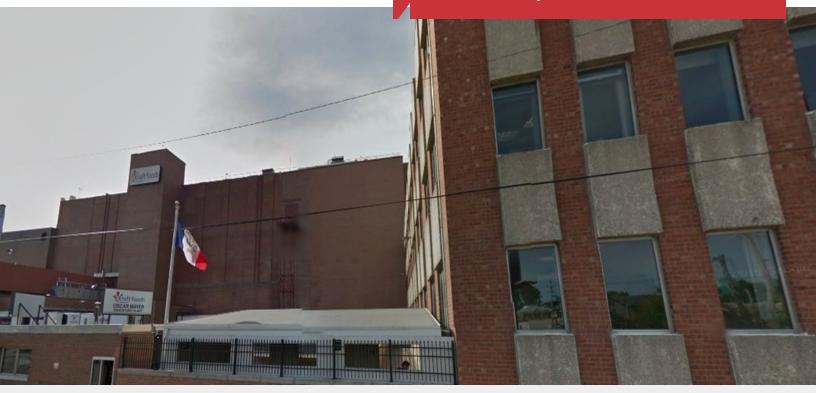


For Sale

Manufacturing / Warehouse

Former Oscar Mayer Foods I 700,000 SF



1337 W. Second Street

Davenport, Iowa 52802

Sale Price: Subject to Offer

Property Features

- Located in Quad City Metro location, west of downtown central business district
- Good access to US Hwy 61/I-80/I-280/I-74
- Located on 15.72 acres
- 15+ loading ramps, dock doors and grade level doors
- 250+ parking spaces on site
- Rail served
- Nearby businesses include Precision Collision Auto Body Center, Community Merchant Services, Family Credit Union and Tappa's Steak House



BUILDING SIZE:	700,000 SF
LOT SIZE:	15.72 Acres
TENANCY:	Single
ANNUAL TAXES:	\$292,540.00 (2015)
ZONING:	M-1: Light Industrial
MLS ID #	7036693

For more information:

John G. Ruhl

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NAI Ruhl Commercial Company 5111 Utica Ridge Rd, Davenport, IA 52807 563 355 4000

For Sale

Manufacturing / Warehouse

Former Oscar Mayer Foods I 700,000 SF



Property Summary

Sale Price: Subject to Offer

Lot Size: Former Oscar Mayer

Foods I 700,000 SF

Building Size: 700,000 SF

Grade Level Doors: 7

Dock High Doors: 8

Ceiling Height: 34.0 FT

Zoning: M-1: Light Industrial

Property Overview

Former Oscar Mayer Foods manufacturing/warehouse facility. Located in Quad City metro location, west of downtown central business district. Good access to US Hwy 61/l-80/l-280/l-74. Very well maintained structure/food grade. State-of-the-art warehouse section (93.000 SF at 34' clear). 15+ loading ramps, dock doors and grade level doors. 250+ parking spaces on site. Rail served. Sale price is subject to offer.

Location Overview

Located in Quad City Metro location, west of downtown central business district. Good access to US Hwy 61/l-80/l-280/l-74. Nearby businesses include Precision Collision Auto Body Center, Community Merchant Services, Family Credit Union and Tappa's Steak House.

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