

**354 W 76TH STREET, BUILDING 1 -
DAVENPORT, IA 52806**



**FOR LEASE: \$5.00/SQFT NNN
MLS #QC4247761**



**Ruhl
& Ruhl**
REALTORS

 **Miller &
Miller**

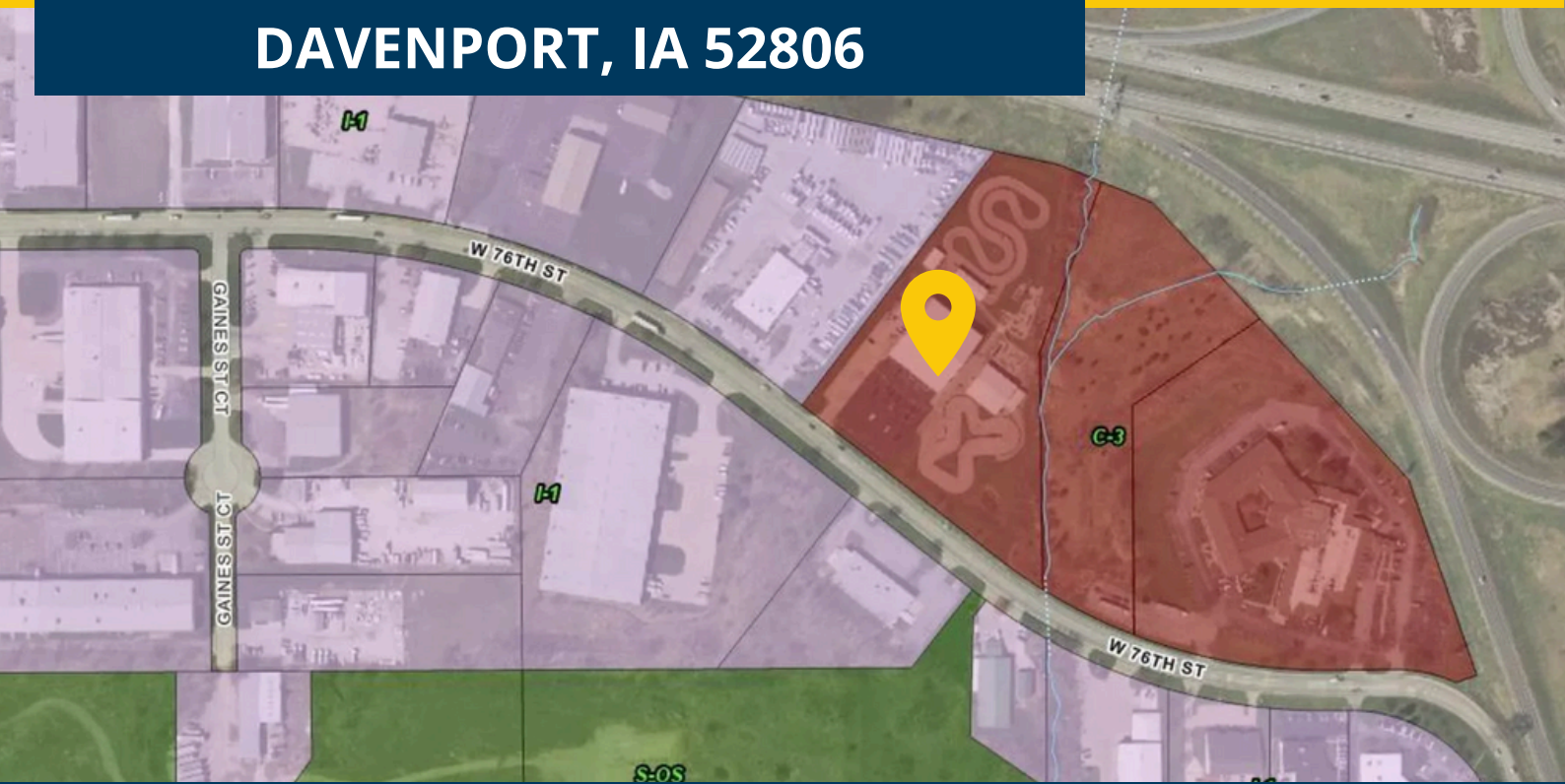
Madison Miller, Ruhl&Ruhl Realtors - Moline Office

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A: 1701 52nd Ave, Moline, IL 61265

354 W 76TH STREET, BUILDING 1 - DAVENPORT, IA 52806



PROPERTY DESCRIPTION

354 W 76th Street, Building 1 in Davenport, IA is available for lease. Previously known as Michael's Fun World, this steel frame, free span building includes 17,500 SQ FT (140FT x 125FT) of former retail space. The building has central AC & heat throughout, sprinkler system, 2 bathroom facilities, a small kitchen area, LED lighting, & a 12FTx14FT overhead door on the NW side of the building. At its peak, the ceiling height reaches roughly 47 FT. While the sidewalls reach 25 FT. Signage is available on W 76th Street at the property entrance. 64 parking stalls will be designated for Building 1. Property is zoned C-3. **Listed at \$5.00/SF/YR, Triple Net Lease.** Call listing agent for more details.



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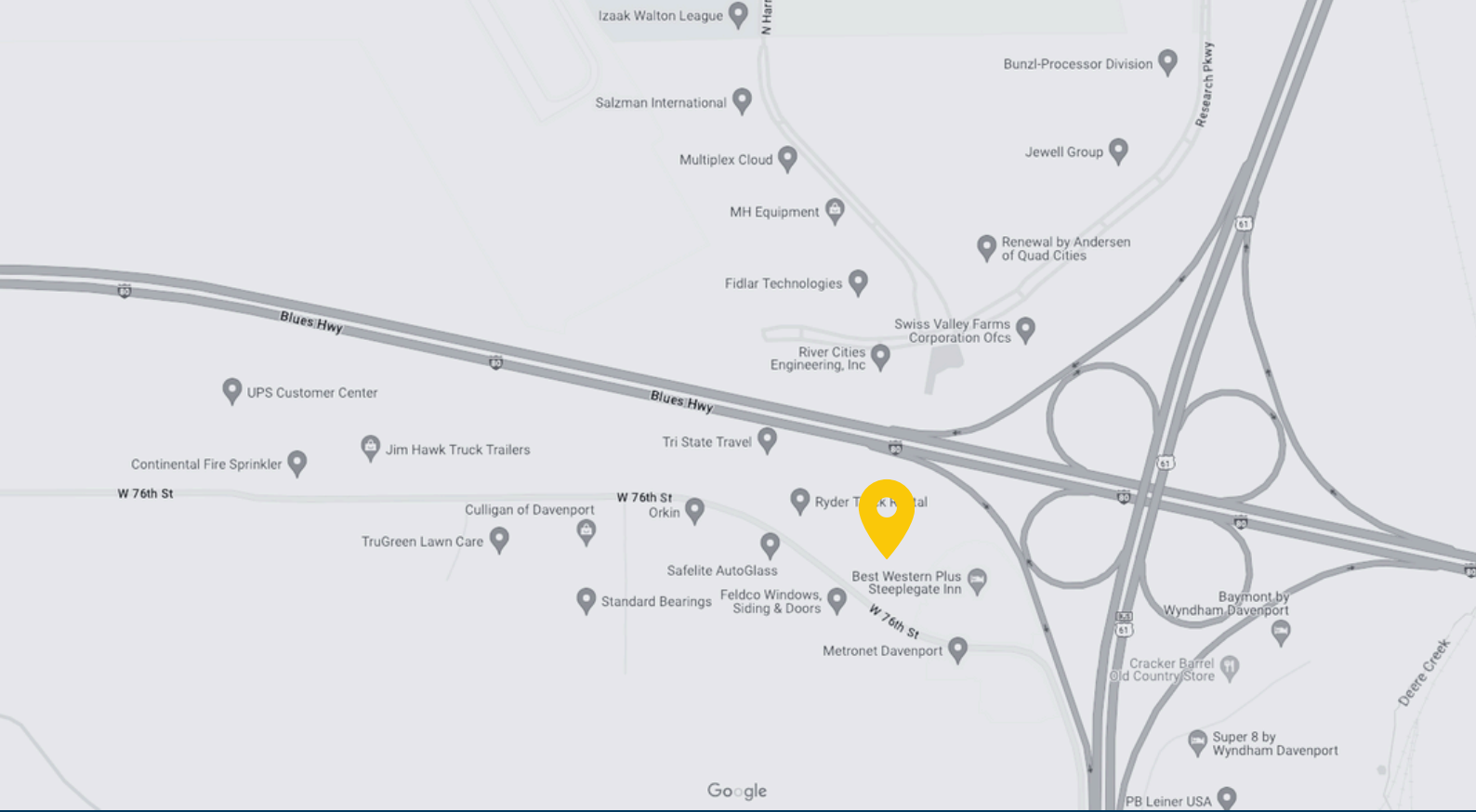
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PROPERTY HIGHLIGHTS

- ➔ 17,500 (140FT X 125FT) TOTAL BLDG SQFT
- ➔ CENTRAL AC & HEAT THROUGHOUT
- ➔ PEAK CEILING HEIGHT OF 47FT
- ➔ SIDEWALL CEILING HEIGHT OF 25FT
- ➔ 12FTX14FT OVERHEAD DOOR
- ➔ 2 BATHROOM FACILITIES
- ➔ SMALL KITCHEN AREA
- ➔ SPRINKLER SYSTEM
- ➔ 64 PARKING STALLS
- ➔ ZONED GENERAL COMMERCIAL (C-3)



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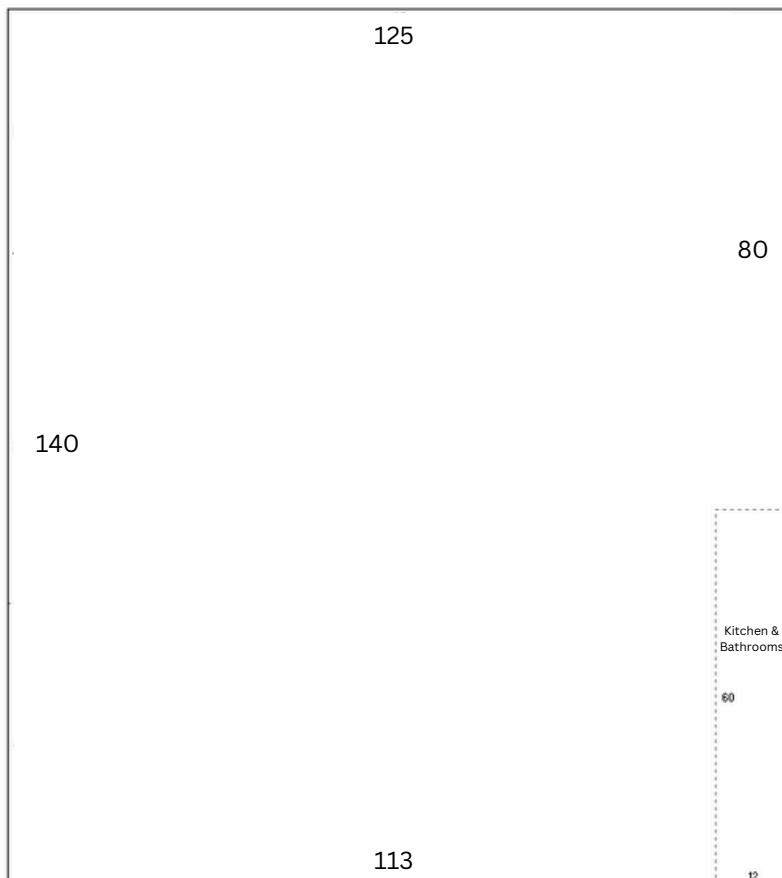
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