



301 2<sup>nd</sup> Street

310 3<sup>rd</sup> Street

321 2<sup>nd</sup> Street

430 1<sup>st</sup> Street

520 2<sup>nd</sup> Street

524 2<sup>nd</sup> Street

523-525 1<sup>st</sup> Street Rock Island, IL

## Property Features

- Low cost industrial space for a variety of users
- Convenient access to Highway 92
- Various sizes available (see back page)
- Dock doors and drive-in access
- Tenant improvements negotiable



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For Lease  
Rock Island Industrial Partners  
Industrial & Flex Space



	Office SF	Warehouse SF	Total SF	Dock Doors	Drive-in Doors	MLS #
<b>Building B - \$3.25 PSF, Net; expenses \$0.75 PSF (2017 Budget)</b>						
301 2 <sup>nd</sup> Street	2,400 SF	9,360 SF	11,760 SF	1	3	7037638
310 3 <sup>rd</sup> Street	3,000 SF	12,800 SF	15,800 SF	1	3	7037639
321 2 <sup>nd</sup> Street	-	15,600 SF	15,600 SF	3	0	7037637
<b>Building C - \$2.50 PSF, Net; expenses \$0.86 PSF (2017 Budget)</b>						
430 1 <sup>st</sup> Street	2,500 SF	37,500 SF	40,000 SF	5	0	7037621
<b>Building D - \$3.50 PSF, Net; expenses \$1.01 PSF (2017 Budget)</b>						
520 2 <sup>nd</sup> Street	1,100 SF	12,052 SF	13,152 SF	2	2	7037618
524 2 <sup>nd</sup> Street	630 SF	6,000 SF	6,630 SF	2	0	7037640
523-525 1 <sup>st</sup> Street	600 SF	13,880 SF	14,480 SF	3	0	7037641