116.73 ACRES
FOR SALE

4301 & 5005 MORTON DR

East Moline, IL

CBRE

EXECUTIVE SUMMARY

Located at 4301 & 5005 Morton Drive in East Moline, Illinois, this ±116.34-acre development site offers a rare opportunity within the Quad Cities industrial market. Comprised of approximately 104 acres zoned Industrial and 11 acres zoned Residential, the property provides flexibility for a variety of development uses. Situated adjacent to a FedEx distribution facility and near numerous established industrial users, the site is well-positioned for logistics, warehousing, manufacturing, and business park development. Immediate access to the John Deere Expressway (IL Route 5) provides excellent connectivity to Interstates 80 and 88, offering efficient access to regional and national transportation networks, labor markets, and supply chains. With its scale, strategic location, and strong transportation infrastructure, the property is ideally suited for large-scale industrial or mixed-use development.

PROPERTY VALUE

Sale Price Total	Negotiable

PARCEL INFORMATION

Parcel 1	97.96 AC, Zoned I-1
Parcel 2	7.50 AC, Zoned I-1
Parcel 3	10.60 AC, Zoned R-2
Parcel 4	0.28 AC, Zoned R-2

Utility Access

Electric:	• 13kV OH • 750kV transformer with 482/277 secondary voltage
Gas:	• 2" 60 PSI service line

Water:	• Existing 20" water main along Morton Drive frontage • 85 psi • 4+MGD excess capacity
Sewer:	• Existing 8" sewer main at SW corner of the property, on north side of Morton Drive • 4 MGD excess capacity

= Water = Sewer

Aerial


4th Ave
4th Ave
4
4th Avenue A
4th Avenue A
172nd St N
172nd St N
172nd St N
3
1
2
John Deere Expy
John Deere Expy
Morton Dr
5
92

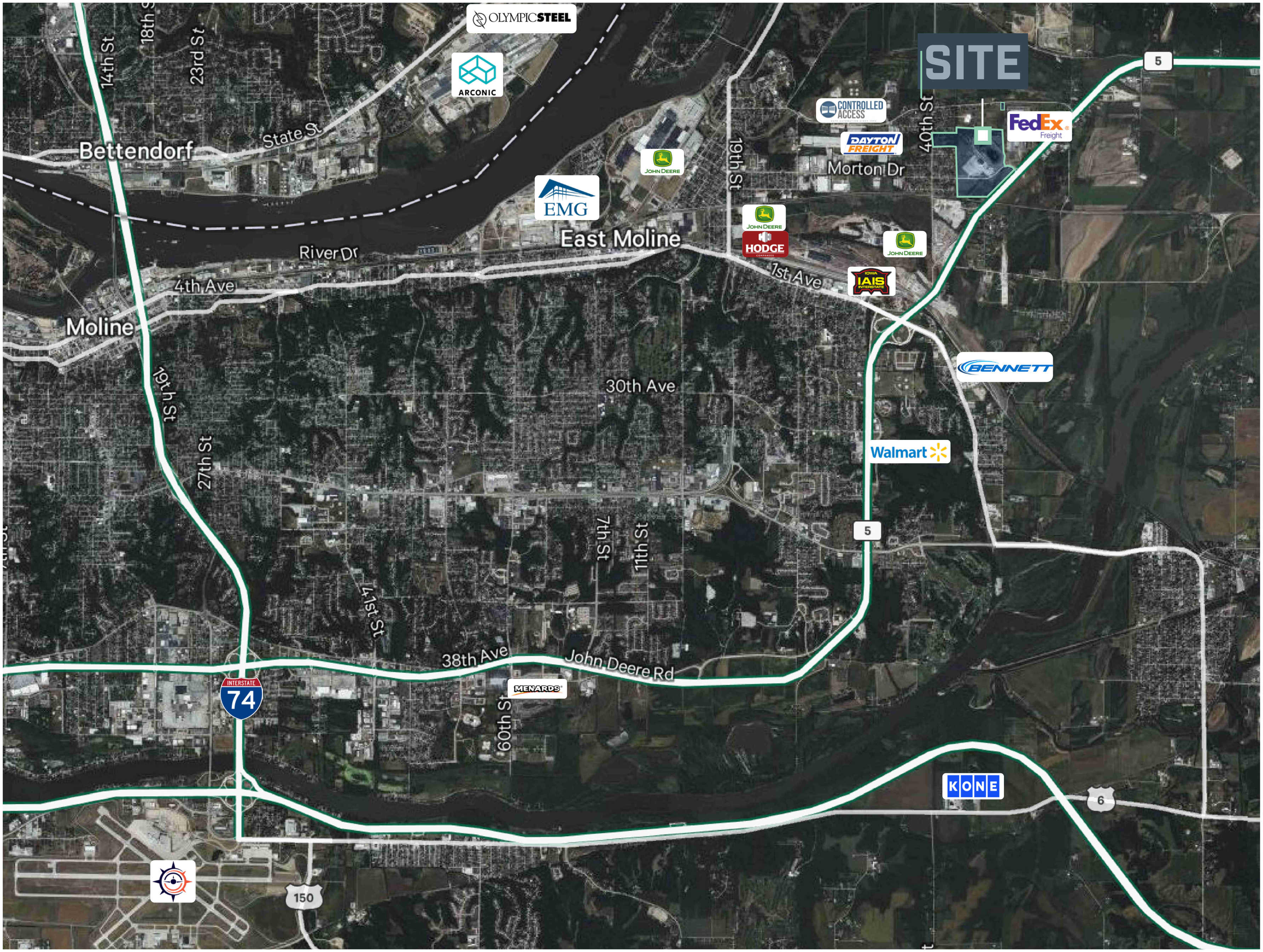
Parcel Photos

Local Area

The Quad Cities, a bi-state region encompassing Davenport and Bettendorf, Iowa, and Rock Island, Moline, and East Moline, Illinois, has a population of approximately 474,000 residents and serves as the largest metropolitan area on the Upper Mississippi River between Minneapolis and St. Louis. The region's central Midwest location provides access to major transportation corridors and a labor shed of more than 560,000 workers.

The local economy is anchored by a diverse mix of advanced manufacturing, agriculture, defense, healthcare, and logistics, led by major employers such as John Deere, the Rock Island Arsenal, UnityPoint Health, Genesis Health System, Arconic, and Kraft Heinz. The region has experienced strong economic momentum, attracting approximately $1.48 billion in capital investment and nearly 2,900 new jobs through business expansions and relocations over the past five years.

The Quad Cities industrial market continues to benefit from its strategic location along the Mississippi River and access to Interstates 80, 88, and 74, multiple rail carriers, and regional air service. Strong demand from manufacturing, warehousing, and distribution users has fueled new industrial development, low vacancy rates, and continued investor interest, positioning the market for sustained long-term growth.


OLYMPIC STEEL
ARCONIC
SITE
5
CONTROLLED ACCESS
FedEx Freight
DAYTON FREIGHT
Morton Dr
40th St
19th St
14th St
18th St
23rd St
State St
Bettendorf
JOHN DEERE
EMG
East Moline
HODGE
River Dr
4th Ave
1st Ave
IAIS
Moline
BENNETT
30th Ave
19th St
27th St
Walmart
7th St
11th St
41st St
38th Ave
John Deere Rd
MENARDS
74
60th St
KONE
6
150

4301 & 5005
Morton Dr

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