




Davenport (east)
16.7 mi

Walcott Industrial

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

Property details

Availability: ± 132,921 SF

Total building size 251,000 SF

Zoning Industrial

Access Interstate 80 < 1 miles
Interstate 280 < 13 miles
Interstate 74 < 14 miles

Regional proximity Iowa City | 42 miles
Chicago | 182 miles
Des Moines | 153 miles



± 0.9 miles
to I-80



± 13 miles
to I-280



± 15 miles to
Davenport
Municipal Airport



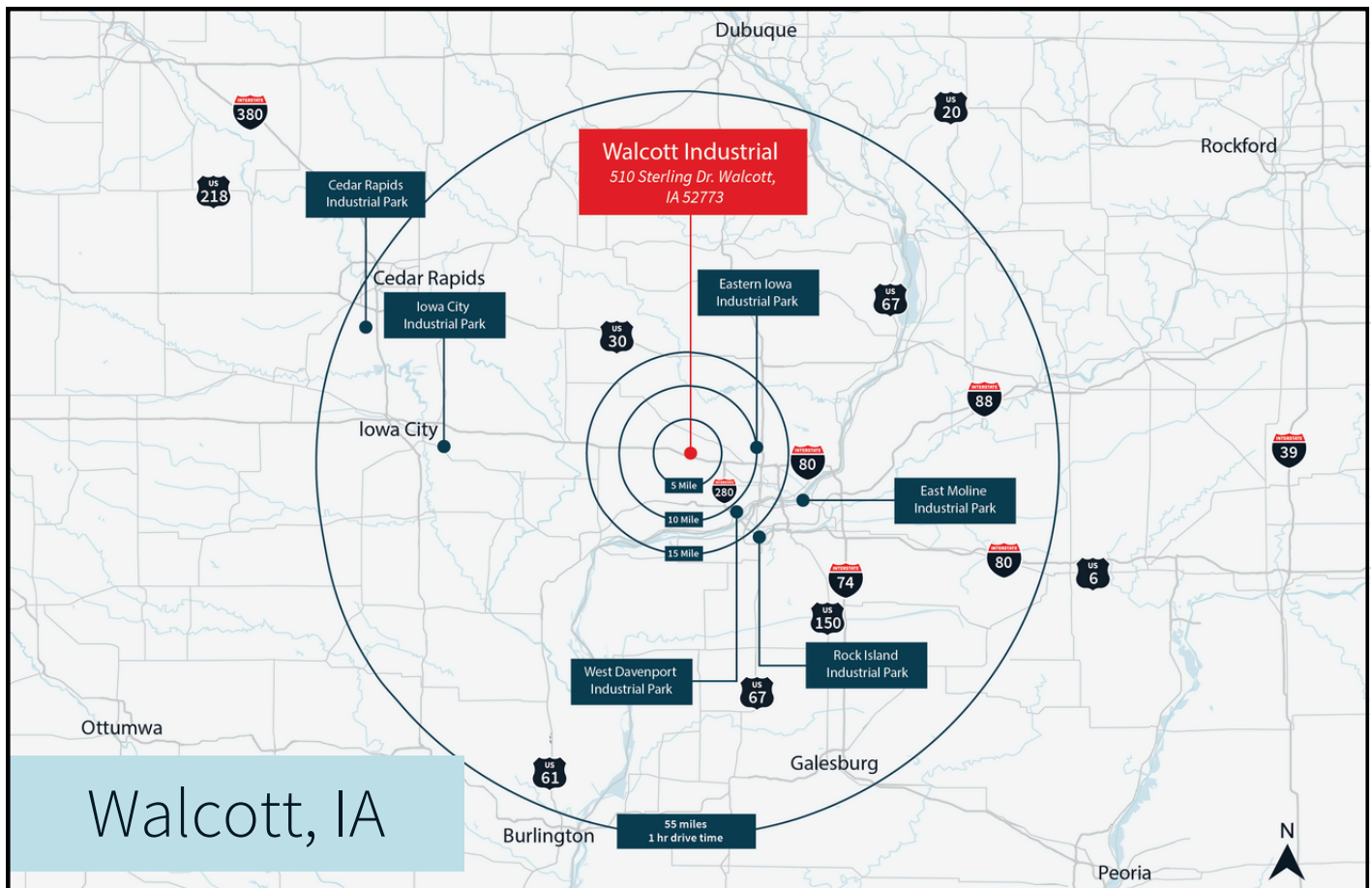
± 24 miles to
Quad City Int'l.
Airport



± 11 miles to
UPS
facility



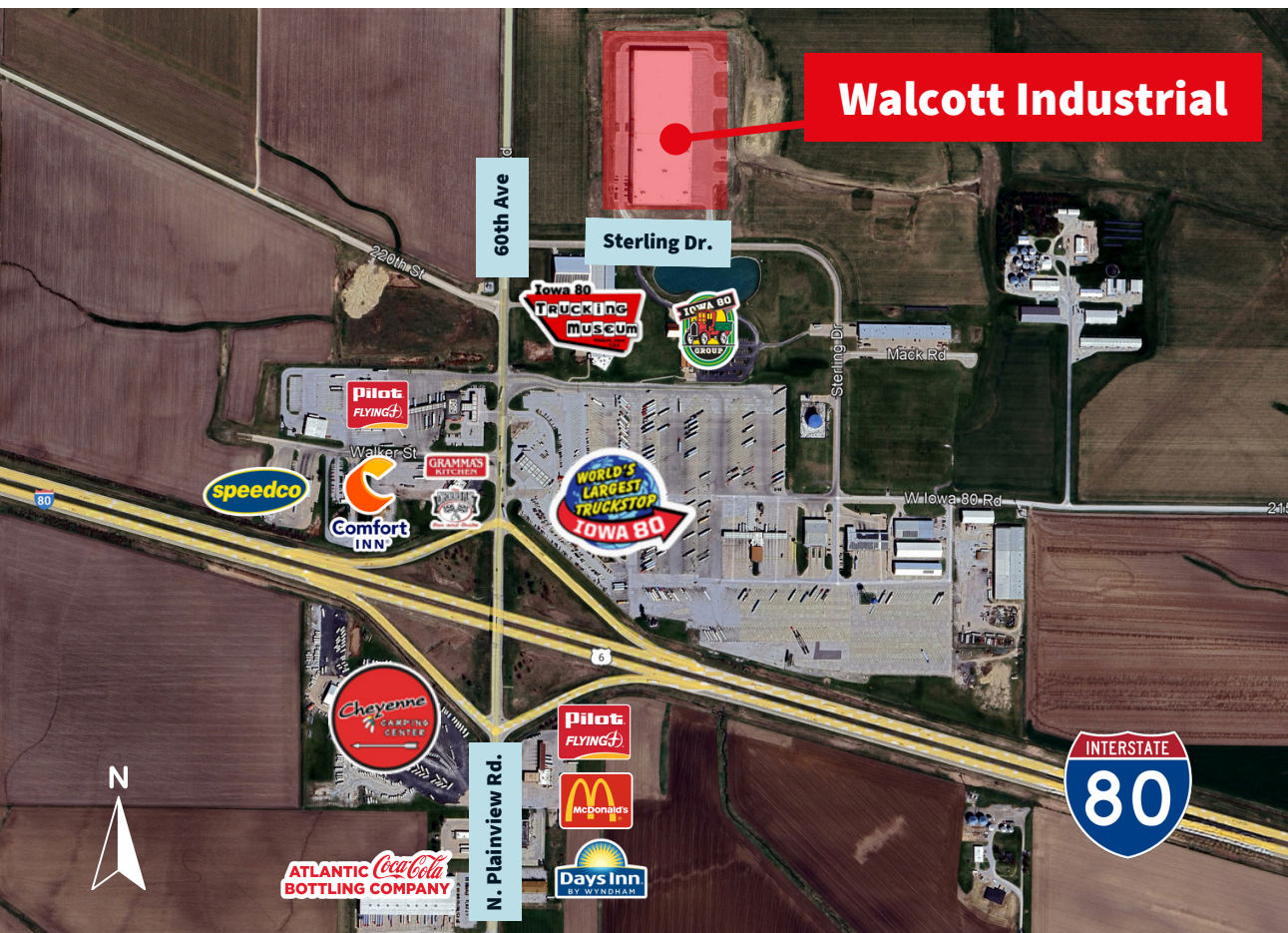
± 20 miles
barge terminal
facilities



Images



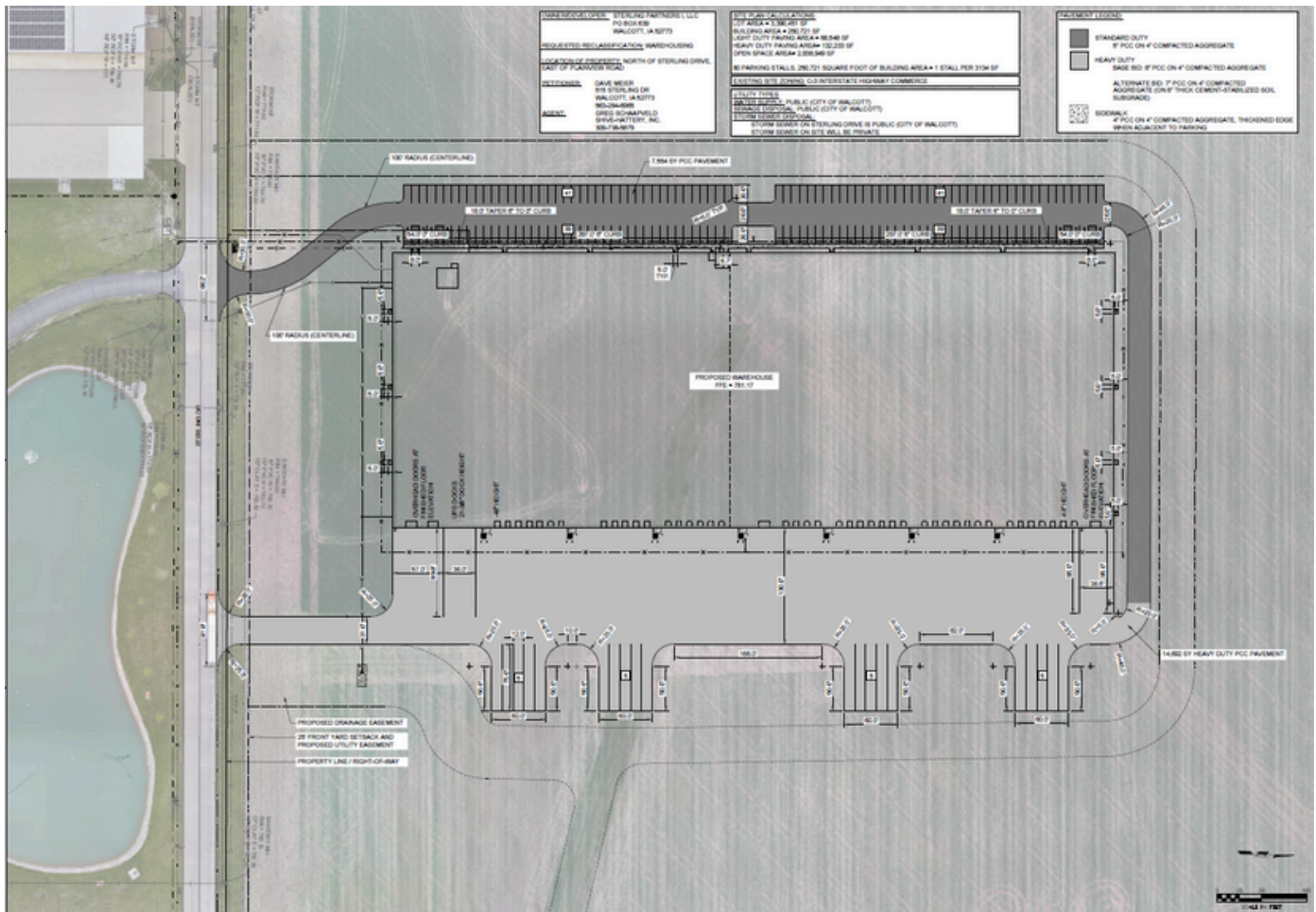
Aerial



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



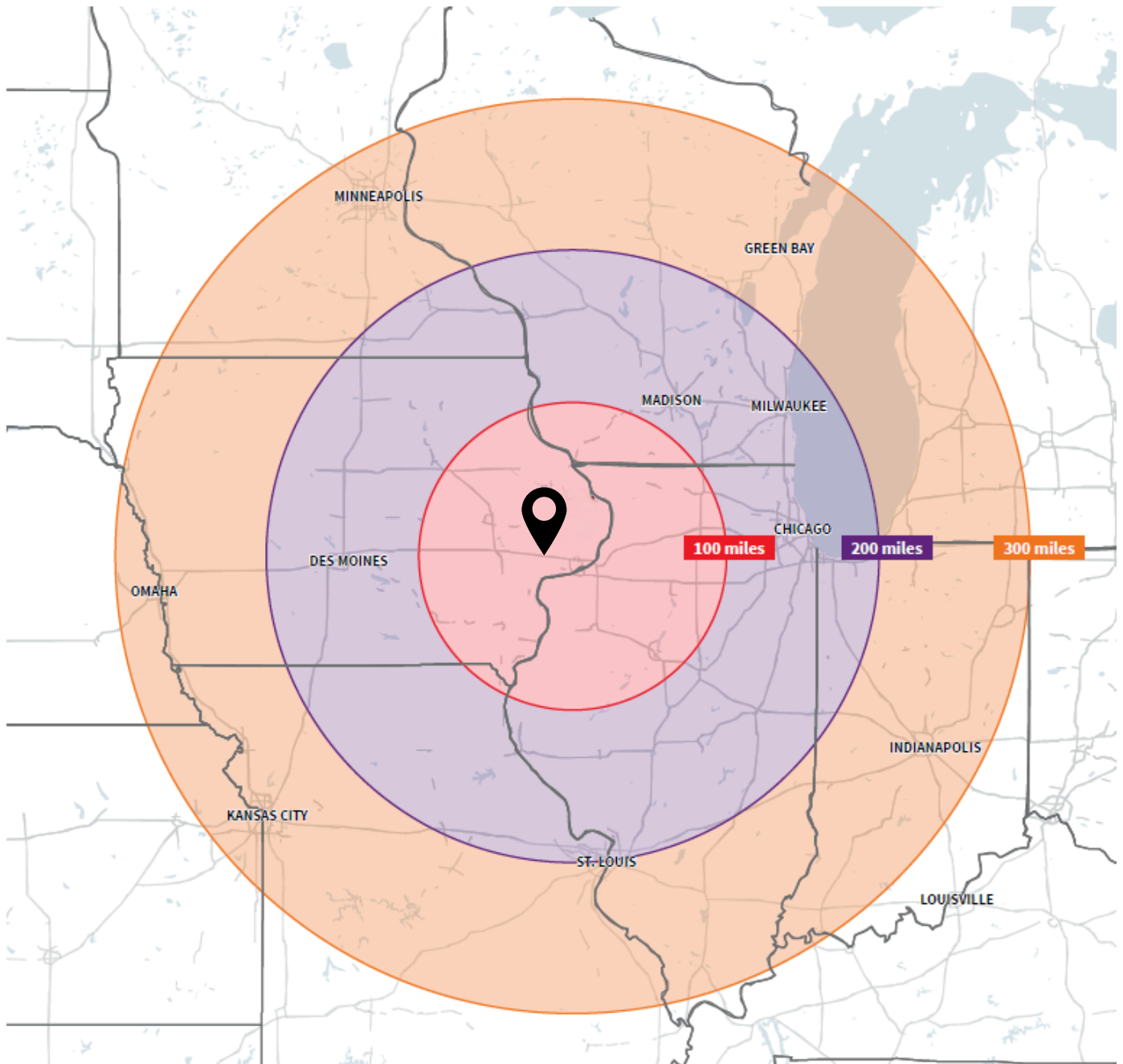
General building features

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

2 hours

Chicago
Illinois

3.5 hours

St. Louis
Missouri

4.5 hours

Indianapolis
Indiana

5 hours

Minneapolis
Minnesota

5 hours

Kansas City
Missouri

5 hours

Michael Minard, CCIM
+1 563 508 4649
michael.minard@jll.com

Marcus R. Pitts, CCIM, SIOR
+1 515 556 4727
marcus.pitts@jll.com

Austin Hedstrom, SIOR
+1 515 414 1767
austin.hedstrom@jll.com