




Davenport

Northwest Blvd.

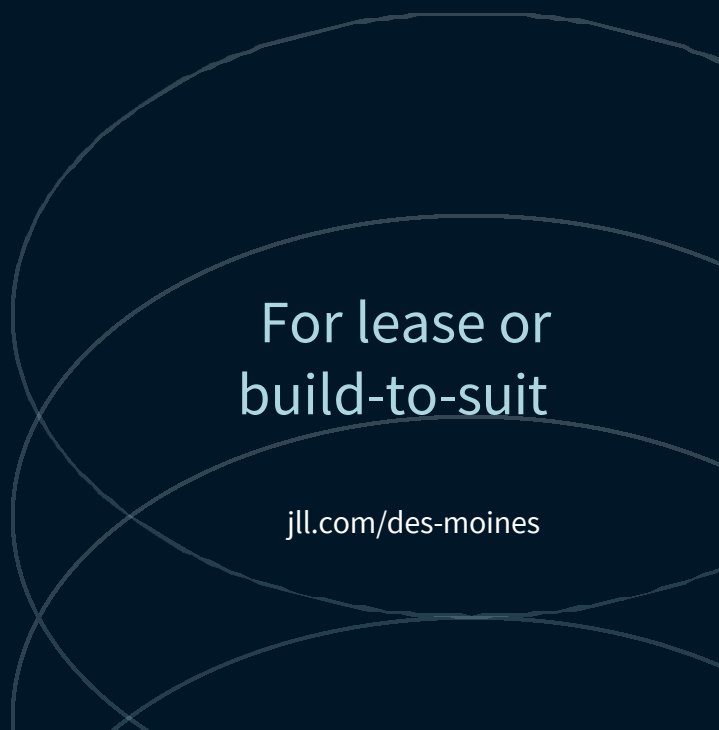


Russell Industrial Park

 **JLL** SEE A BRIGHTER WAY

Russell Industrial Park

8730 Northwest Boulevard
Davenport, IA 52806



For lease or
build-to-suit

jll.com/des-moines

Building 3 | Ready for occupancy
301,320 SF with 36' clear height



Property details

Park size	± 95 Acres
Space available	66,000 - 500,000 SF
Zoning	I-1
Access	Interstate 80 < 1 miles Interstate 280 < 2 miles Interstate 74 < 6 miles
Regional proximity	Iowa City 50 miles Chicago 150 miles Des Moines 155 miles



± 1 miles
to I-80



± 2 miles
to I-280



± .4.6 miles to
Davenport
Municipal Airport



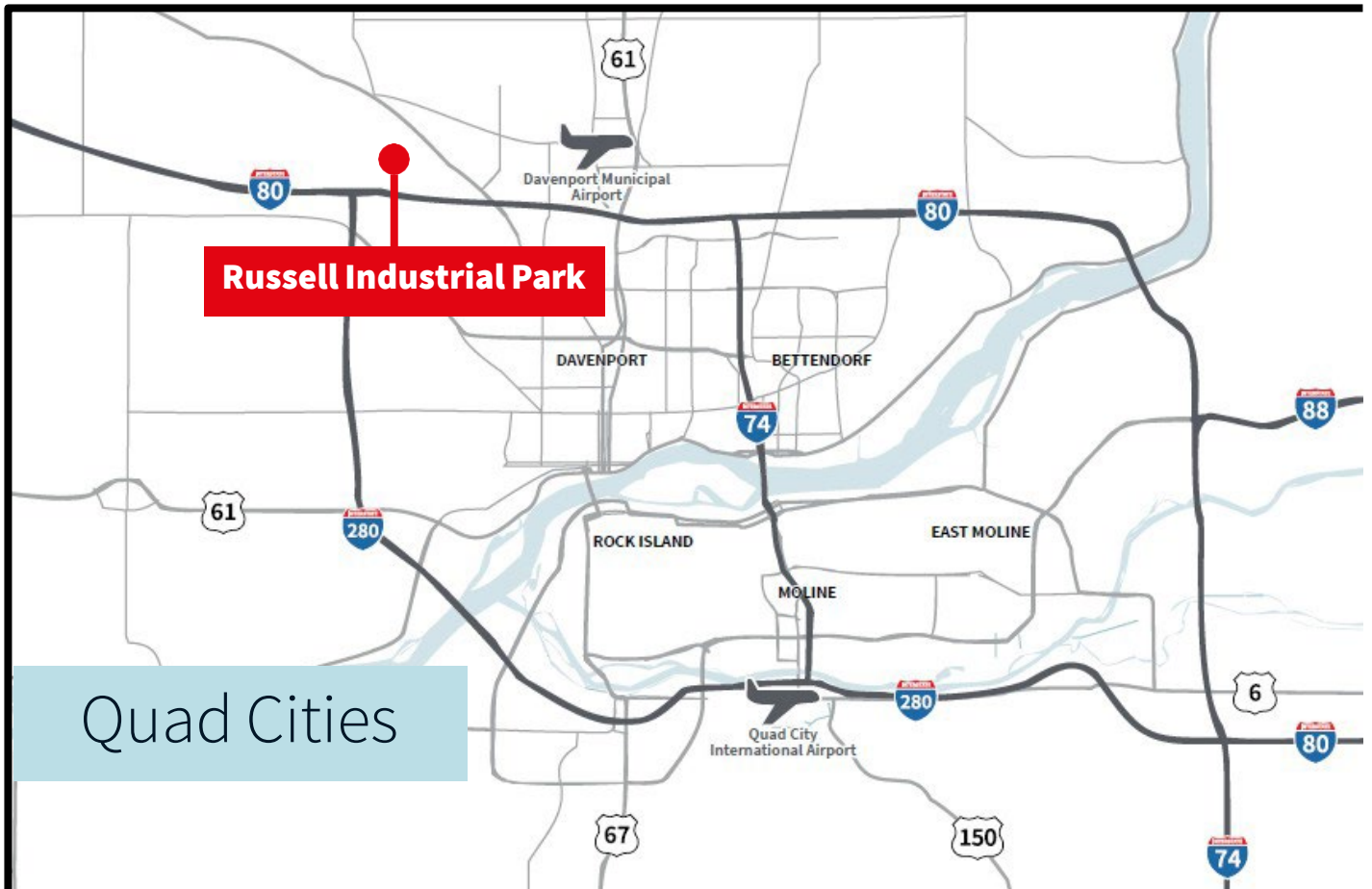
± 16.7 miles to
Quad City Int'l.
Airport



± 3.2 miles to
UPS
facility



± 15 miles
barge terminal
facilities



General building features

Below are typical building features included in a facility within this park. Additional options are available based on tenant requests.

Standard features:

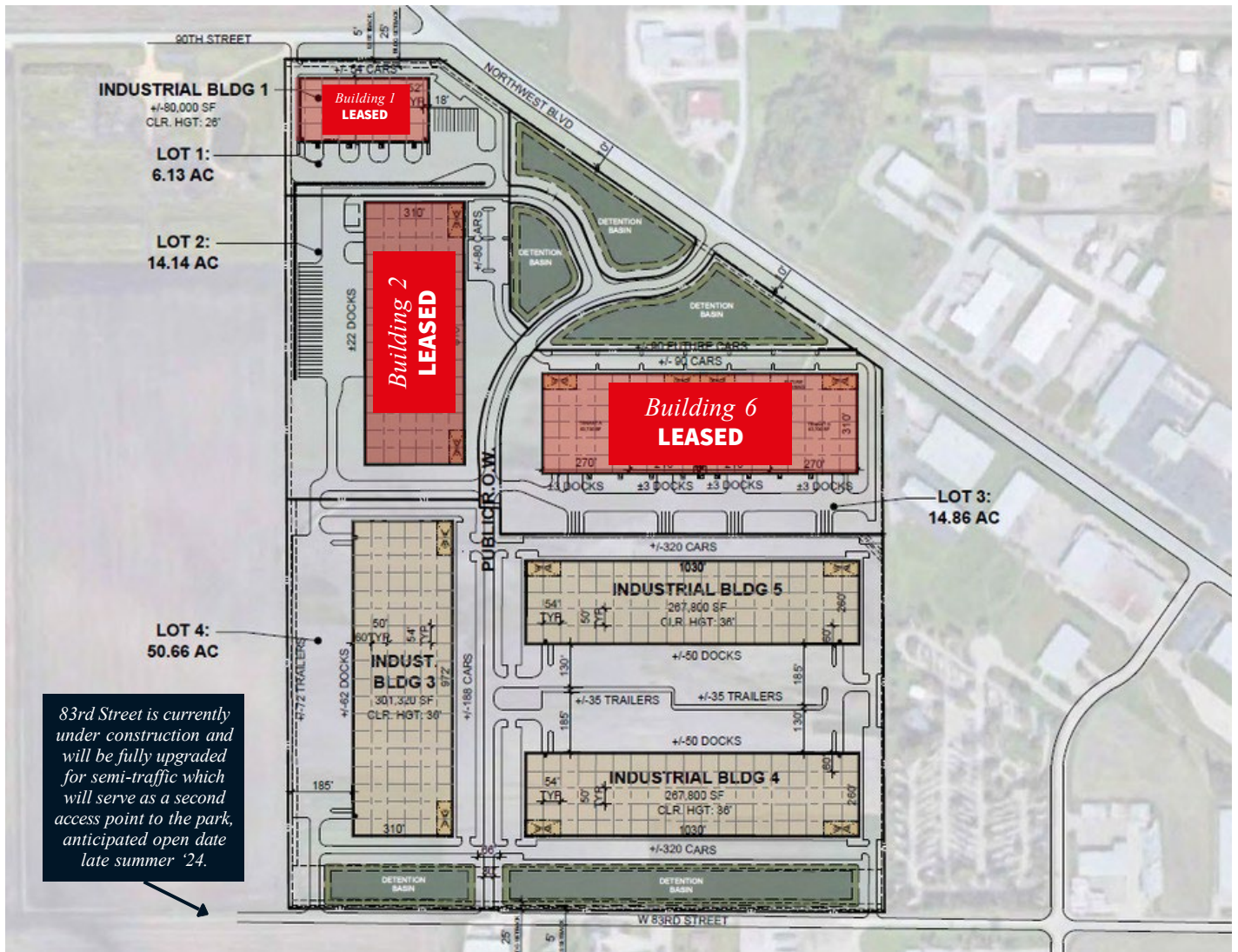
- Concrete floor slabs
- Insulated precast wall panels
- Structural steel frame
- 50' X 54' column spacing and 54x60 speed bay at the docks
- Standard dock equipment/overhead doors
- Base Number of Docks - 16
- 32' - 40' clear heights
- Early suppression fast response (ESFR) sprinkler system
- Temperature controlled
- LED lighting
- Fiber optic service (located throughout park)
- Front car parking/rear truck trailer parking
- 60 mil TPO membrane roof
- Automatic dock levelers
- Clerestory windows

Additional options:

- Increased bay spacing
- Expandable end walls for future expansion
- Skylights
- Additional dock positions
- Additional trailer parking spots
- Solar panels
- HVLS industrial ceiling fans
- Air conditioning
- Concrete floor thickness customization to tenant requirements



Site plan



Site area	95.44 AC
Gross	4,157,346 SF
Detention @ 11%	443,581 SF
Net	79.35 AC
	3,456,597 SF

Building area	
Building 1	80,000 SF
Building 2	251,100 SF
Building 3	301,320 SF
Building 4	267,800 SF
Building 5	267,800 SF
Building 6	301,320 SF
Total footprint	1,469,340 SF

Coverage	
Gross: 35%	Net 43%

Building 1 LEASED	
Building size	80,000 SF

Building 2 LEASED	
Building size	251,100 SF

Building 3 Ready for Occupancy	
Building size	301,320 SF
Dimensions	310'x972'
Dock high doors	62
Grade-level doors	2
Auto parking	188
Trailer stalls	72

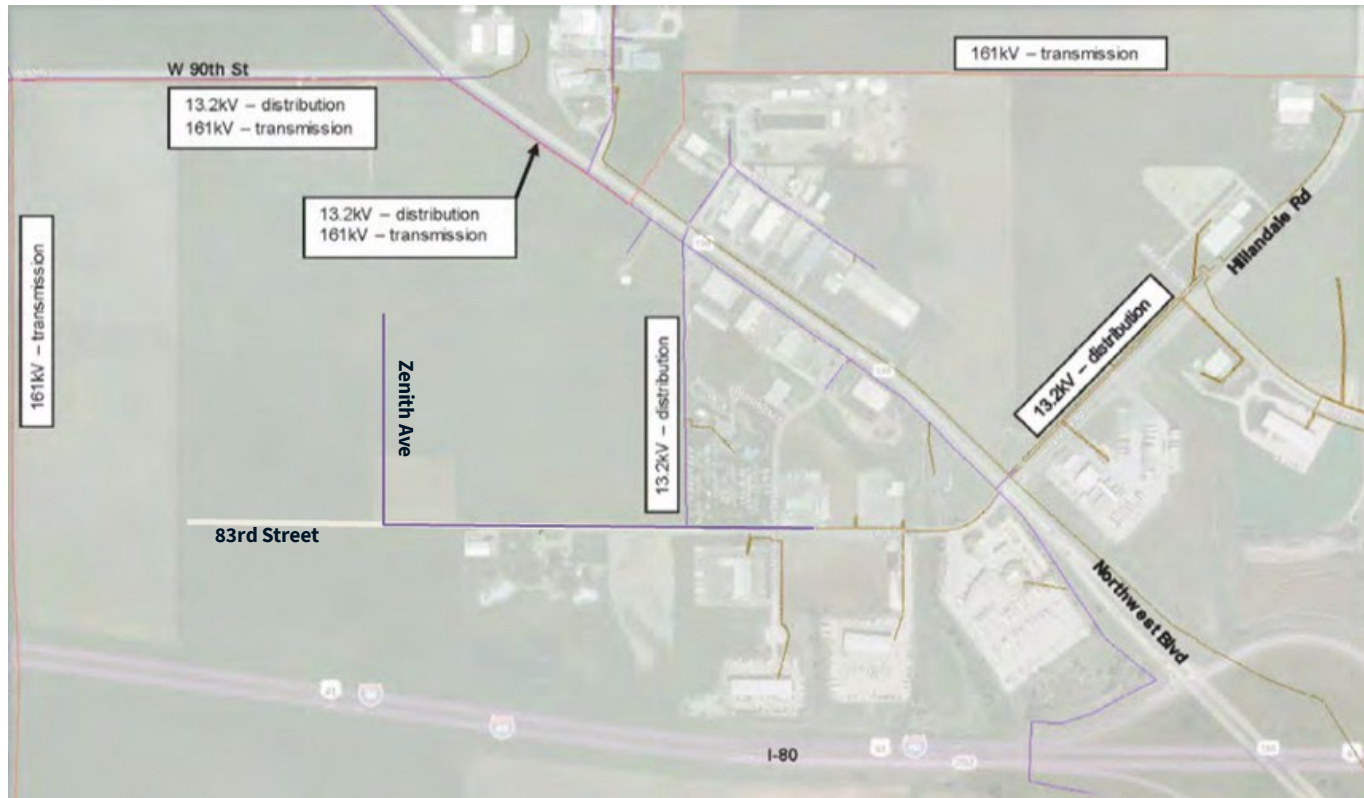
Building 4 & 5	
Building size	267,800 SF
Dimensions	1,030'x260'
Dock high doors	50
Grade-level doors	2
Auto parking	320
Trailer stalls	35

Building 6 LEASED	
Building size	301,320 SF

Water layout



Electrical layout



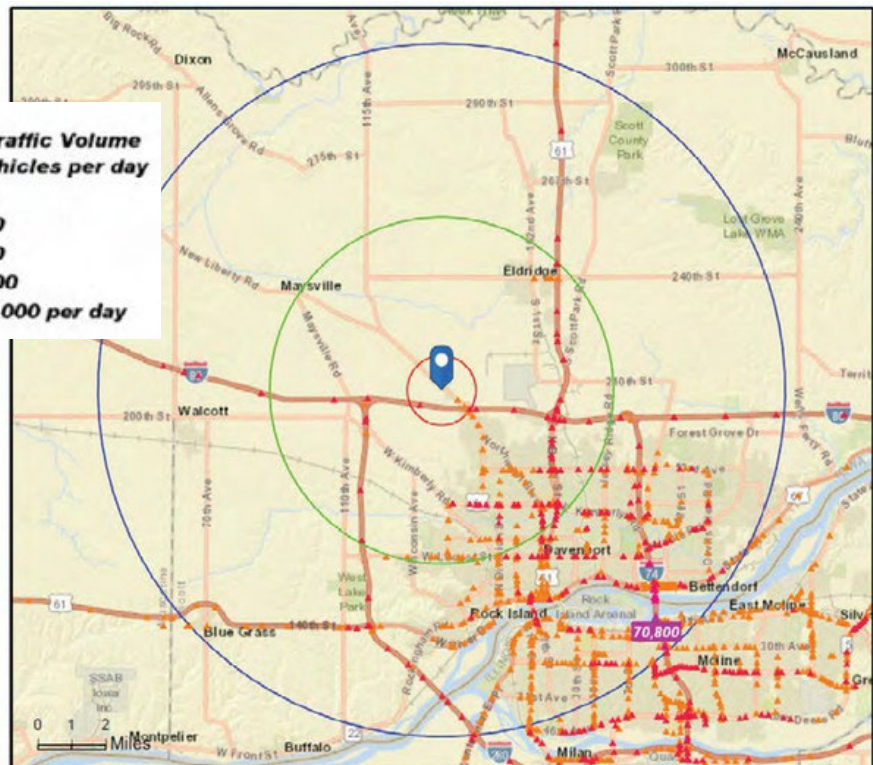
Natural gas layout



Area demographics

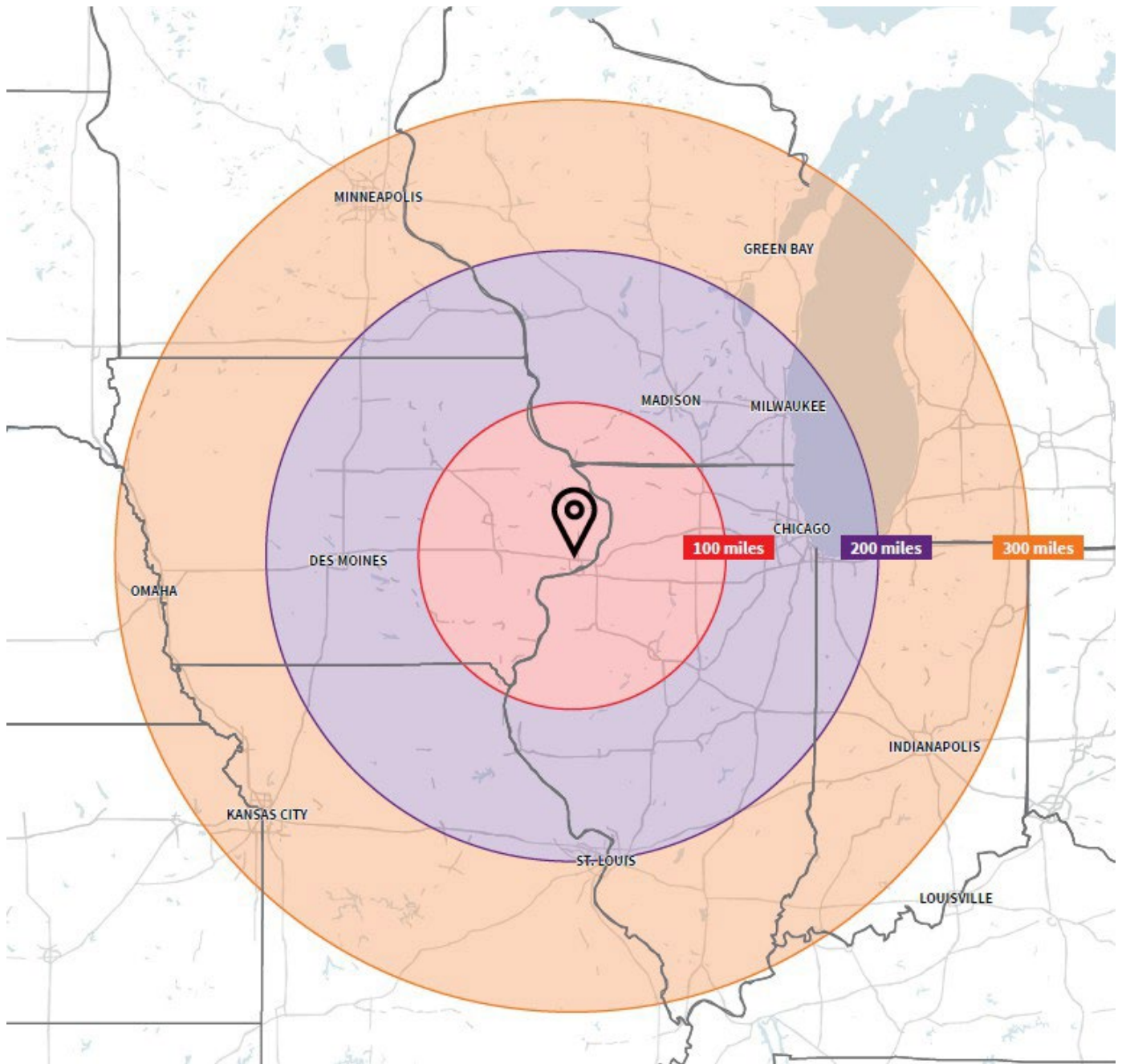
	1 mile	5 miles	10 miles
Total population	4,378	89,442	334,294
Median age	38.6	37.3	37.7
Median age (male)	37.6	36	36.3
Median age (female)	39.5	39.1	38.9
Est. households	1,701	37,776	137,611
Est. Average HH income	\$109,786	\$75,876	\$61,788
# of persons per households	2.6	2.4	2.4
Average house value	\$297,993	\$237,400	\$166,876

Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Traffic counts

Regional location



Drive times to nearby cities

Des Moines Iowa	Chicago Illinois	St. Louis Missouri	Indianapolis Indiana	Minneapolis Minnesota	Kansas City Missouri
2.5 hours	2.5 hours	4 hours	4 hours	5.5 hours	6 hours

Public transportation

Local bus stop

The City of Davenport's Citibus/Transit system has a bus stop located on Hillendale Road - less than a 1/2 mile from the proposed site. Upon development, the City of Davenport plans to extend the bus route to connect to the site. This bus stop provides access to downtown Davenport.

Eastern Iowa industrial area stops

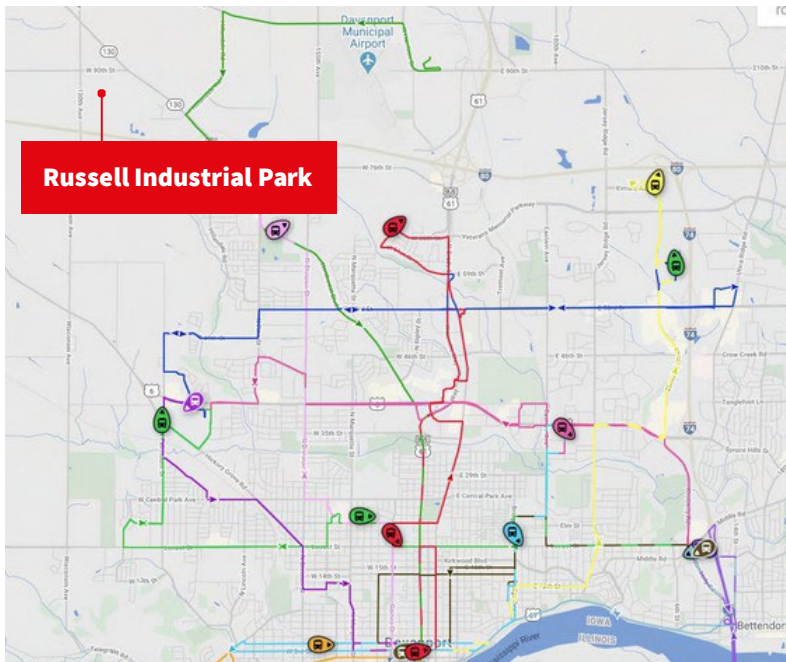
Monday through Friday

- | | |
|------------------------|--------------------------------|
| 1. District Station | 6. Farm And Fleet |
| 2. Modern Woodmen Park | 7. Davenport Municipal Airport |
| 3. Davenport GTC | 8. Kraft/Heinz |
| 4. Davenport City Hall | 9. Sterilite |
| 5. North Park Mall | 10. Apac |

DISTRICT STATION ROCK ISLAND ①	DAVENPORT GTC ②	MAIN ST HUB ③	KRAFT-HEINZ ④	STERILITE ⑤	APAC ⑥	DAVENPORT GTC ②	DAVENPORT GTC ②	APAC ⑥	STERILITE ⑤	KRAFT-HEINZ ④	MAIN ST HUB ③	DAVENPORT GTC ②
AM 6:05	6:13	6:25	6:42	6:49	6:57	7:11	PM 3:24	2:40	2:48	2:55	3:12	3:22
	7:13	7:25	7:42	7:49	7:57	8:11	4:24	3:40	3:48	3:55	4:12	4:22
	8:13	8:25	8:42	8:49	8:57	9:11	5:24	4:40	4:48	4:55	5:12	5:22
	9:13	9:25	9:42	9:49	9:57		6:24	5:40	5:48	5:55	6:12	6:22

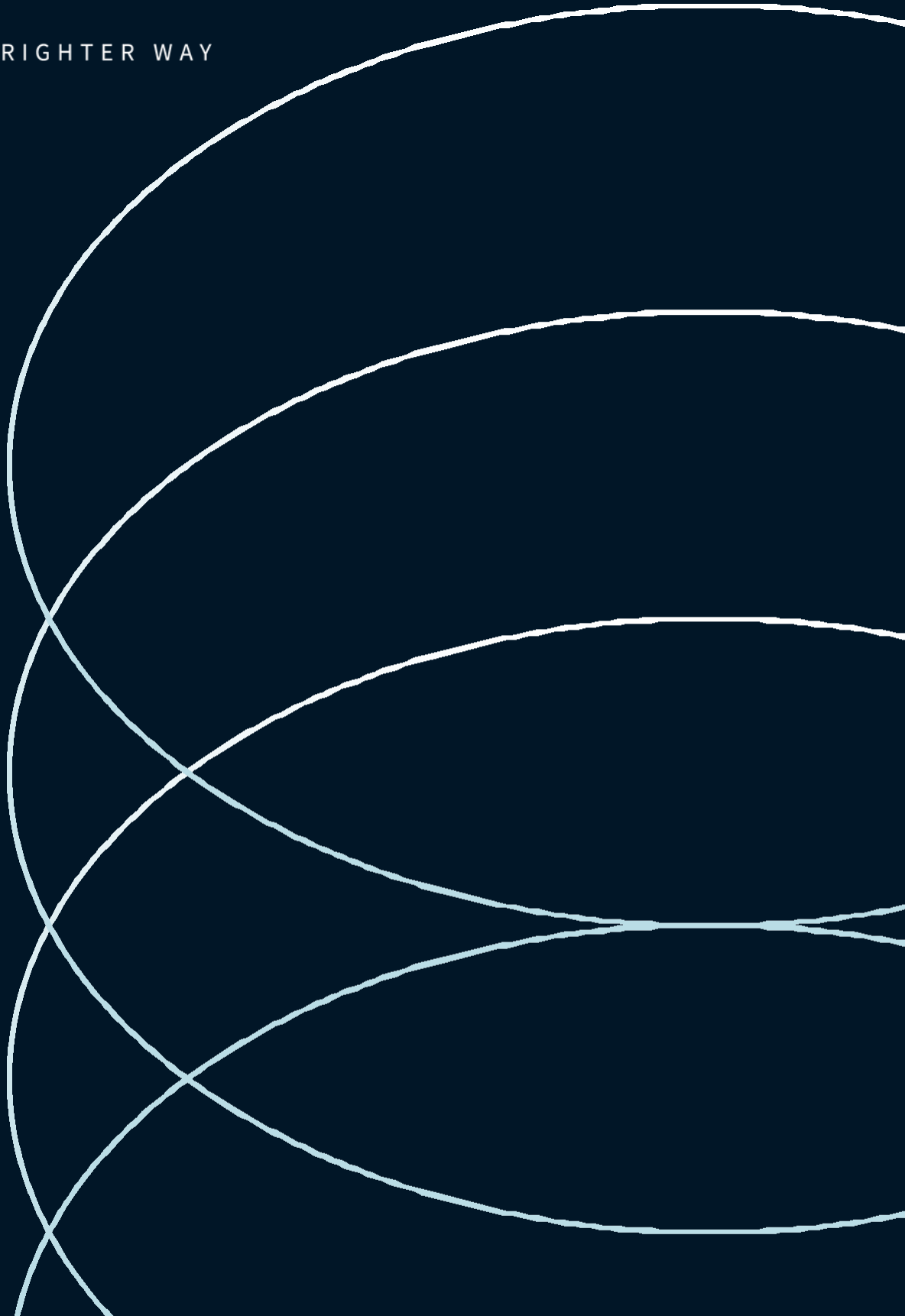
LAST TRIP

DAVENPORT GTC ②	MAIN ST HUB ③	STERILITE ⑤	APAC ARRIVAL ⑥	APAC DEPARTURE ⑥	STERILITE ⑤	MAIN ST HUB ③	DAVENPORT GTC ②	DISTRICT STATION ROCK ISLAND ①
PM 6:24	6:36	6:49	6:57	7:05	7:13	7:32	7:42	7:50



Route is operated by Riverbend Transit





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