



**OFFERING MEMORANDUM**

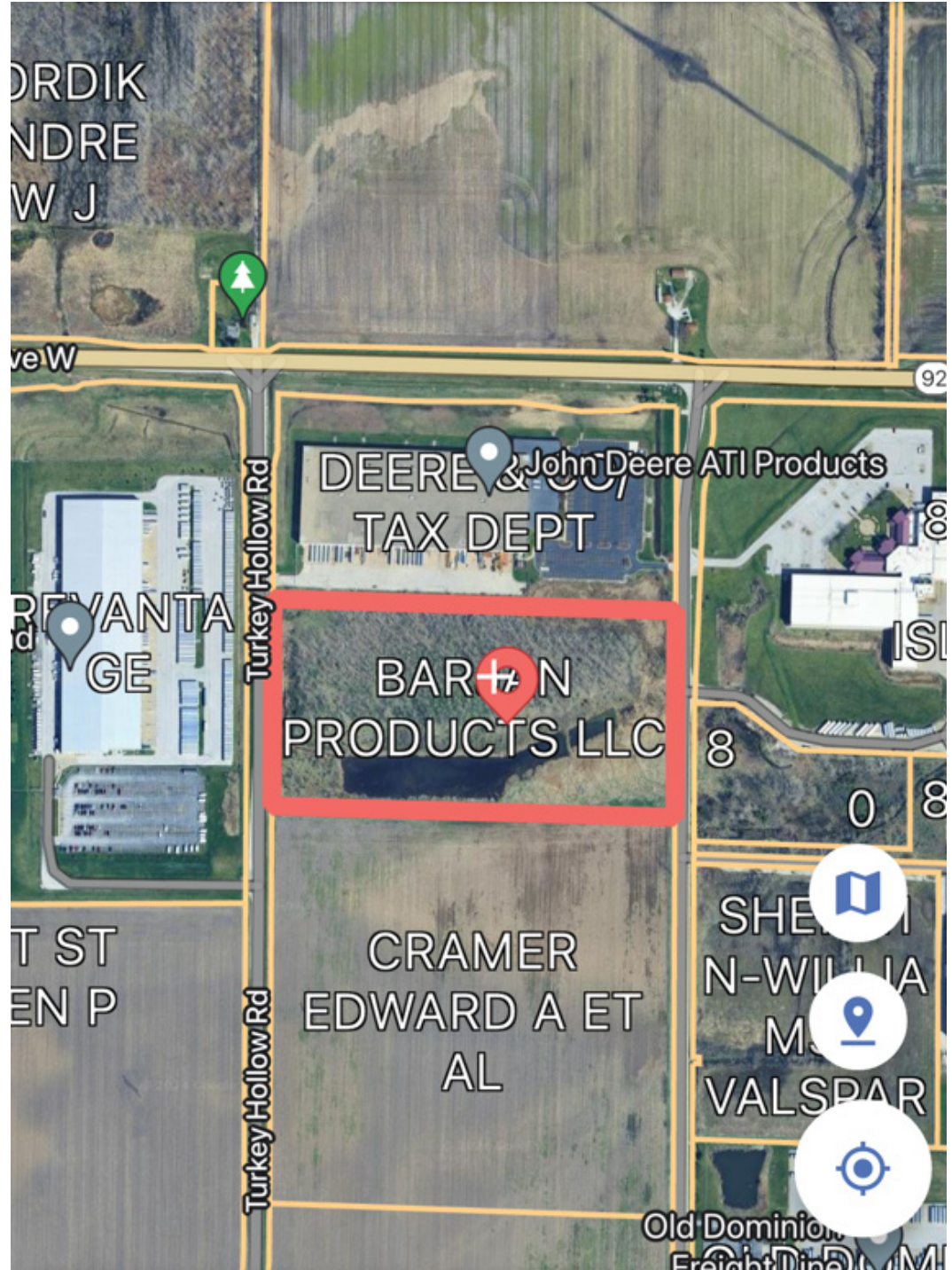
**INDUSTRIAL  
DEVELOPMENT SITE**

**TITLE OWNER SCOTT ANDERSON**

# ABOUT PROPERTY

## 18.4 Acre I2 Industrial development site

18.4 acres industrial property within the Quad Cities Metropolitan area. Adjacent to FedEx distribution facility and a John Deere factory. Great location for warehouse, corporate headquarters, light or heavy industrial, or self storage. Location has easy access to trucking, train, and river transport. Zoned I2 for heavy and light industrial. Retention pond is 4 acres with 10-12 acres of build-able space.





## AREA OVERVIEW

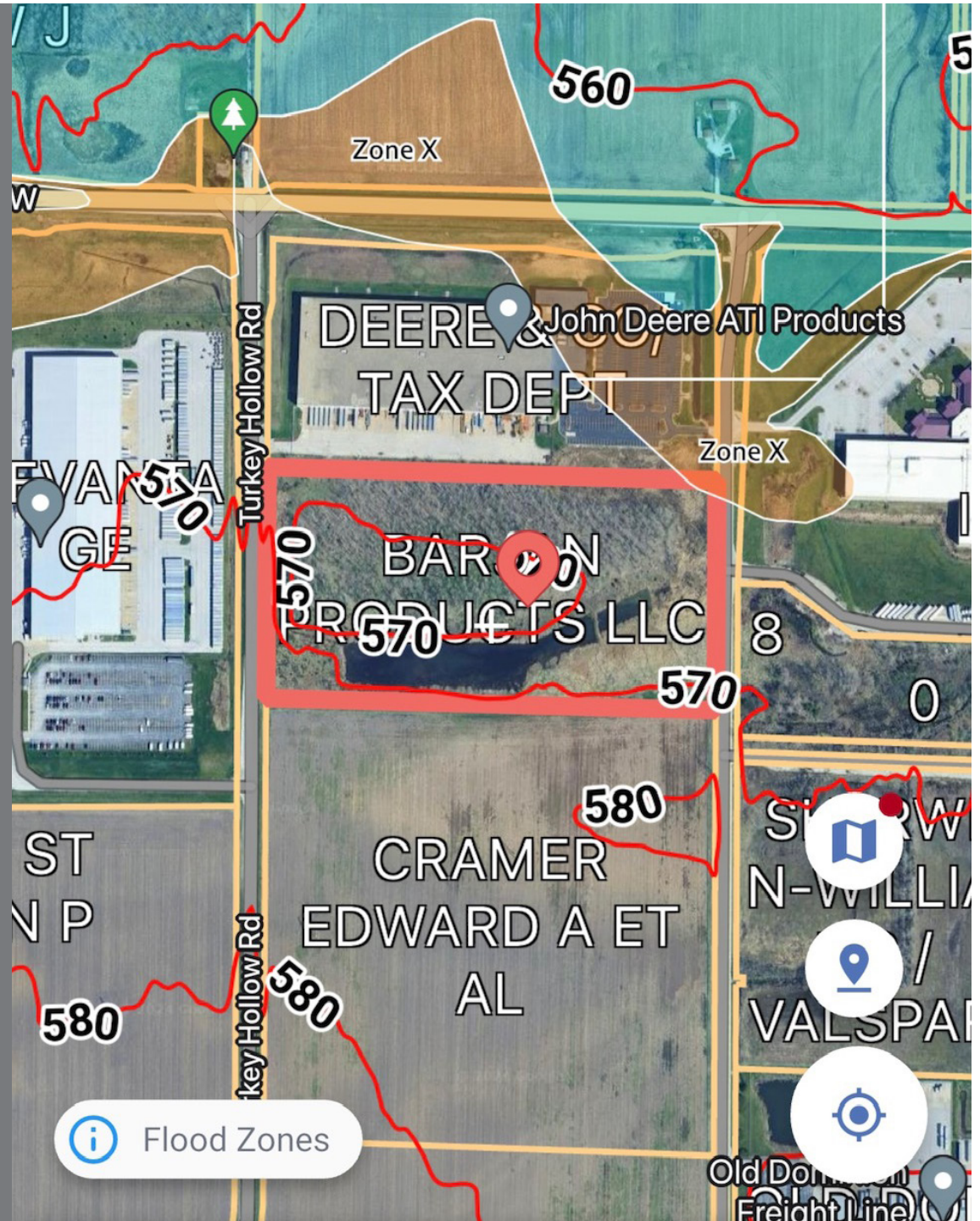


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DRONE VIEW

## PROPERTY DETAILS

- Parcel number: 16-29-101-002
- Address: 51st St w Rock Island IL
- Tax Assessed Value: \$592,383
- Zoning: I2
- Property Taxes - \$18,484.32





## CONTACT US

**Phone** 309 224 6512

**Email** SimpleSelfStorageeil@gmail.com

**Facebook** [www.facebook.com/marketplace/item/587339777144861/](http://www.facebook.com/marketplace/item/587339777144861/)

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