

1181  
E FRANKLIN ST

ELDRIDGE, IA 52748



For Sale  
Warehouse  
47,300 SF

 CUSHMAN & WAKEFIELD  
Iowa Commercial Advisors

## // PURCHASE PRICE

 \$3,150,000

## // PROPERTY FEATURES



VACANT, IMMEDIATE OCCUPANCY



ATTRACTIVE WAREHOUSE  
& OFFICE SPACE



CONVENIENT LOCATION NEAR  
THE QUAD CITIES



EASY ACCESS TO HIGHWAY 61



4 MILES FROM INTERSTATE 80



INFRASTRUCTURE FOR  
REFRIGERATION/COLD  
STORAGE AREAS



// 1181 E FRANKLIN ST  
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## // BUILDING SPECS

**BUILDING SIZE**  
47,300 SF TOTAL

**MEZZANINE**  
3,660 SF

**CLEAR HEIGHT**  
18'-22'

**FLOOR**  
8" REINFORCED CONCRETE

**WAREHOUSE**  
43,640 SF

**SITE SIZE**  
3.68 ACRES

**LOADING DOCKS**  
4

**ZONING**  
C - COMMERCIAL

**OFFICE**  
3,660 SF

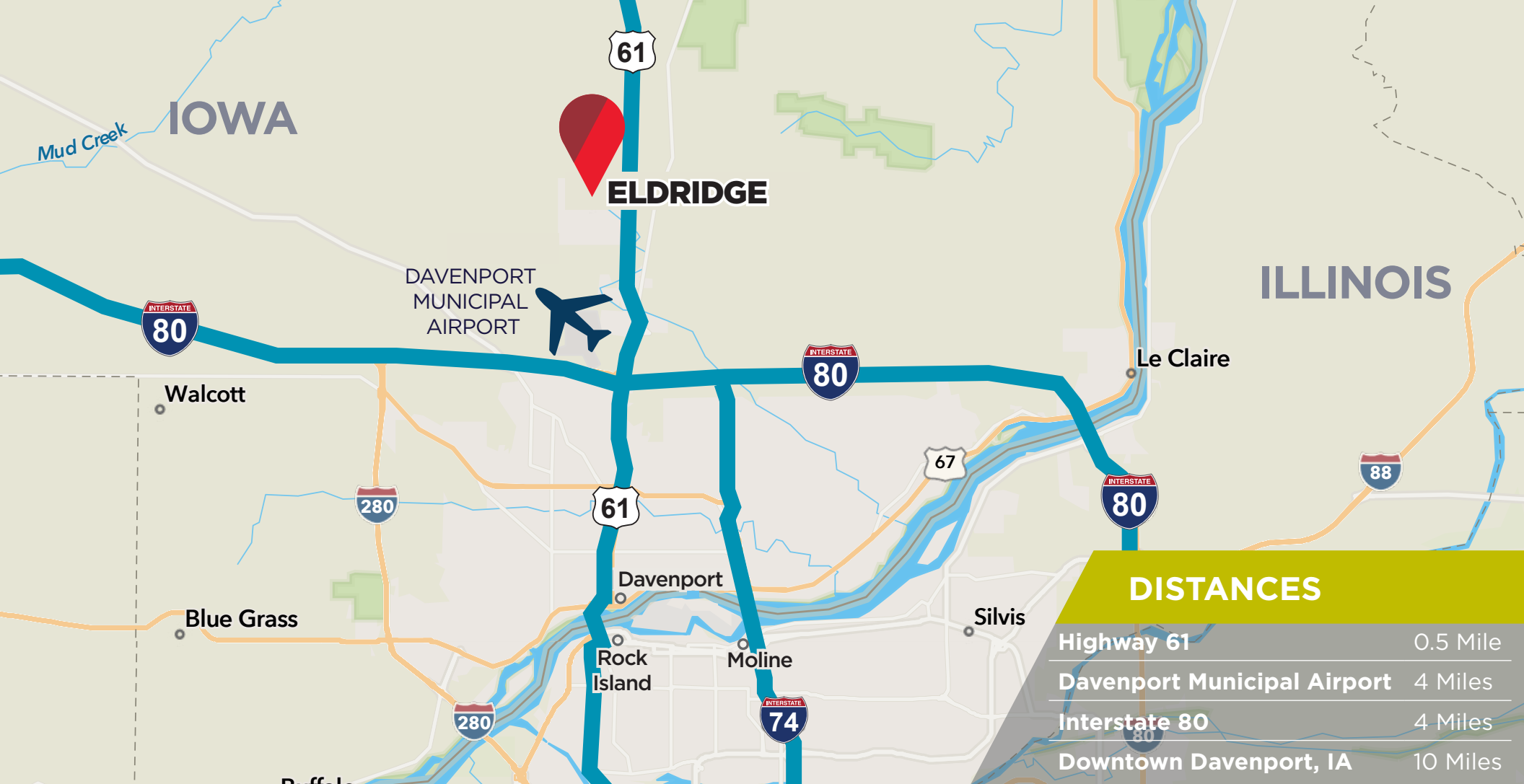
**YEAR BUILT**  
1996

**DRIVE-IN DOORS**  
9

**SPRINKLERS**  
NONE

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### DISTANCES

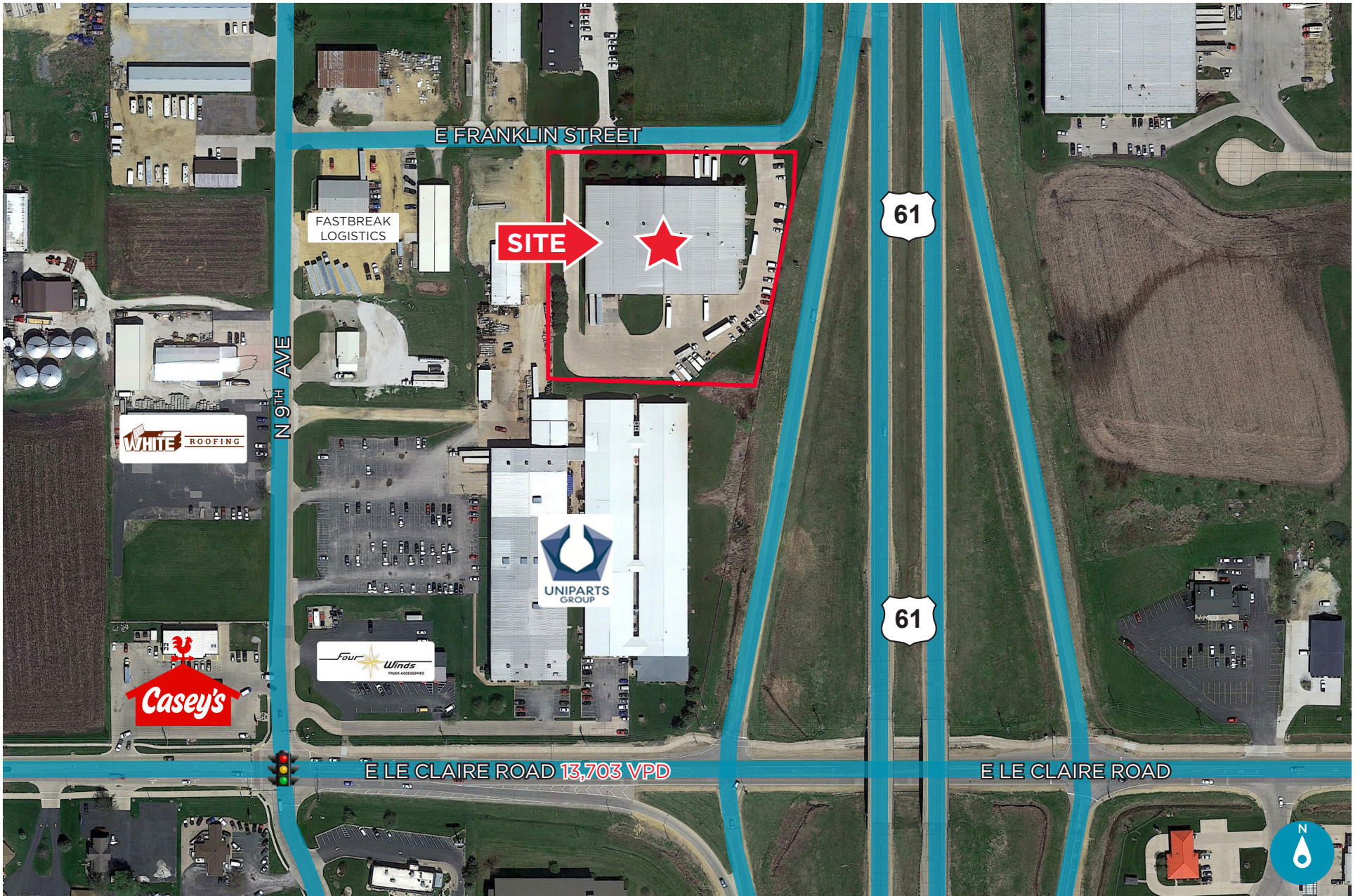
Highway 61	0.5 Mile
Davenport Municipal Airport	4 Miles
Interstate 80	4 Miles
Downtown Davenport, IA	10 Miles

## // LOCATION & DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	2,844	9,688	14,261
Avg household income	\$122,006	\$114,762	\$111,443
Workforce	2,116	3,880	12,259

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# // AERIAL



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# // GALLERY



WAREHOUSE



OFFICE/BREAK ROOM



WAREHOUSE

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## CONTACT

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