



2301 69th Avenue

Moline, Illinois 61265

Sale Price: \$129,000

Lease Price: \$1,200/month (MG)

Property Features

- 1,862 SF industrial flex/warehouse space with high visibility from Airport Road
- Plenty of parking on flat, open lot with room for expansion
- Property near several hotels, restaurants and the airport
- Small office space with restroom and air conditioning
- Updates include rubber roof in 2009, shingling on warehouse part over office area in 2012 and well pump within last four years
- Building amenities include drive-in 12ft high dock door, both hot and cold water in garage
- Adjacent land is owned by state with purchase option available



LOT SIZE:	0.56 AC
ANNUAL TAXES:	\$4,167.04 (2015)
ZONING:	Industrial
PARCEL ID:	12-336-A
CEILING HEIGHT:	12 Feet
MLS ID:	7036073, 7036583

For more information:

Shawn Langan

563 343 6597 • slangan@ruhlcommercial.com

For Sale

Freestanding Industrial Flex/ Warehouse Building

1,862 SF | 0.56 AC



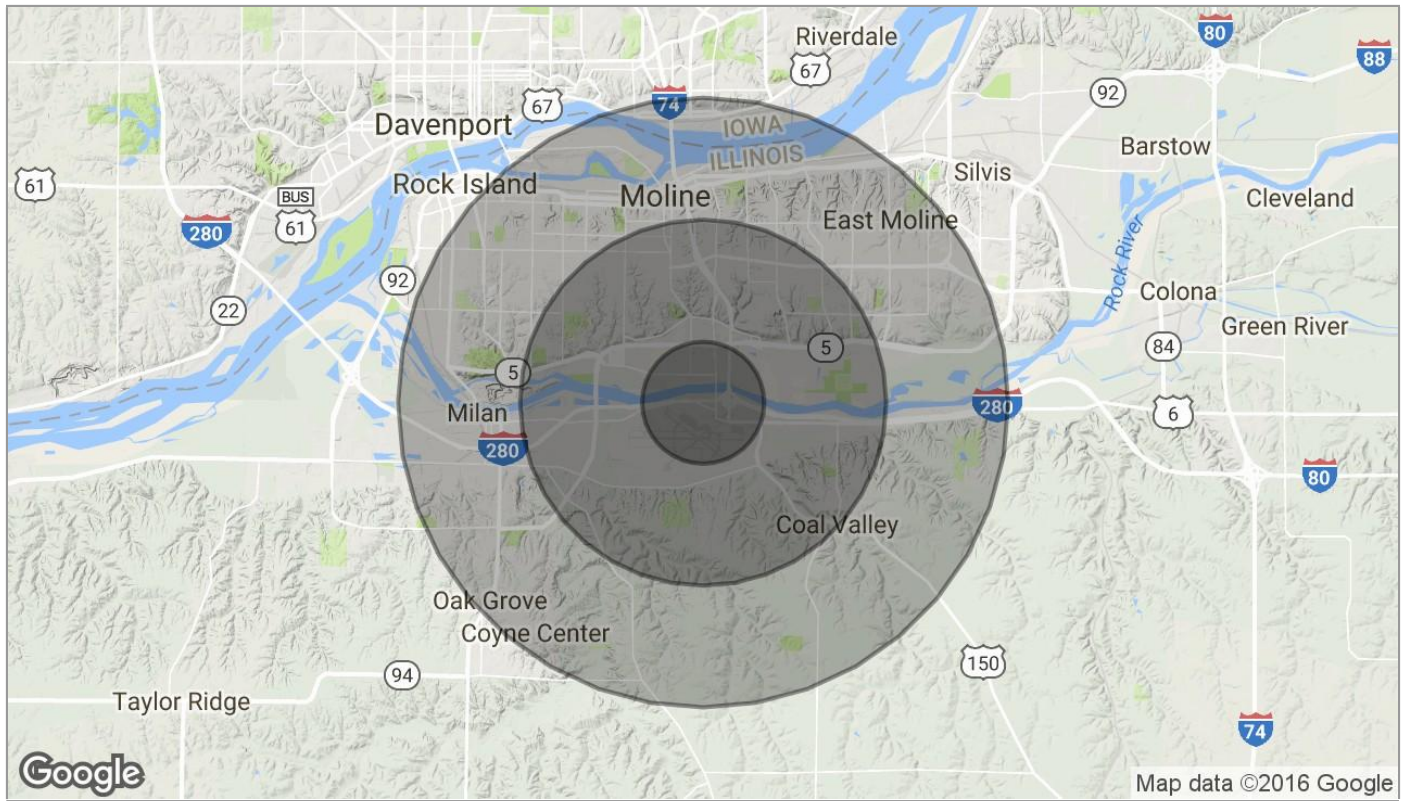
Shawn Langan
o 563 355 4000
c 563 343 6597
slangan@ruhlcommercial.com

NAI Ruhl Commercial Company
5111 Utica Ridge Rd
Davenport, IA 52807
563 355 4000
ruhlcommercial.com

For Sale

Freestanding Industrial Flex/ Warehouse Building

1,892 SF



	1 Mile	3 Miles	5 Miles
Population			
TOTAL POPULATION	1,381	35,910	109,808
MEDIAN AGE	46.5	42.1	40.0
MEDIAN AGE (MALE)	44.8	40.8	38.4
MEDIAN AGE (FEMALE)	46.9	42.2	41.0
Households & Income			
TOTAL HOUSEHOLDS	638	15,072	46,222
# OF PERSONS PER HH	2.2	2.4	2.4
AVERAGE HH INCOME	\$42,723	\$68,089	\$62,342
AVERAGE HOUSE VALUE	\$178,527	\$170,803	\$156,692



* Demographic data derived from 2010 US Census

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