



Davenport Industrial

Slopertown Road Davenport, Iowa 25 acres of industrial land available for lease, sale, or buildto-suit

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JLL SEE A BRIGHTER WAY



Property details

Land site	± 25 acres	80	280
Lease availability	± 350,000 SF	± 2 miles — to I-80	± 5.1 miles to I-280
Building size	± 350,000 SF		
Zoning	Industrial	± 2.8 miles to — Davenport	± 17.7 miles to Quad City Int'l.
Access	Interstate 80 < 2 miles Interstate 280 < 5.1 miles Interstate 74 < 9.8 miles	Municipal Airport	Airport
Regional proximity	Iowa City 50 miles Chicago 150 miles Des Moines 155 miles	± 3.1 miles to UPS facility	± 12 miles barge terminal facilities







Conceptual site plans



OVERALL SITE DATA

SITE AREA: ± 24.4 acres BUILDING SF: ± 350,000 GSF

PARKING INFO

AUTO STALLS: 128 LOADING DOCKS: 50 TRAILER STALLS: 50 DRIVE-IN DOORS: 2

- All utilities nearby
- Zoned industrial
- Can be ready for Q2 24' construction start

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± 49 acres of industrial land available for lease, sale, or build-to-suit

Drive times to nearby cities MINNEAPOLIS **Des Moines** 2.5 GREEN BAY lowa hours Chicago 2.5 Illinois hours MADISON MILWAUKEE St. Louis Missouri CHICAGO hours 200 miles 100 miles DES MOINES омана Indianapolis 4 Indiana hours INDIANAPOLIS **Minneapolis** 5.5 Minnesota hours KANSAS CITY ST. LOUIS **Kansas City** 6 LOUISVILLE Missouri hours Regional location

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