

STNL Industrial Investment Sale

Crane-Served Manufacturing Property

415 31st Avenue, Rock Island, IL 61201



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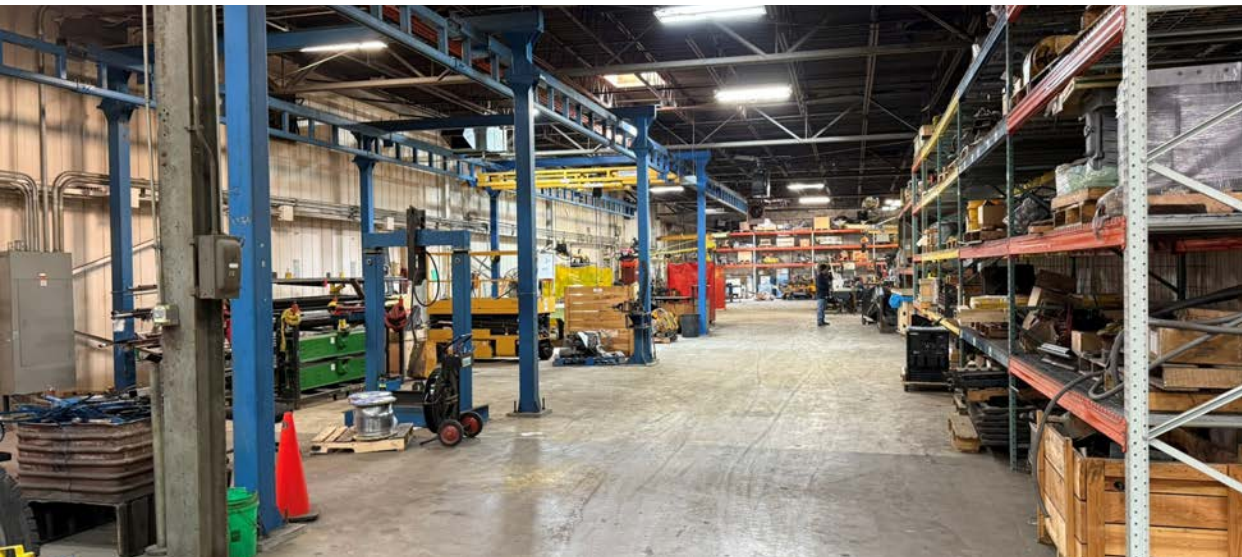
Table of Contents

03 The Offering

04 Pricing & Financial Summary

05 Property Details

09 Tenant Profile



The Offering

Colliers is pleased to exclusively represent the opportunity to acquire a single tenant industrial investment located at 415 31st Avenue in Rock Island, Illinois. The 20,800 SF crane-served manufacturing facility is leased to Simmers Crane Design & Services, a Flatiron Crane Company, through October 2028 and features a scheduled 4% contractual rent increase effective November 1, 2026. With current in-place net rents estimated to be approximately 40% below today's market, the offering provides investors with immediate cash flow and compelling mark-to-market upside. Significant recent capital improvements including a new roof, parking lot improvements, HVAC and dock repairs, provide investors with stable in-place cash flow and minimal anticipated near-term capital expenditures.

Investment Highlights:

- Approximately 40% below market rents, with in-place NOI equating to approximately \$3.60/SF Net versus an estimated market rental rate of \$5.50-6+/SF NNN
- 7.25% cap rate based on scheduled November 1, 2026 NOI
- Leased to Simmers Crane Design & Services, a Flatiron Crane Company
- 20,800 SF crane-served manufacturing facility with existing bridge crane infrastructure throughout the primary manufacturing area
- Lease expiration October 31, 2028, with one 5-year renewal option
- More than \$170,000 invested in capital improvements within the past 12 months, including:
 - New Duro-Last roof installed in 2025 with transferable 15-year warranty
 - New asphalt parking lot completed July 2026
 - Recent dock door and HVAC improvements
- Attractive basis of approximately \$49/SF



Pricing & Financial Summary

Lease Structure

Tenant	Simmers Crane Design & Services (A Flatiron Crane Company)
Lease Type	NN (Landlord responsible for taxes/ insurance as well as roof/structure, HVAC & electrical)
Lease Commencement	November 1, 2018
Lease Expiration	October 31, 2028
Renewal Option	One (1) Five-Year Option
Annual Escalations	4% Every Two (2) Years

Nov 1st, 2026 Base Rent	\$108,094.93
2025 Tax	\$25,287
Insurance	\$7,789
Projected NOI* (11/1/2026)	\$75,000
CAP Rate	7.25%
Asking Price	\$1,034,482 (\$49.73/SF)

*Projected NOI reflects scheduled contractual rent commencing November 1, 2026. Purchaser should independently underwrite landlord obligations under the lease.

Rent Roll

Year	Period	Annual Rent	Monthly Rent
8	November 1, 2025 – October 31, 2026	\$103,937.43	\$8,661.45
9	November 1, 2026 – October 31, 2027	\$108,094.93	\$9,007.91
10	November 1, 2027 – October 31, 2028	\$108,094.93	\$9,007.91
11*	November 1, 2028 – October 31, 2029	\$112,418.72	\$9,368.22
12	November 1, 2029 – October 31, 2030	\$112,418.72	\$9,368.22
13	November 1, 2030 – October 31, 2031	\$116,915.47	\$9,742.95
14	November 1, 2031 – October 31, 2032	\$116,915.47	\$9,742.95
15	November 1, 2032 – October 31, 2033	\$121,592.09	\$10,132.67

*Tenant has one (1) five-year renewal option exercisable upon at least 90 days' prior written notice. Renewal rent is predetermined in the lease as reflected above.

Property Details

Address:	415 31st Avenue, Rock Island, IL 61201
Property Type:	Industrial - Manufacturing
PID:	1610218001
Building SF:	±20,800 SF
Year Built:	1967
Land Area:	1.5 acres
Loading:	• 3 Overhead Drive-In Doors • 2 Dock Doors
Clear Heights:	Approximately 16' - 20'
Lighting:	Fluorescent high-bay fixtures
Power:	Heavy three-phase
Construction:	Steel-frame with insulated metal panels
Sprinklers:	TBD
Zoning:	I1-Light Industrial
2025 Property Tax:	\$25,288
Price:	\$1,034,482 (\$49.73/SF) 7.25% CAP

Adjacent Land For Sale

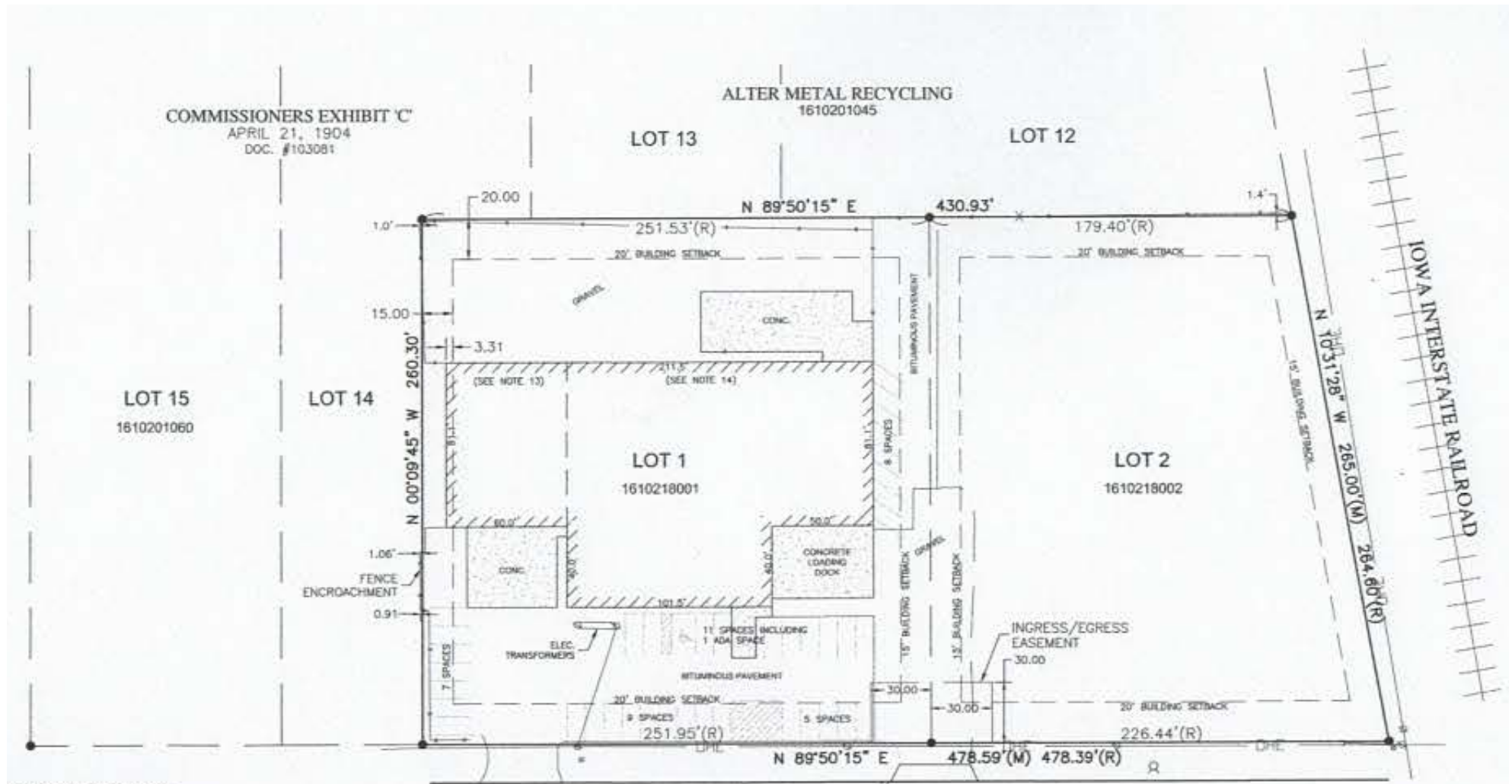
PID:	1610218002
Land Acres:	1.23 acres
2025 Property Tax:	\$1,999
Price:	\$150,000

Disclaimer:

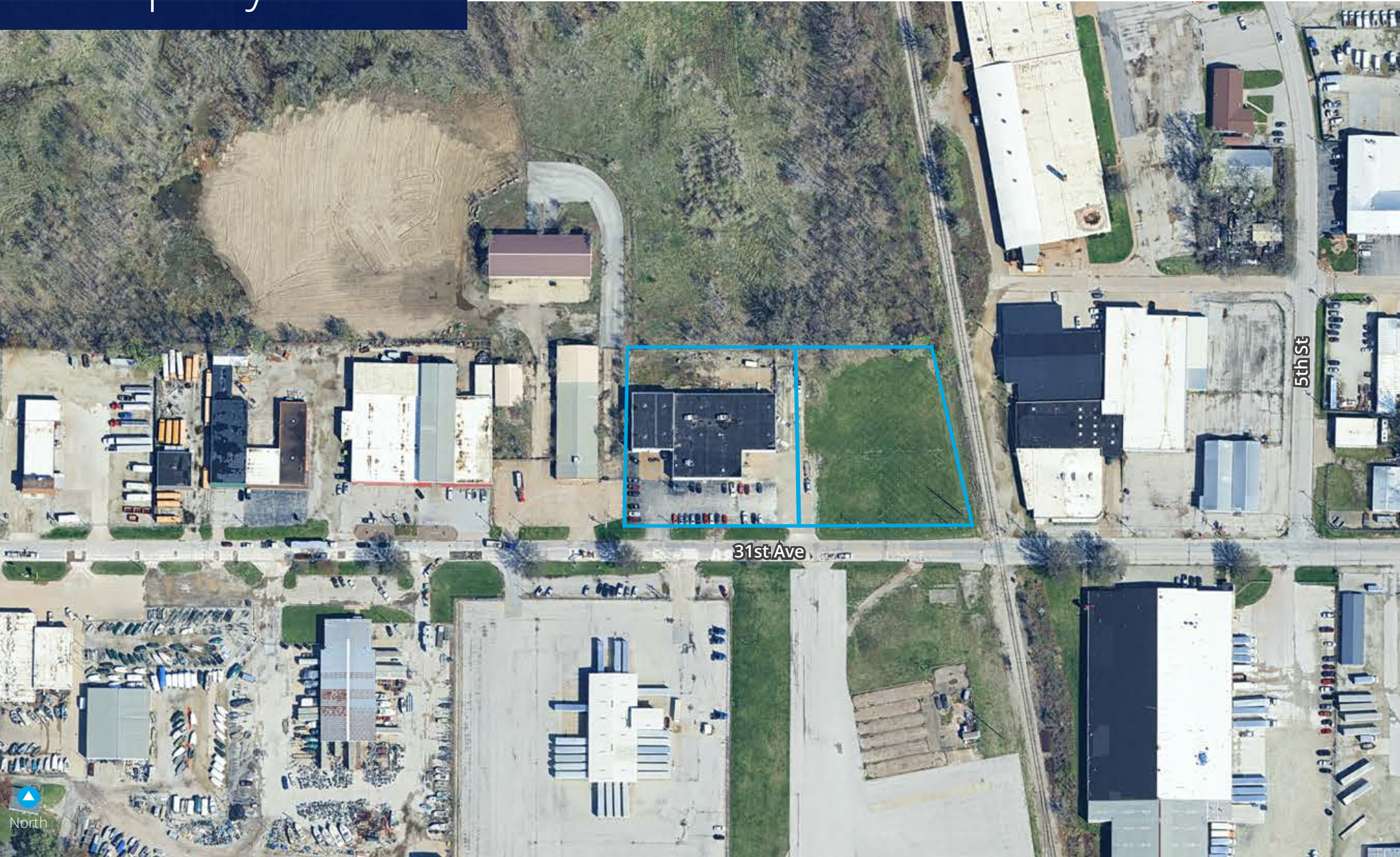
Listing broker has an ownership interest in the property.



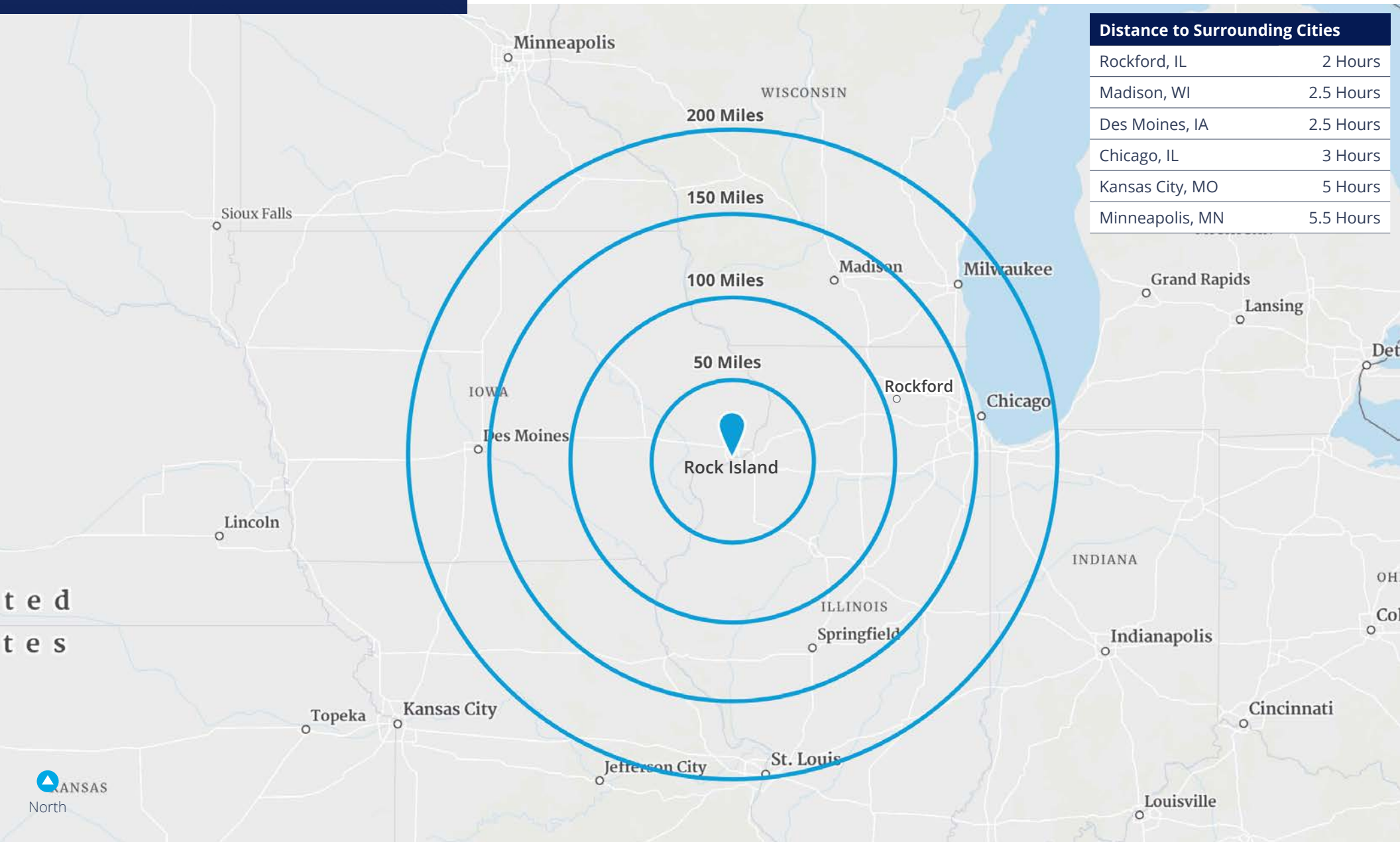
Site Plan



Property Aerial



Area Map



Tenant Profile



Simmers Crane Design & Services, a Flatiron Crane Company, in Rock Island, IL, specializes in comprehensive overhead crane and hoist solutions. With over 65 years of industry experience, they offer engineering, design, fabrication, installation, and maintenance services for various crane systems, including bridge, jib, and gantry cranes.

Their expertise encompasses OSHA-certified inspections, load testing, preventive maintenance, and emergency repairs. Additionally, they provide capacity analysis and engineering design services.

Simmers Crane also reverse-engineers obsolete components and supplies parts for all major crane brands, ensuring clients receive tailored, full-service support for their material handling needs.

<https://simmerscrane.com/>

<https://flatironcrane.com/>



For Sale Offering Memorandum

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