

765 SCHMIDT RD

DAVENPORT, IA

2.75 ACRE IOS FOR SALE



CBRE

765 SCHMIDT RD

765 Schmidt Rd in Davenport, IA offers a versatile IOS yard positioned just north of US 61/W. River Drive with quick access to I 280 and the broader Quad Cities transportation network. The site has been fully cleared following the removal of former structures, creating a level, open yard which was recently leased to American Trailer & Storage Inc. Zoned I 2 Industrial, the property supports a wide range of heavy industrial and logistics uses, making it a strong fit for users seeking functional outdoor storage with excellent regional connectivity.

American Trailer & Storage Inc. (AT&S) is a Midwest-based provider of portable storage containers, semi-trailers, and ground-level office units, offering both rentals and sales. Founded in 1994 and headquartered in Kansas City, Missouri, the company focuses on fast delivery, flexible leasing options, and custom container modifications to serve industries such as construction, retail, education, warehousing, and transportation. AT&S operates multiple service locations across the central Midwest—including Kansas City, St. Louis, Omaha, Springfield, Des Moines, and Davenport—and emphasizes customer service, quick turnaround times, and tailored storage solutions.



PROPERTY OVERVIEW



ASKING PRICE: \$650,000 (8% CAP RATE)

PROPERTY DETAILS

- **TOTAL ACRES: 2.75 AC**
- **0.8 ACRES OF CONCRETE, REMAINING YARD IS ASPHALT MILLINGS**
- **ELECTRICAL HOOKUPS**

LEASE DETAILS

- **TENANT: AMERICAN TRAILER & STORAGE INC**
- **LEASE EXPIRATION: APRIL 30, 2030**
- **RENT: \$57,600 ANNUALLY**
- **LL LIABILITY: REAL ESTATE TAXES AND INSURANCE**
- **PROJECTED NOI: \$52,000**



PARCEL OVERVIEW



MAP

Wisconsin Ave

N Fairm

N Division St

Gaines St

E Locust St

14th St

23rd St

Devils G

MCKAY MACHINERY
WENGER TRUCK LINE
VOLLEYBALL FACTORY
PURINA
HARCROS
LOCKBOX STORAGE
Davenport Waste Water Treatment
Davenport Compost Facility
HP HEMPEL PIPE AND SUPPLY INC.
JACKIE'S
Mid-American Glass
Midwest Recyclers - Howell
WANGELIN'S AUTO

Davenport

Bettendorf

State St



Rock Island

Moline

River Dr

765 SCHMIDT RD



31st Ave

24th St

14th Ave

44th St

7th St

16th St

27th St

S Concord St

22

92

Blackhawk Rd



78th Ave W

78th Ave W



150



765 SCHMIDT RD DAVENPORT, IA

HARRISON KRUSE, SIOR, CCIM
First Vice President
+1 515 556 9168
harrison.kruse@cbre.com
Licensed in the State of Iowa

NED TURNER
Senior Associate
+1 515 371 0499
ned.turner@cbre.com
Licensed in the State of Iowa



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.