



**108,640 SF
FOR LEASE**

2930

Morton Drive

East Moline, IL 61244

CBRE

PROPERTY OVERVIEW

ECONOMICAL INDUSTRIAL SPACE IN EAST MOLINE THAT'S IN GOOD CONDITION AVAILABLE FOR LEASE.

This location has convenient access to HWY 92 and I80. The building is in close proximity to numerous manufacturers and suppliers that service the Eastern IA and Western IL region. The Landlord is willing to be creative on the demised space configuration which leaves numerous options for potential space layouts. The Landlord will provide shared access to the docks, and the building has turnkey office space that's ready for occupancy.

AVAILABLE FOR LEASE

- 108,640 SF (50% GLA)

LEASE RATE:

- \$3.95 NNN

5,440 SF OF OFFICE [CENTRAL AIR]

- Two private offices
- Large conference room
- Open work areas
- Two restrooms

OPERATING EXPENSE:

- \$1.82/SF



PROPERTY HIGHLIGHTS

Drive-in (west side)	<ul style="list-style-type: none">• Two 16' x 18• One 8' x 10
Drive-in (east side)	Two 12' x 16'
Docks	Three 8' x 10'
Bridge Cranes	Seven (7) ~ 10 Ton Cranes Two (2) ~ 12 Ton Cranes 22' 10" underhook height
Clear Height	32'
Heat	Gas-fired
Slab Thickness	8" reinforced concrete
Power	800 amps 480V 3-Phase
Outdoor Storage	Possible Outdoor Storage Available

WAREHOUSE SPACE



OFFICE SPACE

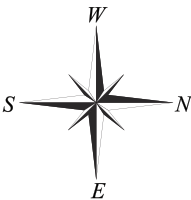
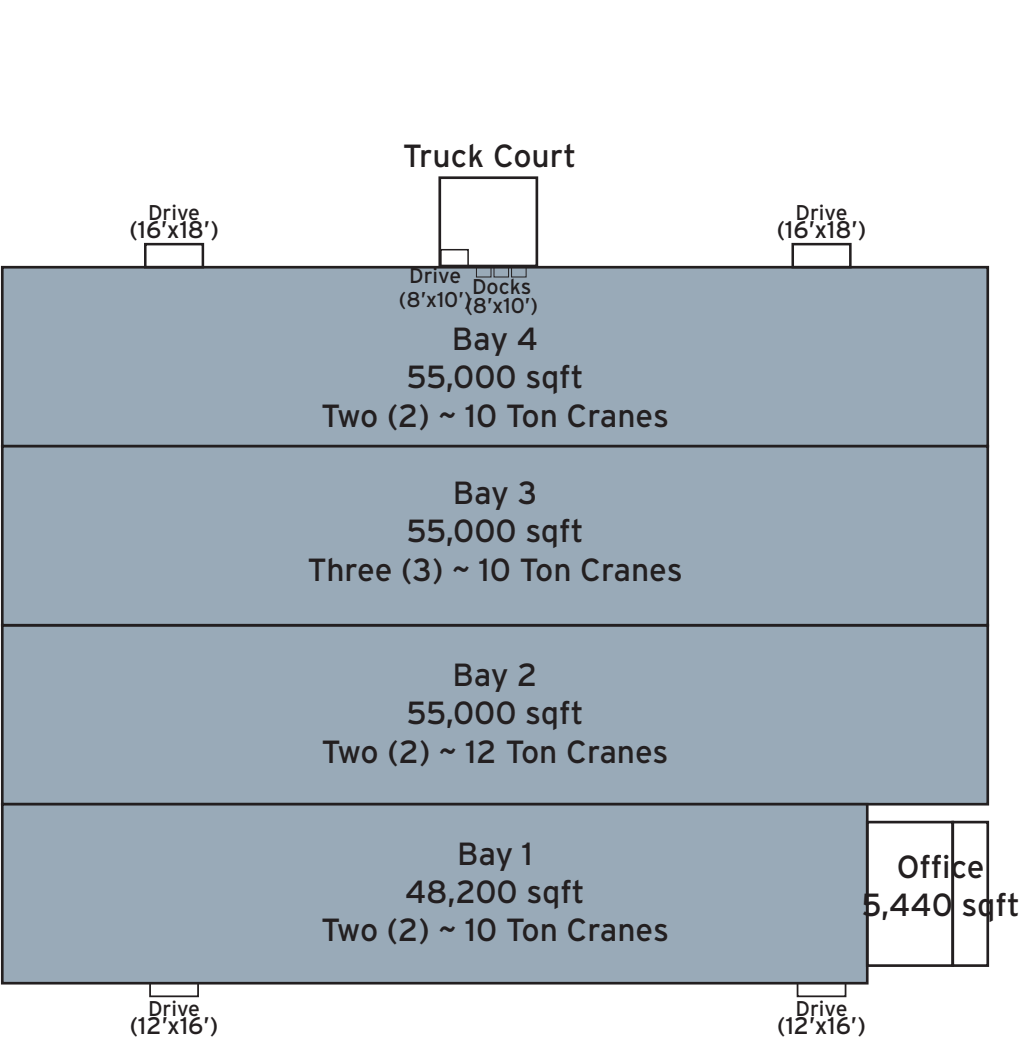




2930 MORTON DRIVE, EAST MOLINE, IL 61244

FLOOR PLAN

- 4 Overhead Bridge Crane Ways
- 3-8'x10' Truck Docks
- 1-8'x10' Drive
- 2-16'x18' Drive
- 2-12'x16' Drive



LOCATION



2930 MORTON DRIVE, EAST MOLINE, IL 61244

2930
Morton Drive



CONTACT

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.

Francesca Smith
Sales Associate
+1 515 829 0556
francesca.smith@cbre.com
Licensed in the State of Iowa.

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. 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 logos 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.