



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)



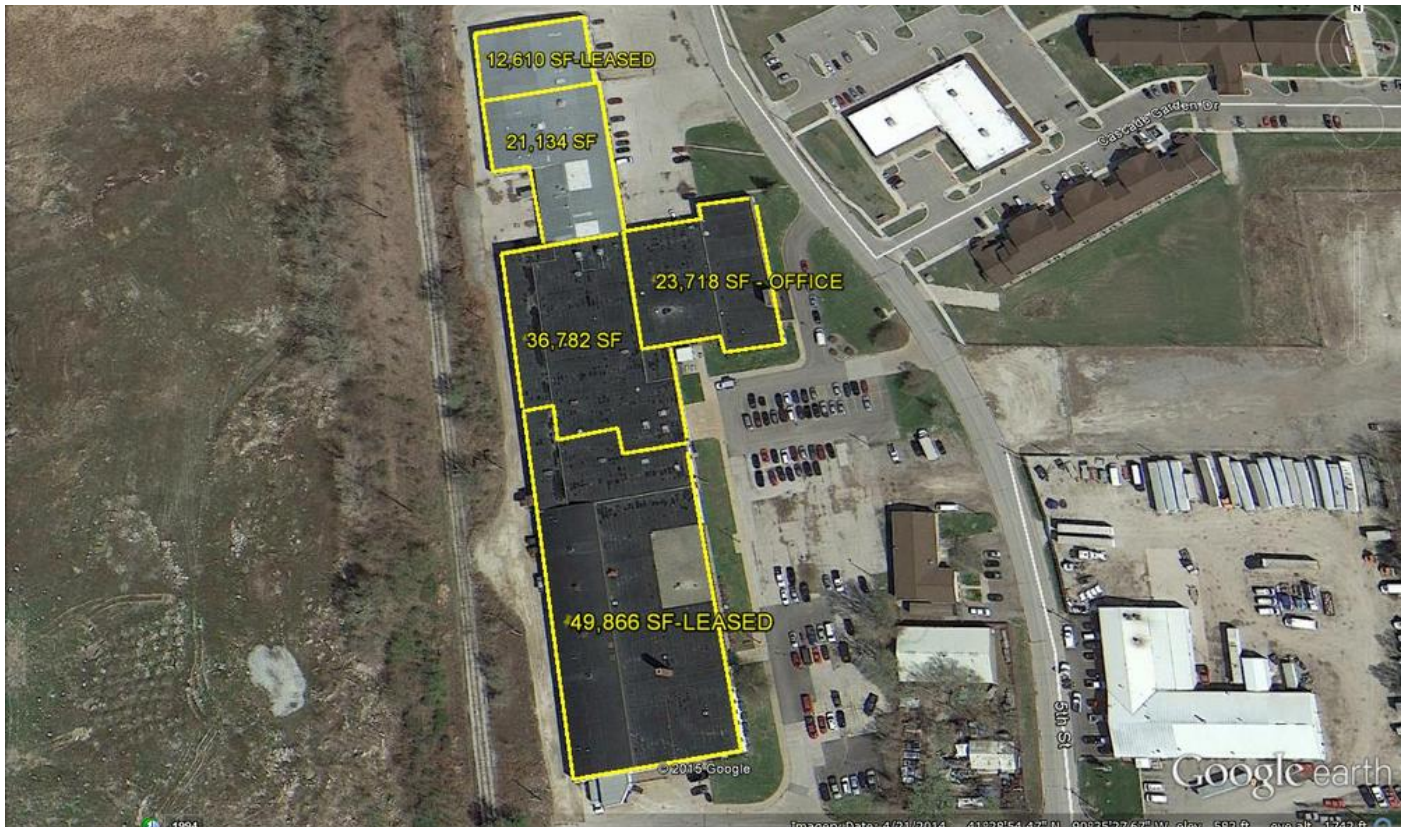
BUILDING SIZE:	144,110 SF
YEAR BUILT:	1966
TENANCY:	Multiple
MLS ID #	7036369, 7036370, 7036371, 7036372, 7036373, 7036374, 7036375, 7036376, 7036377

For more information:

Charlie Armstrong, SIOR

563.529.6600 • carmstrong@ruhlcommercial.com

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:	9
Dock High Doors:	8
Ceiling Height:	18.0 FT
Year Built:	1966
Zoning:	I-2 (General Industrial)

Property Overview

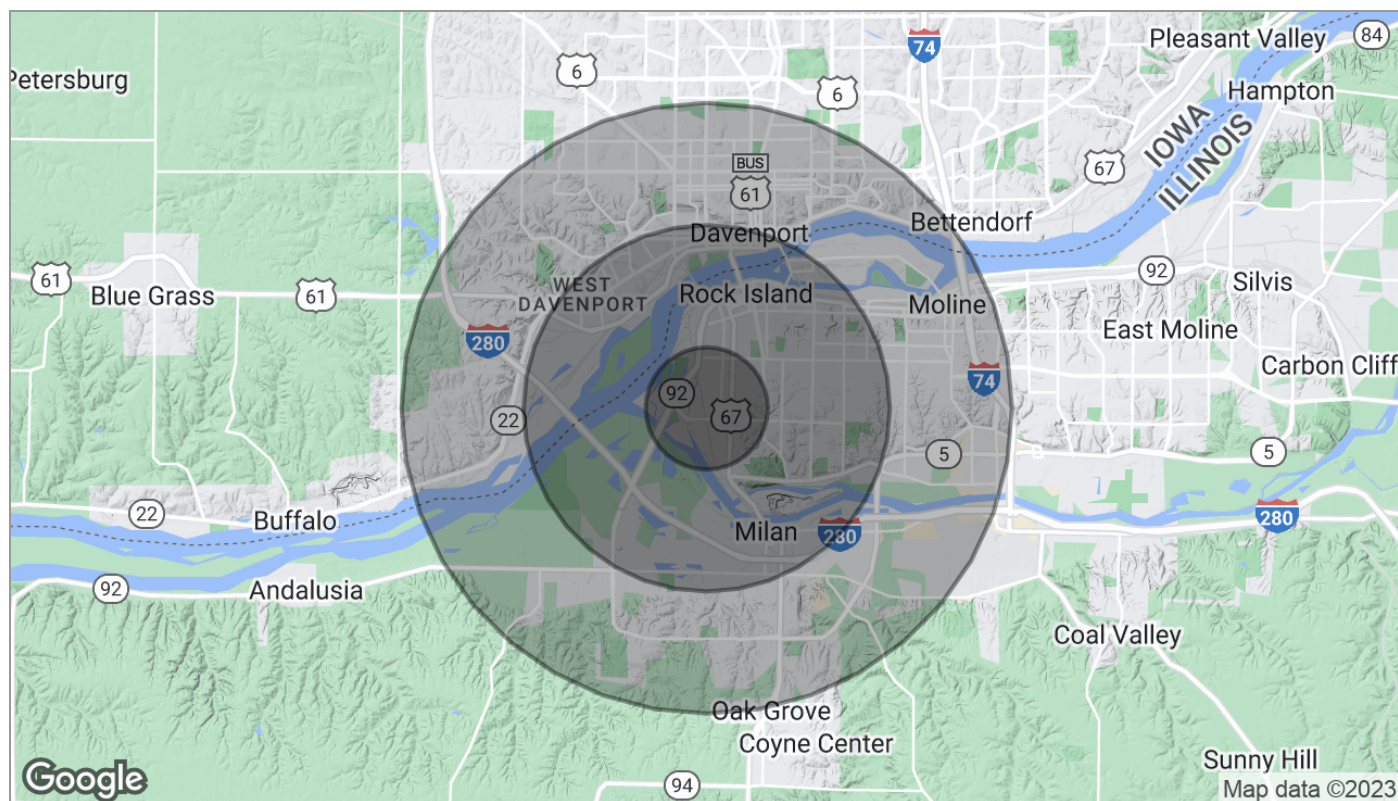
Investment sale of Quad City Industrial Plaza located 1/2 mile off Hwy 67 & 92 (Centennial Expressway) and just 2 miles from I-280. Property consists of 144,110 SF with 3 long-term tenants currently occupying 65,068 SF. 14'-18' ceilings, 8 truck docks, 9 drive-in doors, 5 ton bridge crane over inside 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)
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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
TOTAL HOUSEHOLDS	2,465	19,077	53,850
# OF PERSONS PER HH	2.5	2.4	2.5
AVERAGE HH INCOME	\$47,865	\$49,389	\$49,532
AVERAGE HOUSE VALUE	\$86,616	\$118,327	\$120,539

* Demographic data derived from 2020 ACS - US Census