

OFFERING MEMORANDUM

PRIME ACQUISITION/DEVELOPMENT OPPORTUNITY IN THE QUAD CITIES

**225 33RD STREET
BETTENDORF, IA 52722**



**CANADIAN PACIFIC
KANSAS CITY RAIL SYSTEM**

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**CUSHMAN &
WAKEFIELD**

Iowa Commercial Advisors

OFFERING SUMMARY

County:	Scott
Zoning:	I-3 Heavy Industrial
Total Lot Size:	16.15 Acres
Parcel IDs:	842751004 - 10.86 Acres
	842751005 - 2.17 Acres
	843403101 - 2.89 Acres
	842751002 - 0.23 Acres



Four contiguous parcels totaling approximately **16.15 acres**



Strategic riverfront location along the Mississippi River



Close proximity to the Canadian Pacific Kansas City (CPKC) rail network



Excellent regional connectivity via U.S. Highway 67, I-74, I-80, and proximity to Rock Island Arsenal



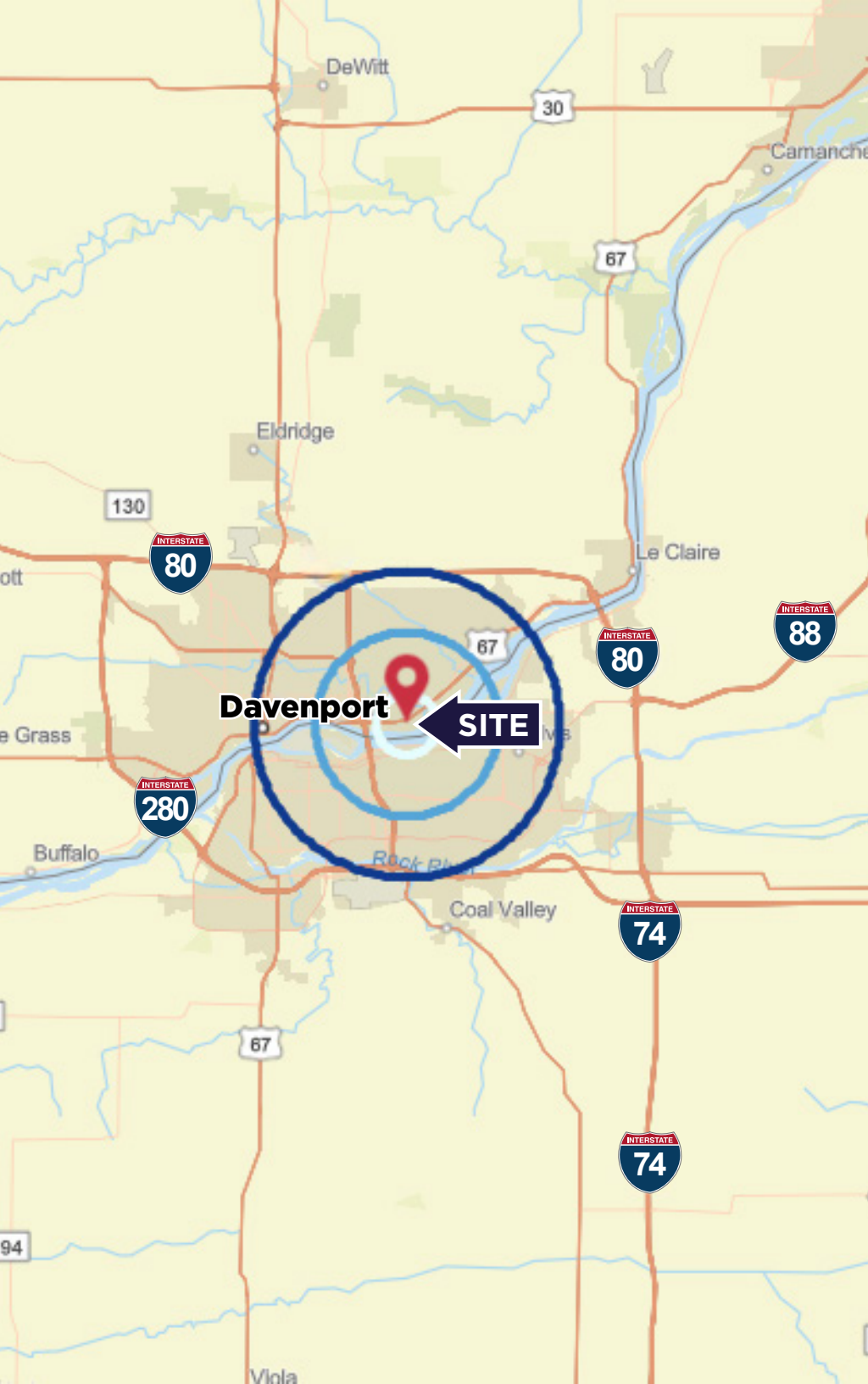
Zoned I-3 Heavy Industrial, allowing for a wide range of uses



Located within the Davenport-Moline-Rock Island (Quad Cities) MSA

SITE LAYOUT





LOCATION

- Strategically located in Bettendorf with convenient access to Interstate 74 and the greater Quad Cities region
- Ideal location for servicing both Iowa and Illinois markets throughout the Quad Cities metro
- Positioned near an established industrial and manufacturing corridor with access to skilled labor
- Immediate proximity to major regional employers, suppliers, and transportation routes
- Centrally located for efficient distribution and operations across eastern Iowa and western Illinois

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	4,186	65,710	172,050
Total Households	1,834	28,805	73,497
Daytime Population	5,166	66,762	186,490

REGIONAL MAP





FOR MORE INFORMATION, PLEASE CONTACT:

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