

Price Reduced!



4818 Kimmel Drive

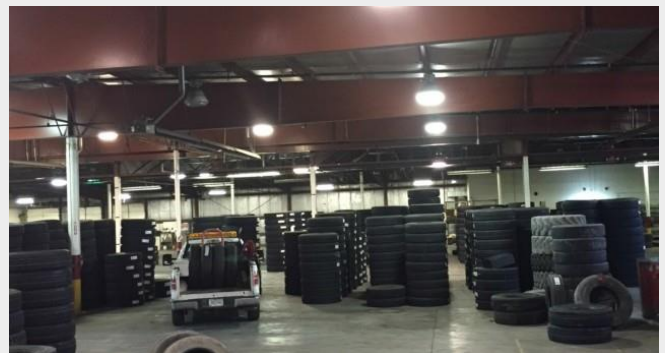
Davenport, Iowa 52802

Sale Price: \$1,195,000

Lease Rate: \$2.50 SF/yr (NNN)

Property Features

- Freestanding warehouse/manufacturing building with easy access to I-280
- 2,400 SF office space has 5 private offices, conference room and reception area
- 45,500 SF warehouse/manufacturing space has 3 dock high doors, 1 grade level door, combination of radiant heat and gas fired unit heaters
- Fenced outside storage
- Sprinkler system (Extra Hazzard Group 1 design criteria per NFPA Standard 13)
- New parking lot in 2012
- 300 AMP, 277/480 volt, 3 phase power



AVAILABLE SF: 47,900 SF

LOT SIZE: 2.07 Acres

YEAR BUILT: 1973

ZONING: M-2

PARCEL ID: 20535-01

MLS ID #: 7036177

For more information:

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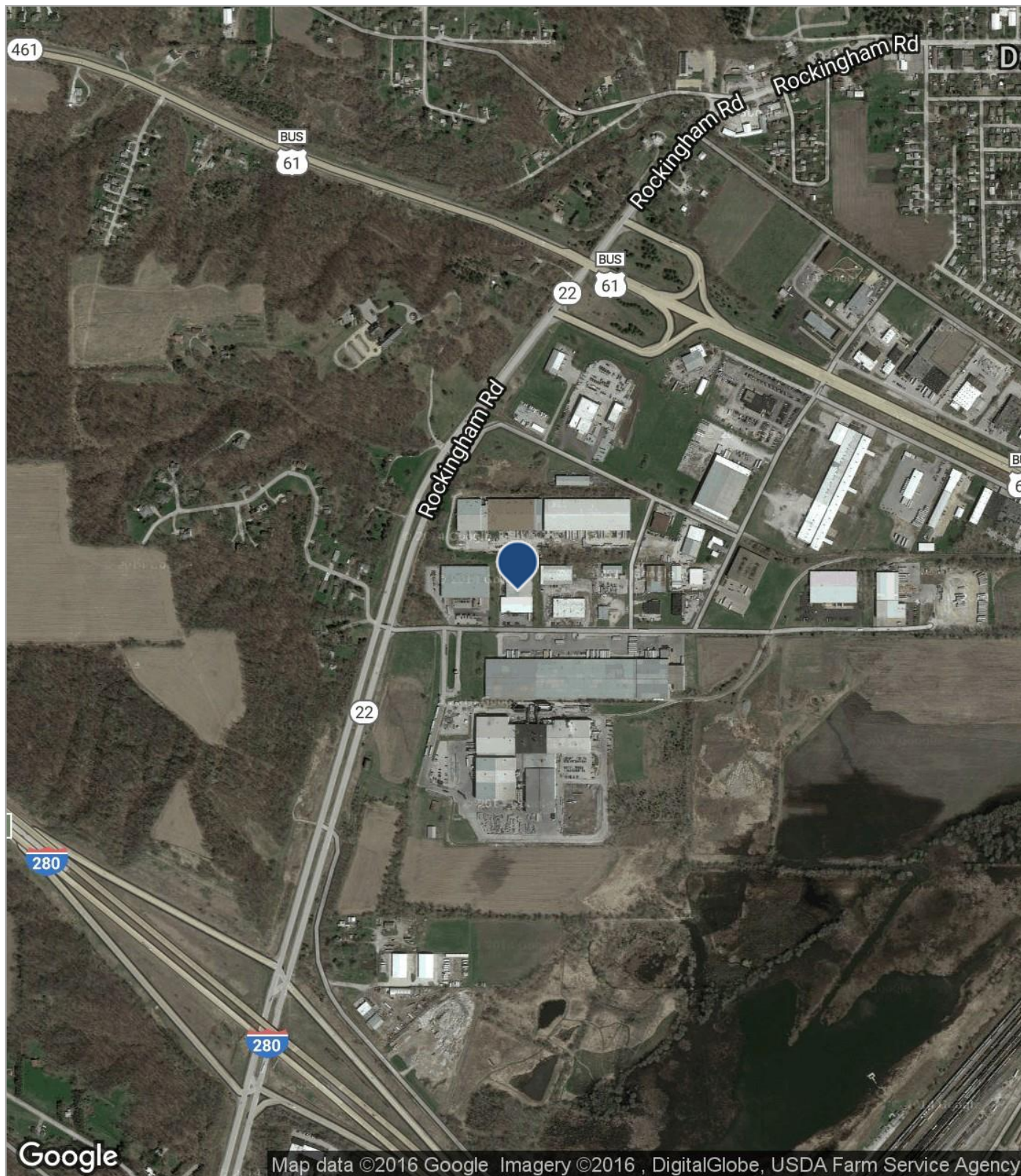
NAI Ruhl Commercial Company
5111 Utica Ridge Rd, Davenport, IA 52807
563 355 4000

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For Sale / Lease

Warehouse/Manufacturing Building

47,900 SF



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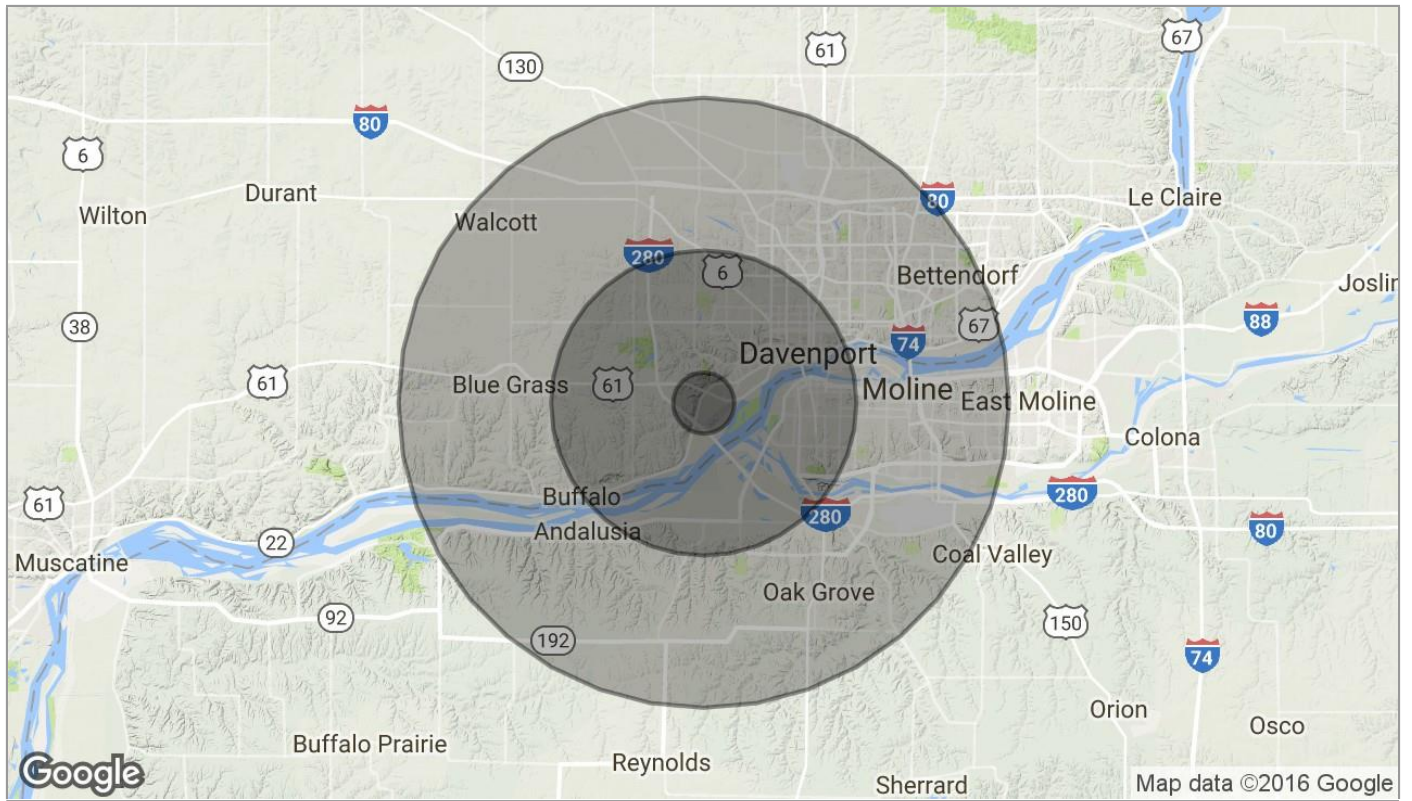
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For Sale / Lease

Warehouse/Manufacturing Building

47,900 SF



Population

1 Mile

5 Miles

10 Miles

TOTAL POPULATION	946	75,685	247,623
MEDIAN AGE	43.9	36.7	37.0
MEDIAN AGE (MALE)	43.2	35.6	36.0
MEDIAN AGE (FEMALE)	44.1	37.4	37.7

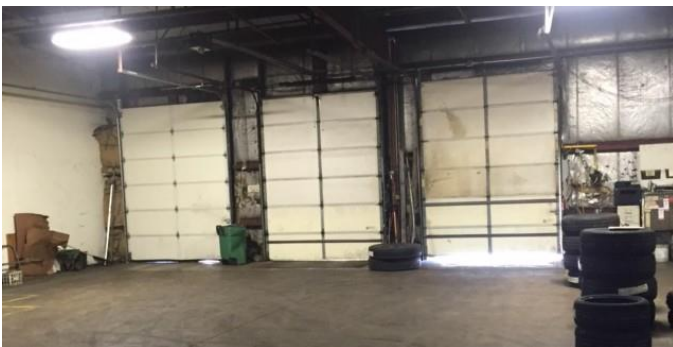
Households & Income

1 Mile

5 Miles

10 Miles

TOTAL HOUSEHOLDS	427	30,258	100,986
# OF PERSONS PER HH	2.2	2.5	2.5
AVERAGE HH INCOME	\$51,838	\$46,798	\$56,943
AVERAGE HOUSE VALUE	\$112,902	\$99,196	\$147,980



* Demographic data derived from 2010 US Census



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