

INDUSTRIAL BUILDING • FOR SALE OR LEASE

1833 W. 2ND STREET

DAVENPORT, IOWA 52802

\$2.75 /SF NNN

LEASE RATE

\$2,400,000 SALE



AERIAL VIEW

36,882 SF

Suite Option A

34,997 SF

Suite Option B

71,879 SF

Combined / Total Available

PROPERTY OVERVIEW

TOTAL BUILDING SIZE

103,083 SF

CRANE RAIL HEIGHT

14' - 18' (two craneways)

LEASE RATE

\$2.75/SF NNN

POWER

600A, 480V, 3-Phase

ZONING

I-MU (Industrial Mixed-Use)

CLEAR HEIGHT

22' - 32'

SITE AREA

4.32 AC

OVERHEAD DOORS

10 total (4 dock-high w/ levelers)

FIRE PROTECTION

Wet sprinkler system

YEAR BUILT

1943 (addns. 1997)

PROPERTY HIGHLIGHTS

- 22' - 32' clear height throughout the manufacturing areas — two overhead craneways in place with rails at 14' - 18' (10" beam w/ hoist, 18" beam)
- Available for sale (\$2,400,000) or lease (\$2.75/SF NNN) — flexible configurations of 36,882 SF, 34,997 SF, or the combined 71,879 SF; landlord will divide
- Rail siding runs directly along the property, with an active rail spur adjacent to the loading area
- Fully fenced 4.32-acre site with paved truck circulation/parking and a 36,330 SF (173' x 210') elevated outdoor storage area
- LED lighting throughout with significant window and lighting panels in the roof; substantial roof work completed 2023
- Attached 4,400 SF two-story brick office building with new front facade (2025)
- Wet sprinkler system · 600A, 480V 3-phase power · zoned I-MU supporting a wide range of industrial and commercial uses
- Excellent access to downtown Davenport, I-280, I-80, I-74, and the Quad Cities transportation network

Tim Miner, ABR, GREEN, MRP, PSA, SFR

HomeSmart Commercial Realty · (309) 721-3314 · timdminer@gmail.com

Information deemed reliable but not guaranteed; verify all specs independently.

BUILDING SPECIFICATIONS

1833 W. 2ND STREET

DAVENPORT, IOWA 52802

\$2.75 /SF NNN · \$2,400,000 SALE**FOR SALE OR LEASE****CONSTRUCTION & SYSTEMS**

TOTAL BUILDING	103,083 SF on 4.32 acres
CLEAR HEIGHT	22' - 32' (varies by bay)
OVERHEAD CRANES	Two craneways in place; crane rails at 14' - 18' — 10" beam w/ hoist at 18', 18" beam at 14'
OVERHEAD DOORS	10 total — 4 dock-high positions w/ 3 mechanical dock levelers, drive-in grade-level doors
POWER	600A, 480V, 3-Phase
FIRE PROTECTION	Wet sprinkler system
LIGHTING	LED lighting throughout; significant window & lighting panels in the roof
HVAC	Forced hot air unit heaters in plant; A/C in office areas
EXTERIOR WALLS	Concrete block, brick veneer & metal panel; new front brick facade (2025)
ROOF / FOUNDATION	Membrane and metal roof — substantial roof work completed 2023; concrete slab foundation
RAIL	Rail siding along the property; active rail spur adjacent to the loading area
SITE / YARD	Fully fenced site; paved truck circulation & parking; 36,330 SF (173' x 210') elevated outdoor storage area
OFFICE	4,400 SF attached two-story brick office at the 1833 address
ZONING	I-MU (Industrial Mixed-Use), City of Davenport
YEAR BUILT	1943; additions through 1997

AVAILABLE SPACE — LANDLORD WILL DIVIDE**SUITE OPTION A 36,882 SF**

Two-story office (up + down) 4,400 SF
Floor space 32,482 SF
Access: 2 drive-in doors + canopy loading dock (1 dock door)

SUITE OPTION B 34,997 SF

Floor space 34,997 SF
Access: 2 dock doors + 2 additional drive-in doors

COMBINED 71,879 SF

Entire available premises within the 103,083 SF building
Balance of building occupied by an established industrial tenant.

Flexible demising: configurations from approximately 10,000 SF and up considered. Lease terms from 12 months. Smaller storage-only spaces may be considered.

PROPERTY PHOTOS

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OFFICE ENTRANCE

Attached 4,400 SF two-story brick office at the 1833 address — new front facade completed 2025.

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Property Photos · 1 of 5

PROPERTY PHOTOS

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LOADING DOCKS

4 dock-high positions with 3 mechanical dock levelers; 10 overhead doors total serving the building.

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Property Photos · 2 of 5

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MANUFACTURING FLOOR

Open manufacturing bays with 22' - 32' clear height, LED lighting, and natural light from roof lighting panels.

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Property Photos · 3 of 5

PROPERTY PHOTOS

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10-TON OVERHEAD CRANE

Two overhead craneways in place — crane rails at 14' - 18' beneath 22' - 32' ceilings.

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Property Photos · 4 of 5

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WAREHOUSE BAY

Additional warehouse/storage bays with grade-level door access and abundant natural light.

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Property Photos · 5 of 5

FOR MORE INFORMATION OR TO SCHEDULE A TOUR

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(309) 721-3314 · timdminer@gmail.com

Office: (563) 571-0209 · Licensed in IL & IA

FOR SALE: \$2,400,000 FOR LEASE: \$2.75 /SF NNN AVAILABLE: 36,882 SF · 34,997 SF · 71,879 SF combined

Information deemed reliable but not guaranteed. All specifications, measurements, and availability should be independently verified.



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Contact