



Davenport (east)
16.7 mi

**163 W Iowa 80 Rd.
Walcott, IA 52773**


Sterling Dr.



60th Ave

N. Plainview Rd.



 **JLL** SEE A BRIGHTER WAY

For lease

163 W Iowa 80 Rd.
Walcott, Iowa 52773

Up to 37,500 SF
industrial warehouse
for lease off I-80

jll.com/des-moines

Property details

Availability:	± 18,750 to 37,500 SF
Total building size	56,250 SF
Zoning	Industrial
Access	Interstate 80 < 1 miles Interstate 280 < 13 miles Interstate 74 < 14 miles
Regional proximity	Iowa City 42 miles Chicago 182 miles Des Moines 153 miles



± 0.9 miles to I-80



± 15 miles to Davenport Municipal Airport



± 11 miles to UPS facility



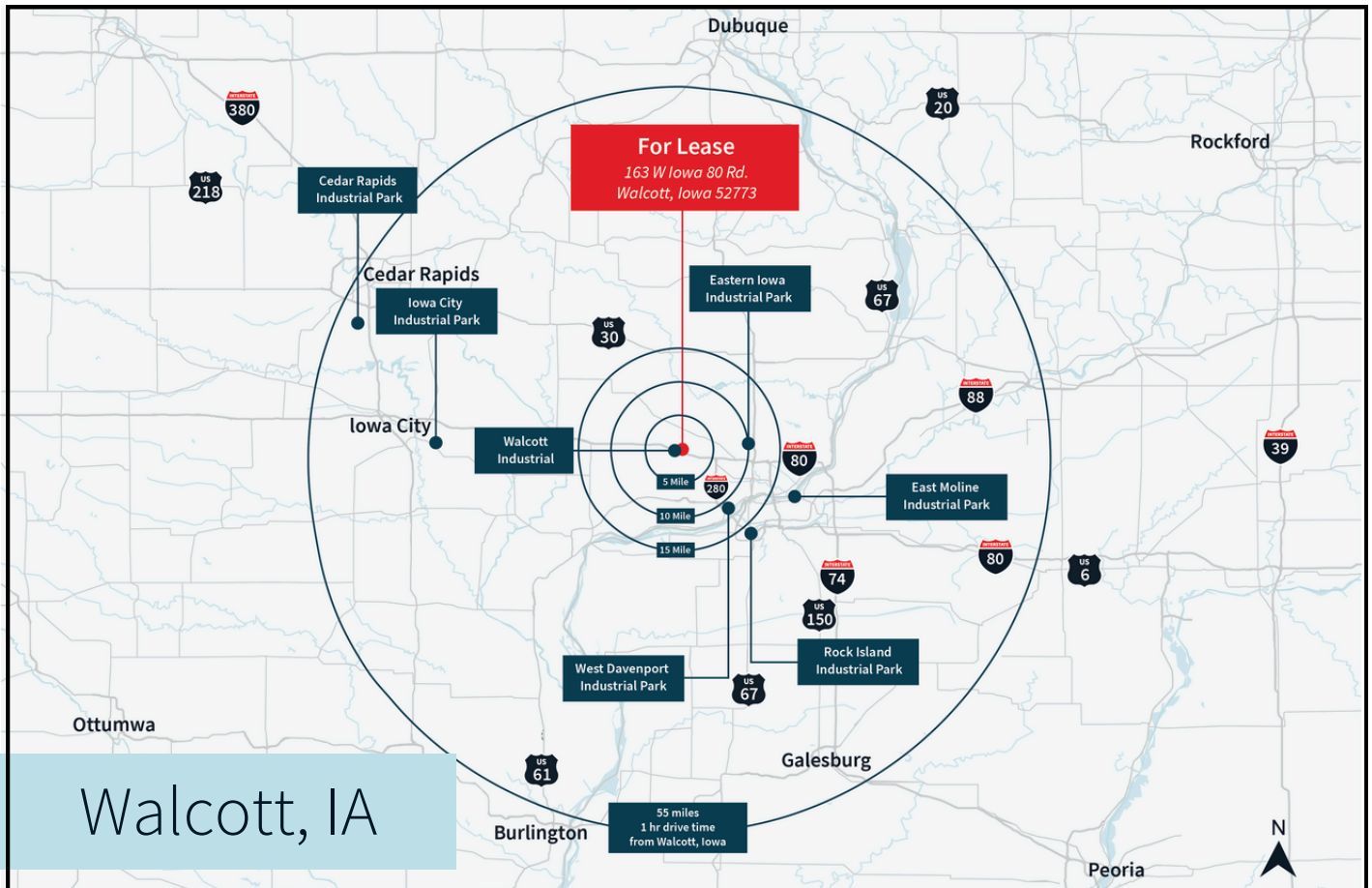
± 13 miles to I-280



± 24 miles to Quad City Int'l. Airport



± 20 miles barge terminal facilities



General building features



Standard features:

- 37,500 SF of warehouse space available.
 - Can be demised to two 18,750 SF Space
- Abundant truck parking
- Rooftop solar
- Dock doors: 2
- Overhead doors: 3

Images



Aerial

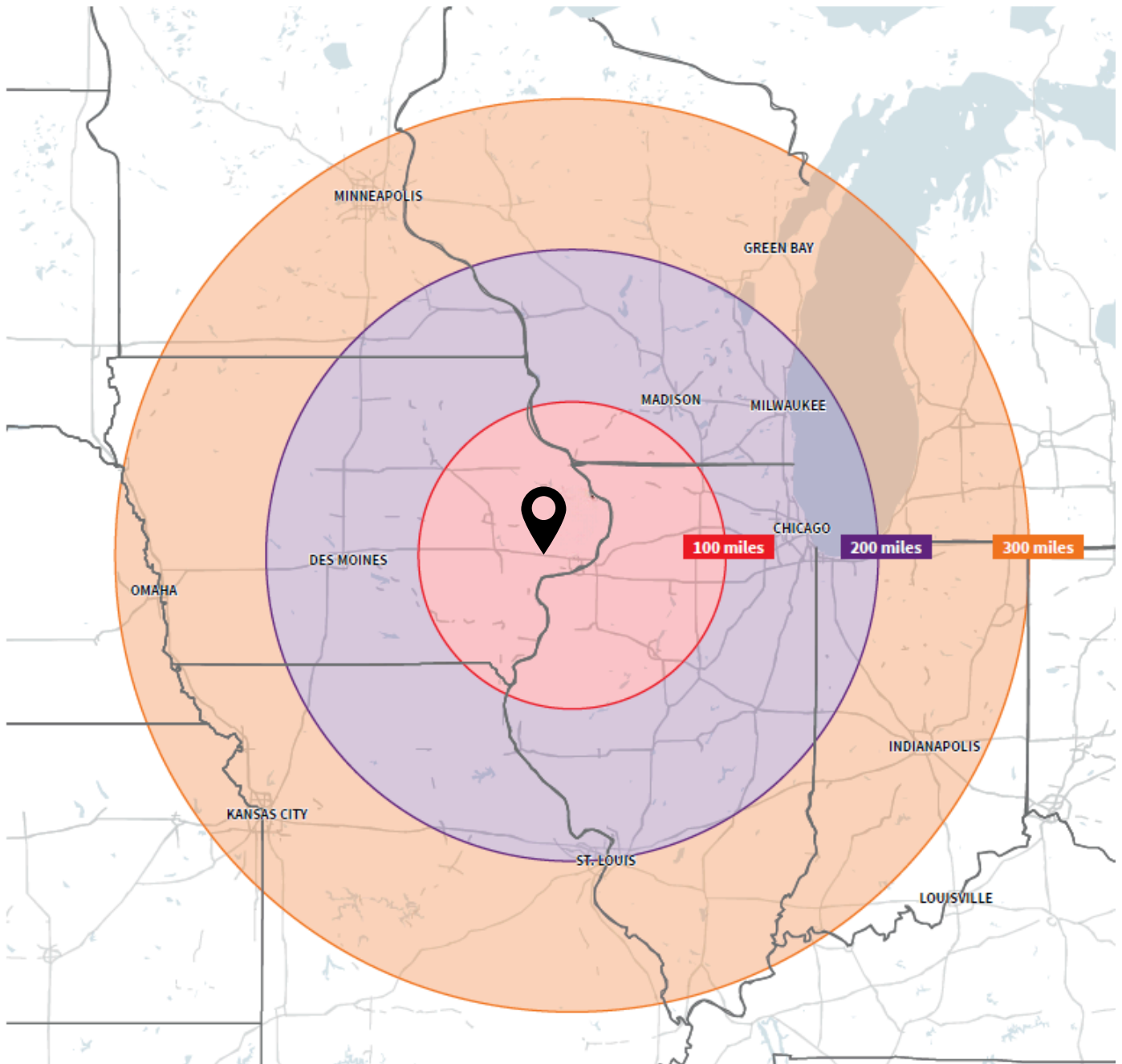


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AREA AMENITIES

- Diesel/truck stops & fueling stations
- Cat scale(s)
- Easy access to Interstate 80
- High visibility from interstate
- Semi-truck acceleration lanes
- Convenient food options
- Site located near other industrial users

Regional location



Drive times to nearby cities

Des Moines
Iowa

Chicago
Illinois

St. Louis
Missouri

Indianapolis
Indiana

Minneapolis
Minnesota

Kansas City
Missouri

2 hours

3.5 hours

4.5 hours

5 hours

5 hours

5 hours

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