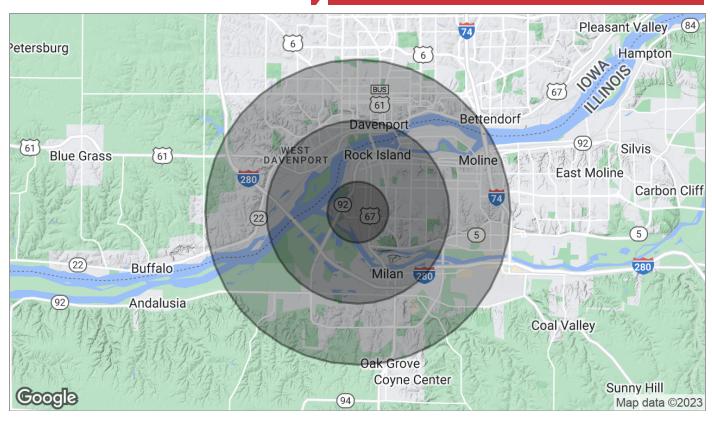
Property Overview

Investment sale of Quad City Industrial Plaza located 1/2 mile off Hwy 67 & 92 (Centennial Expressway) and just 2 miles from I-280. Property consists of 144,110 SF with 3 long-term tenants currently occupying 65,068 SF. 14'-18' ceilings, 8 truck docks, 9 drive-in doors, 5 ton bridge crane over inside truck dock, 480V - 3 Phase heavy power. Good investment property with blue sky opportunity and priced to sell. See LA for financial information.

Available Spaces

Space Space Use Lease Rate Lease Type Size (SF)

For Sale/Lease Multi-Tenant Building



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	6,069	46,625	132,458
MEDIAN AGE	37.6	37.8	36.4
MEDIAN AGE (MALE)	34.5	37.3	35.2
MEDIAN AGE (FEMALE)	39.0	37.6	37.1
Households & Income	1 Mile	3 Miles	5 Miles
Households & Income TOTAL HOUSEHOLDS	1 Mile 2,465	3 Miles 19,077	5 Miles 53,850
TOTAL HOUSEHOLDS	2,465	19,077	53,850

^{*} Demographic data derived from 2020 ACS - US Census