

765 SCHMIDT RD

DAVENPORT, IA

2.75 ACRE IOS FOR SALE



CBRE

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765 Schmidt Rd in Davenport, IA offers a versatile IOS yard positioned just north of US 61/W. River Drive with quick access to I 280 and the broader Quad Cities transportation network. The site has been fully cleared following the removal of former structures, creating a level, open yard which was recently leased to American Trailer & Storage Inc. Zoned I 2 Industrial, the property supports a wide range of heavy industrial and logistics uses, making it a strong fit for users seeking functional outdoor storage with excellent regional connectivity.

American Trailer & Storage Inc. (AT&S) is a Midwest-based provider of portable storage containers, semi-trailers, and ground-level office units, offering both rentals and sales. Founded in 1994 and headquartered in Kansas City, Missouri, the company focuses on fast delivery, flexible leasing options, and custom container modifications to serve industries such as construction, retail, education, warehousing, and transportation. AT&S operates multiple service locations across the central Midwest—including Kansas City, St. Louis, Omaha, Springfield, Des Moines, and Davenport—and emphasizes customer service, quick turnaround times, and tailored storage solutions.



PROPERTY OVERVIEW



ASKING PRICE: \$650,000 (8% CAP RATE)

PROPERTY DETAILS

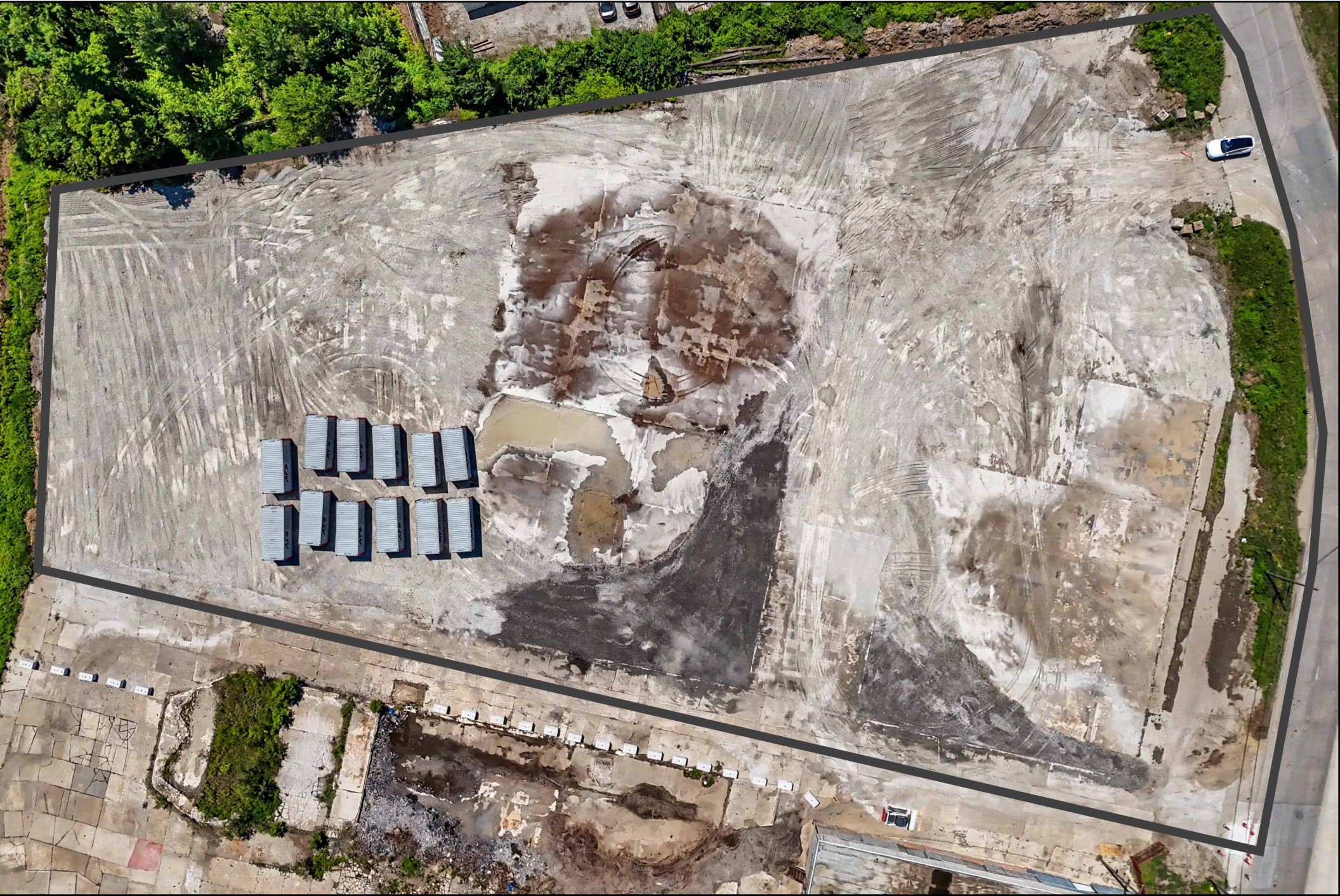
- **TOTAL ACRES: 2.75 AC**
- **0.8 ACRES OF CONCRETE, REMAINING YARD IS ASPHALT MILLINGS**
- **ELECTRICAL HOOKUPS**

LEASE DETAILS

- **TENANT: AMERICAN TRAILER & STORAGE INC**
- **LEASE EXPIRATION: APRIL 30, 2030**
- **RENT: \$57,600 ANNUALLY**
- **LL LIABILITY: REAL ESTATE TAXES AND INSURANCE**
- **PROJECTED NOI: \$52,000**



PARCEL OVERVIEW



MAP



Davenport Waste Water Treatment

Davenport Compost Facility

Mid-American Glass



Midwest Recyclers - Howell



765 SCHMIDT RD



Wisconsin Ave

N Fairm

N Division St

Gaines St

E Locust St

14th St

23rd St

Devils G

Davenport

Bettendorf

State St

Rock Island

Moline

River Dr

BUS 61

67

74

150

22

92

78th Ave W

78th Ave W

31st Ave

24th St

38th St

44th St

14th Ave

5th Ave

4th Ave

27th St

7th St

Blackhawk Rd

S Concord St



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