

Davenport
Municipal
Airport



Davenport, Iowa

amazon

Sterilite

FAIR OAKS
FOODS




JOHN DEERE

Kraft Heinz

MIDAMERICAN
ENERGY COMPANY

Slopertown Road

SITE

 JLL SEE A BRIGHTER WAY

 RYAN

Davenport Industrial

Slopertown Road
Davenport, Iowa

10 - 49 acres of
industrial land
available for lease,
sale, or build-to-suit

jll.com/des-moines

Property details

| | |
|---------------------------|---|
| Land sites | ± 10 - 49 acres |
| Total site size | 100,000 - 650,000 SF |
| Building sizes | Building A: 341,000 ± GSF Building B: 325,500 ± GSF Cross-dock option available |
| Zoning | Industrial |
| Access | Interstate 80 < 2 miles Interstate 280 < 5.1 miles Interstate 74 < 9.8 miles |
| Regional proximity | Iowa City 50 miles Chicago 150 miles Des Moines 155 miles |



± 2 miles to I-80



± 5.1 miles to I-280



± 2.8 miles to Davenport Municipal Airport



± 17.7 miles to Quad City Int'l. Airport



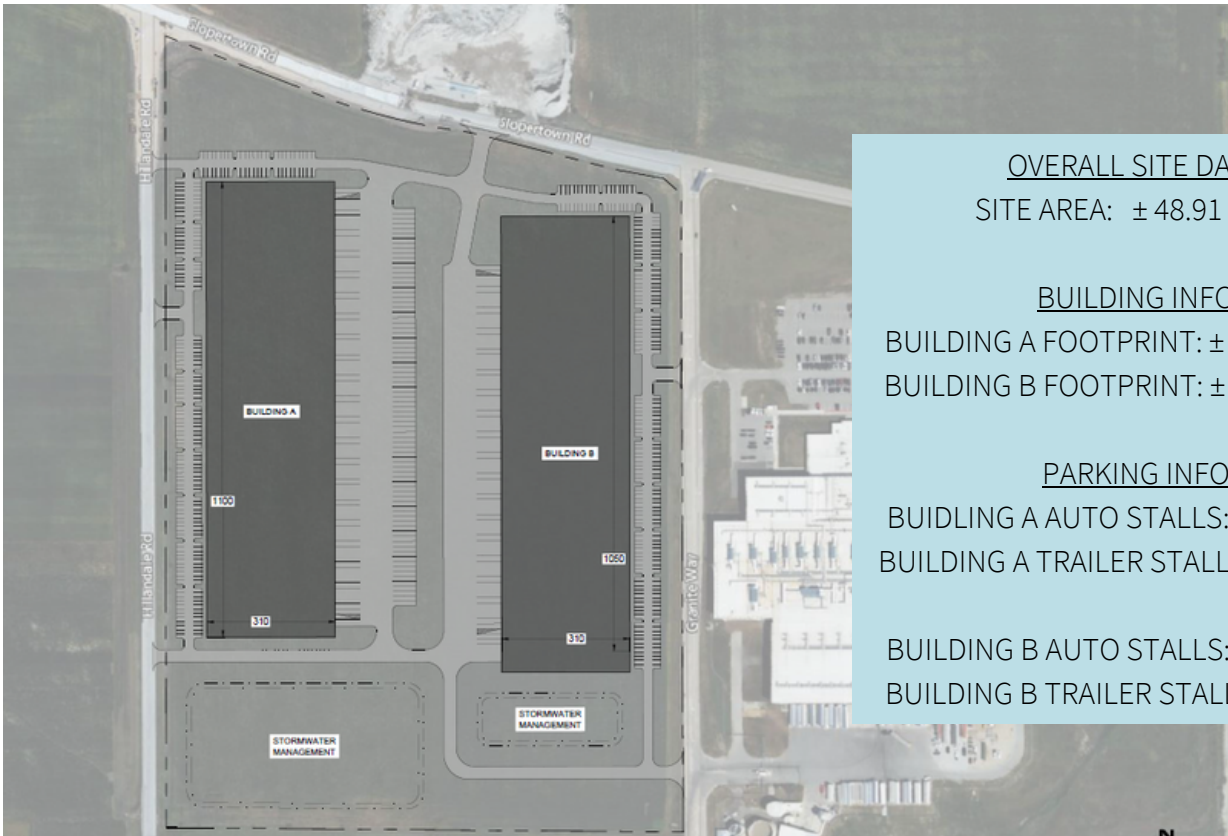
± 3.1 miles to UPS facility



± 12 miles barge terminal facilities



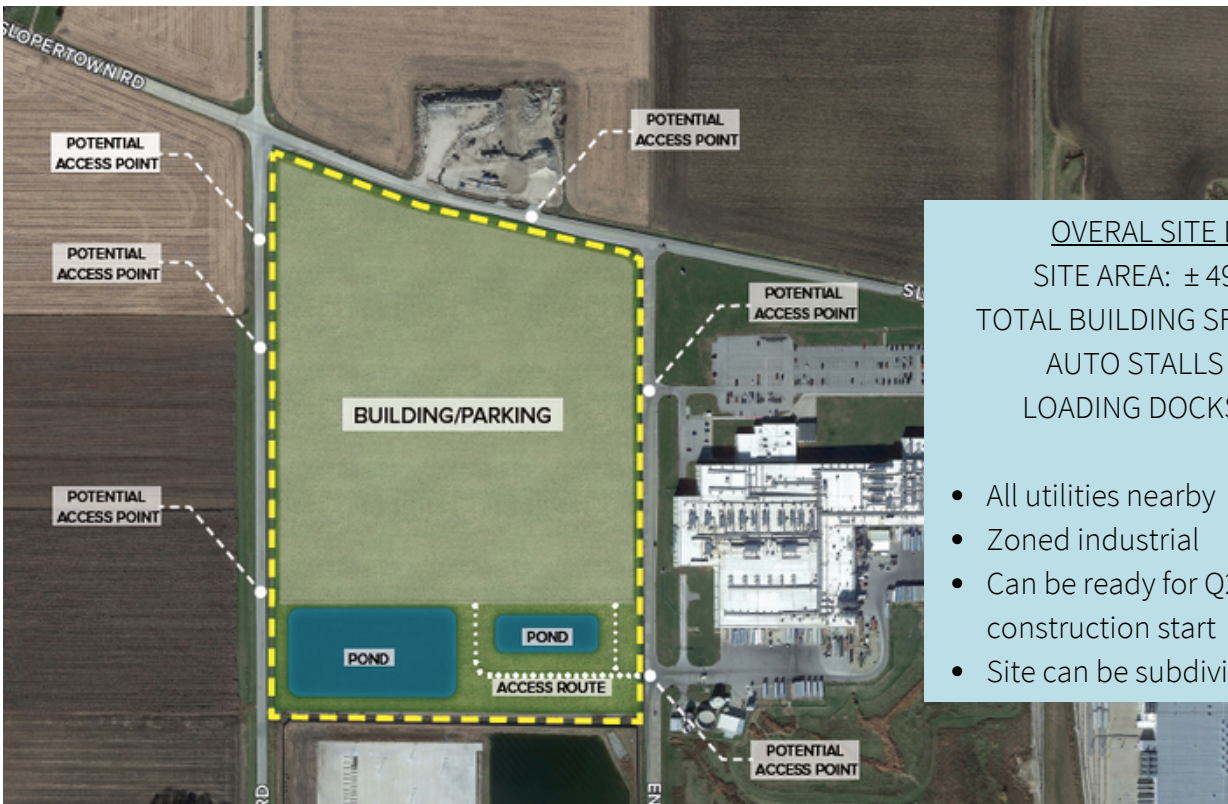
Conceptual site plans



OVERALL SITE DATA
 SITE AREA: ± 48.91 acres

BUILDING INFO
 BUILDING A FOOTPRINT: ± 341,000 GSF
 BUILDING B FOOTPRINT: ± 325,500 GSF

PARKING INFO
 BUILDING A AUTO STALLS: 232 STALLS
 BUILDING A TRAILER STALLS: 80 STALLS
 BUILDING B AUTO STALLS: 218 STALLS
 BUILDING B TRAILER STALLS: 0 STALLS

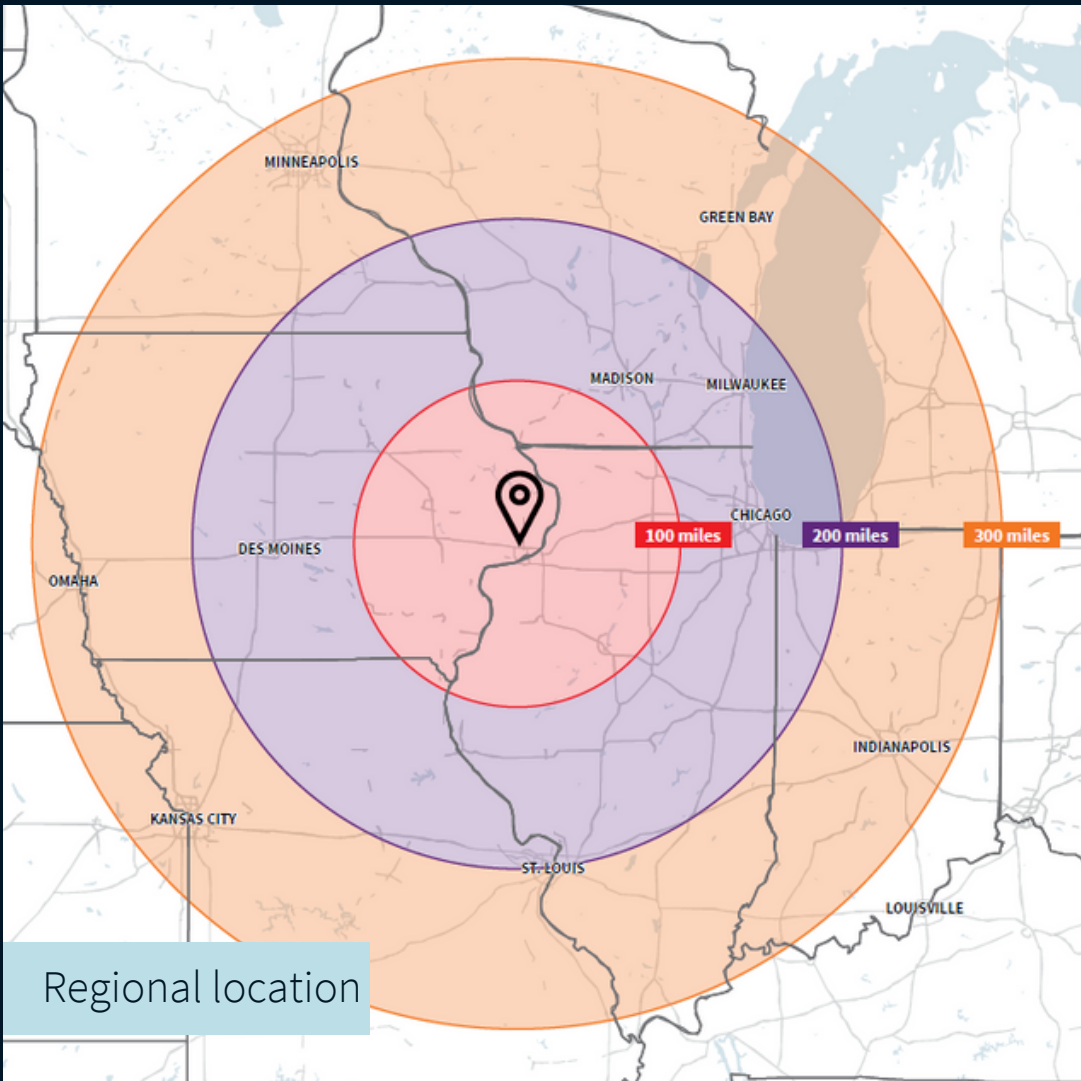


OVERALL SITE DATA
 SITE AREA: ± 49 acres
 TOTAL BUILDING SF: ± 680,000
 AUTO STALLS ± 450
 LOADING DOCKS: ± 125

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

Davenport Industrial

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



Drive times to nearby cities



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

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