

18-ACRE INDUSTRIAL SITE

Research Pkwy · Eastern Iowa Industrial Center · Davenport, Iowa · I-80 Visible

\$1.65/SF

\$71,874/acre · \$1,292,793 total
For Sale or Lease



783,208 SF	17.98 AC	I-1	60,000 SF	PHASE I
TOTAL AREA	ACREAGE	ZONING	FLEX CONCEPT	ENV. CLEAN



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PROPERTY OVERVIEW

Shovel-Ready Industrial Development Site

Three parcels replatted into one contiguous 18-acre parcel in the Eastern Iowa Industrial Center on Research Pkwy, Davenport Iowa. I-1 Light Industrial zoning, I-80 visible, all utilities stubbed to the parcel. Phase I Environmental complete and clean. Outside 100-year flood plain.

BUILDING CONCEPTS

Phase 1 — 60,000 SF Flex Building

Bay 1: 22,000 SF | Bay 2: 20,000 SF | Bay 3: 18,000 SF

Drive-in and dock access. Divisible or single tenant.

Large Format Option — 200,000 SF Single Tenant

320' x 625' footprint. Regional distribution or corporate campus.

LOCATION

Eastern Iowa Industrial Center, Research Pkwy, Davenport IA 52806. Adjacent to Sadler Power Train and Roemer Machine. Amazon distribution at east edge of park. Direct I-80 access via Northwest Blvd interchange.

UTILITIES — ALL ON SITE

ELECTRIC

MidAmerican Energy · 161kV + 13.2kV

NATURAL GAS

MidAmerican Energy · 4" line

WATER

Iowa American Water · 12" main

FIBER

Central Scott Telephone · 10 Gb

SANITARY SEWER

City of Davenport · 8" main

PROPERTY DETAILS

ZONING

I-1 Light Industrial — City of Davenport

TOTAL AREA

783,208 SF · 17.98 Acres

ENVIRONMENTAL

Phase I Complete · Clean (Terracon)

FLOOD PLAIN

Outside 100-Year · FEMA Map #19163C0355H

ASKING PRICE

\$1.65/SF · \$71,874/Acre · \$1,292,793

AVAILABLE

For Sale or Lease · Build-to-Suit

TRAFFIC COUNTS

I-80 EASTBOUND/WESTBOUND

16,700 Vehicles Per Day

NORTHWEST BLVD

8,100 Vehicles Per Day

Full marketing package including drone photography, interactive site map, utility details, and site concept plans available at 18acresQC.com

18acresQC.com