

# Walcott Industrial

Davenport (east)  
16.7 mi


Sterling Dr.

60th Ave



N. Plainview Rd.



 JLL SEE A BRIGHTER WAY

# Walcott Industrial

510 Sterling Dr.  
Walcott, IA 52773

± 132,921 SF  
industrial warehouse  
for lease off I-80

[jll.com/des-moines](http://jll.com/des-moines)

# Property details

<b>Availability:</b>	± 132,921 SF
<b>Total building size</b>	251,000 SF
<b>Zoning</b>	Industrial
<b>Access</b>	Interstate 80 < 1 miles Interstate 280 < 13 miles Interstate 74 < 14 miles
<b>Regional proximity</b>	Iowa City   42 miles Chicago   182 miles Des Moines   153 miles



± 0.9 miles  
to I-80



± 15 miles to  
Davenport  
Municipal Airport



± 11 miles to  
UPS  
facility



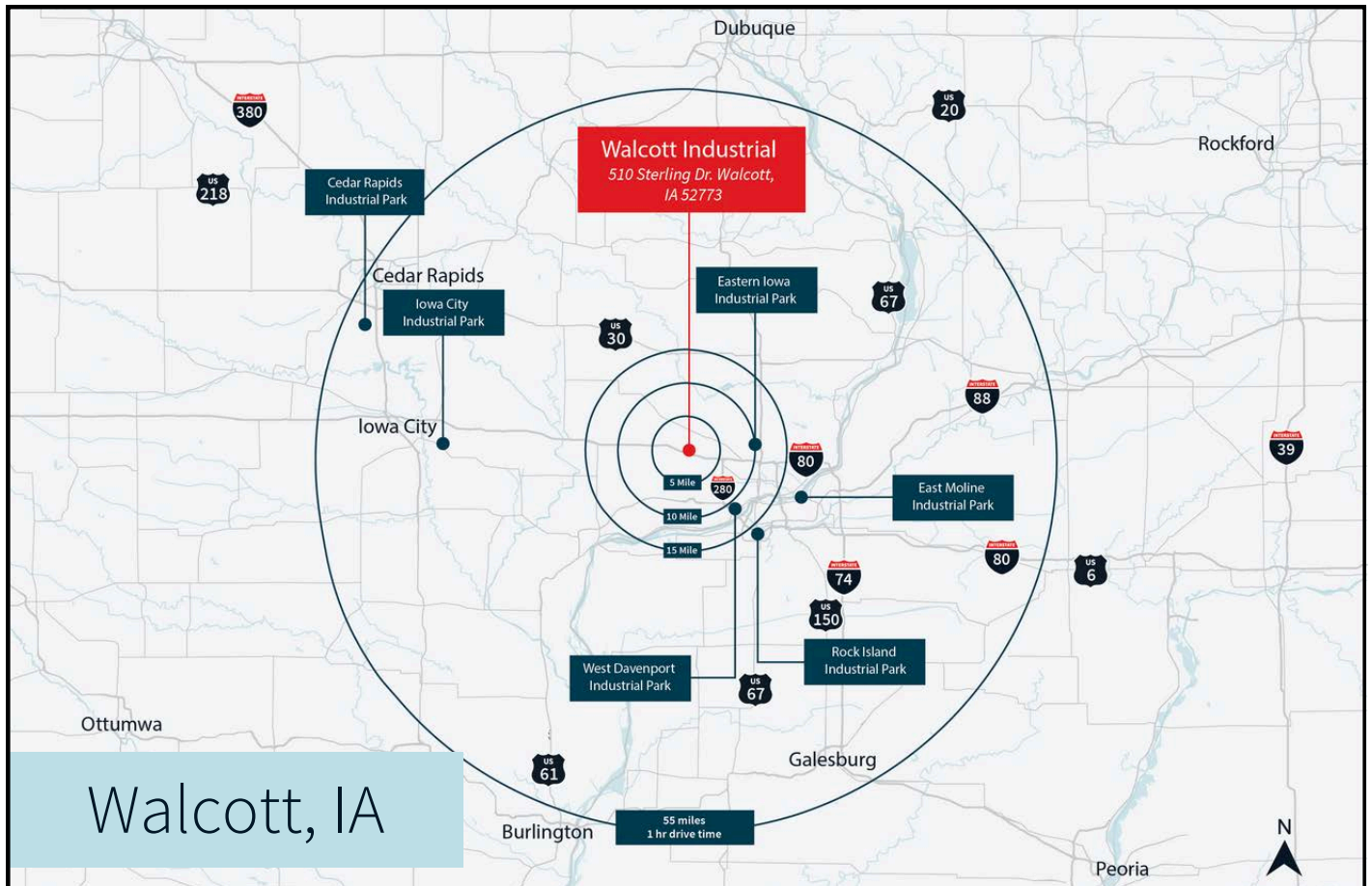
± 13 miles  
to I-280



± 24 miles to  
Quad City Int'l.  
Airport



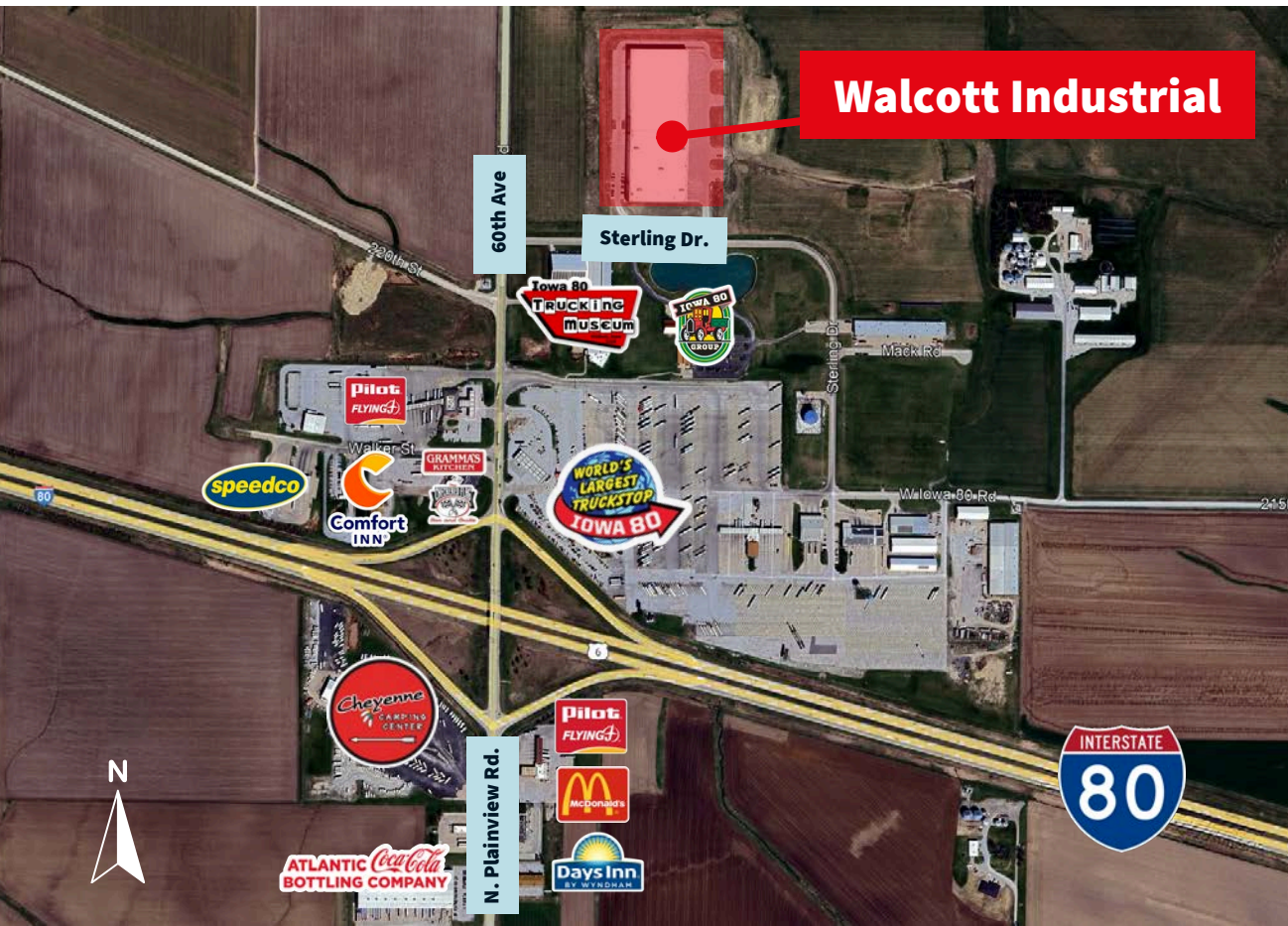
± 20 miles  
barge terminal  
facilities



# Images



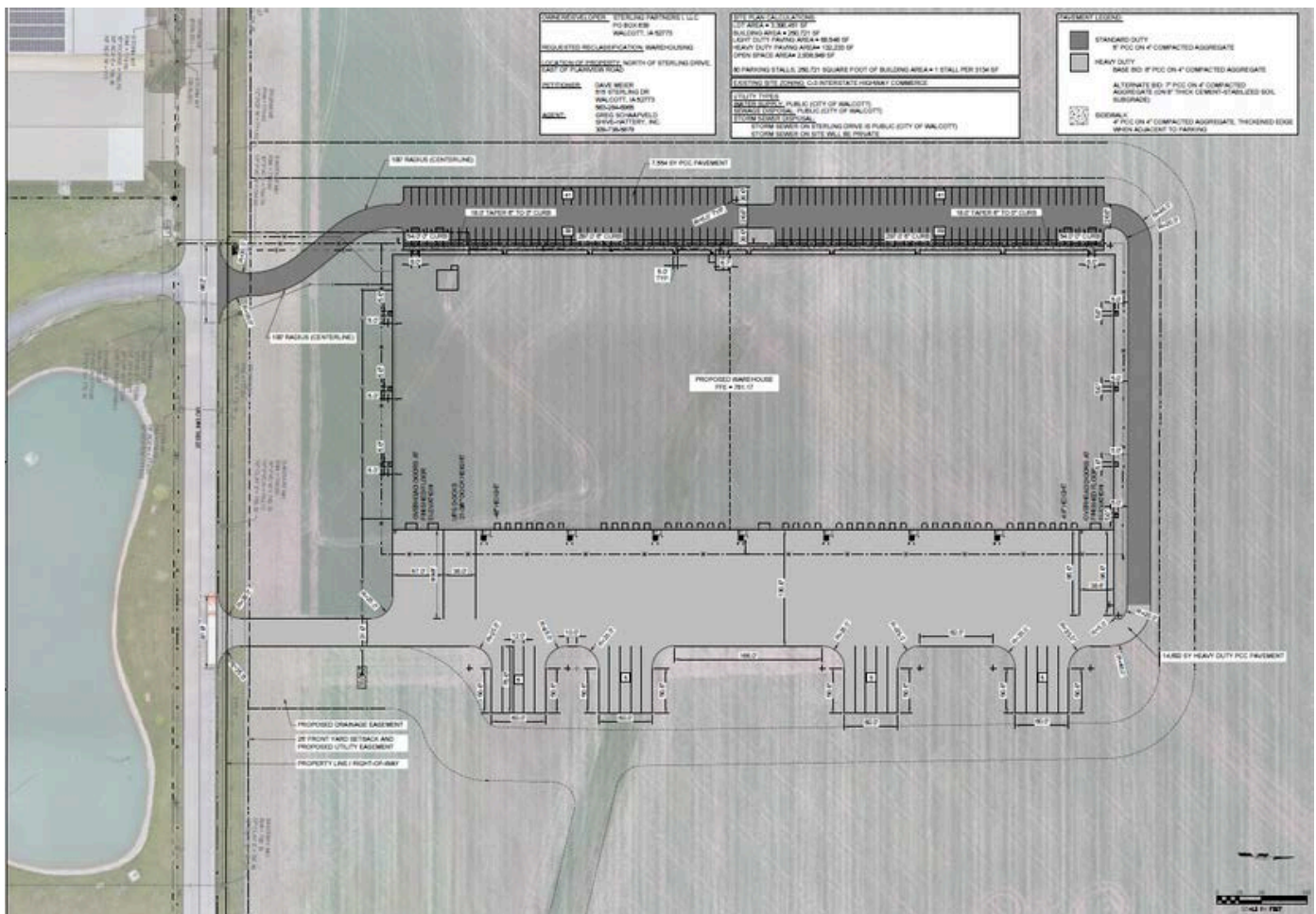
# Aerial



## AREA AMENITIES

- Diesel/truck stops & fueling stations
- Cat scale(s)
- Easy access to Interstate 80
- High visibility from interstate
- Semi-truck acceleration lanes
- Convenient food options
- Site located near other industrial users

# Site plan



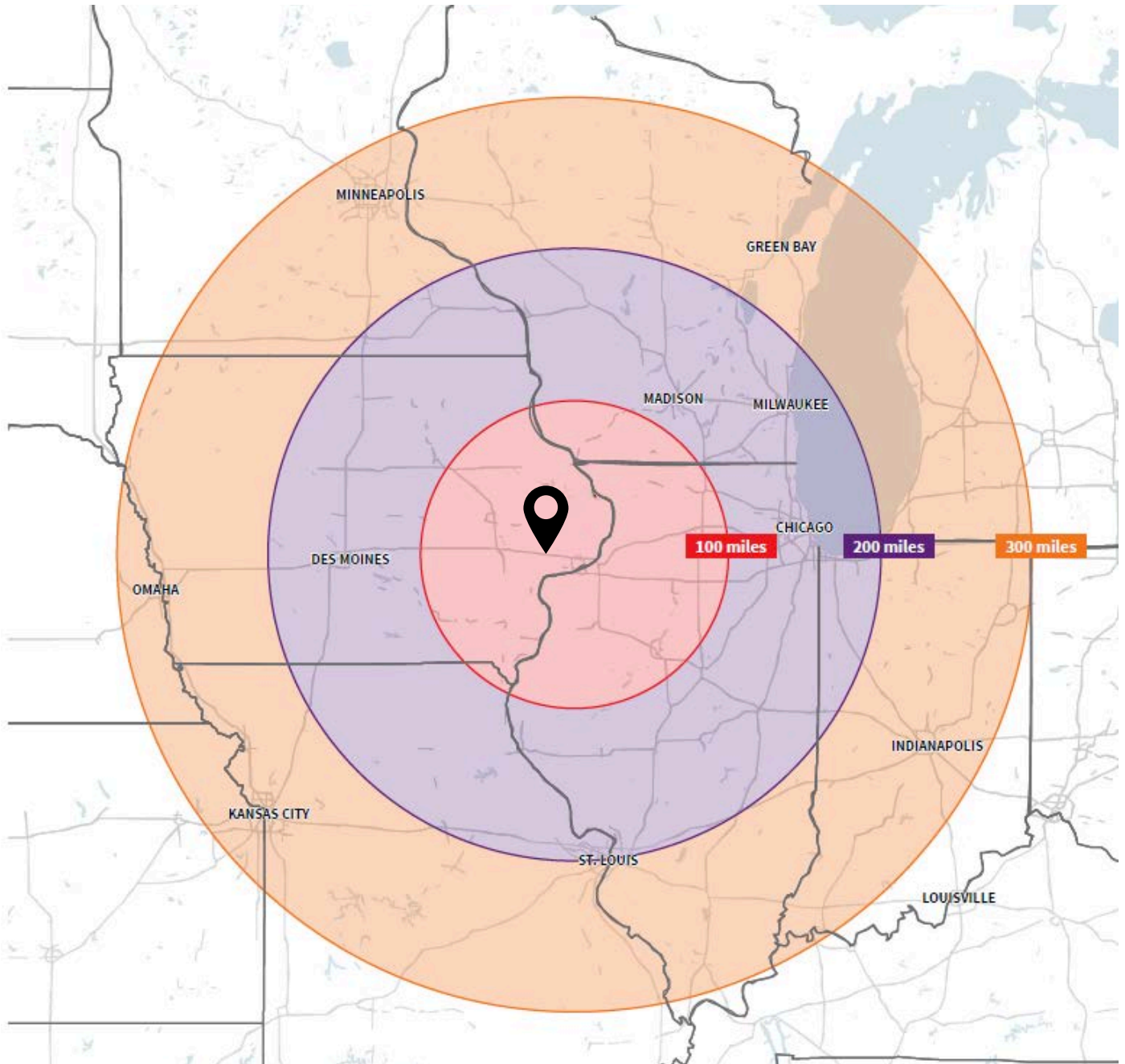
## General building features

Below are typical building features included in a facility within this park.

### Standard features:

- Office space BTS
- Concrete floor slabs
- Insulated precast wall panels
- Structural steel frame
- Column Spacing 50' x 54' with 60' Speedbay
- Standard dock equipment/overhead doors
- Docks: 8
- Overhead doors: 1
- 32' clear heights
- Early suppression fast response (ESFR) sprinkler system
- Temperature controlled
- LED lighting
- Fiber optic service (located throughout park)
- Front car parking/rear truck trailer parking
- 60 mil TPO membrane roof
- Automatic dock levelers
- Clerestory windows

# Regional location



## Drive times to nearby cities

**Des Moines**  
Iowa

**Chicago**  
Illinois

**St. Louis**  
Missouri

**Indianapolis**  
Indiana

**Minneapolis**  
Minnesota

**Kansas City**  
Missouri

2 hours

3.5 hours

4.5 hours

5 hours

5 hours

5 hours

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