 **JLL** SEE A BRIGHTER WAY

# Russell Industrial Park

8730 Northwest Boulevard  
Davenport, IA 52806

For lease or  
build-to-suit

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



Building 3 | Ready for occupancy  
301,320 SF with 36' clear height



## Property details

<b>Park size</b>	± 95 Acres
<b>Space available</b>	66,000 - 500,000 SF
<b>Zoning</b>	I-1
<b>Access</b>	Interstate 80 < 1 miles Interstate 280 < 2 miles Interstate 74 < 6 miles
<b>Regional proximity</b>	Iowa City   50 miles Chicago   150 miles Des Moines   155 miles



± 1 miles  
to I-80



± 2 miles  
to I-280



± 4.6 miles to  
Davenport  
Municipal Airport



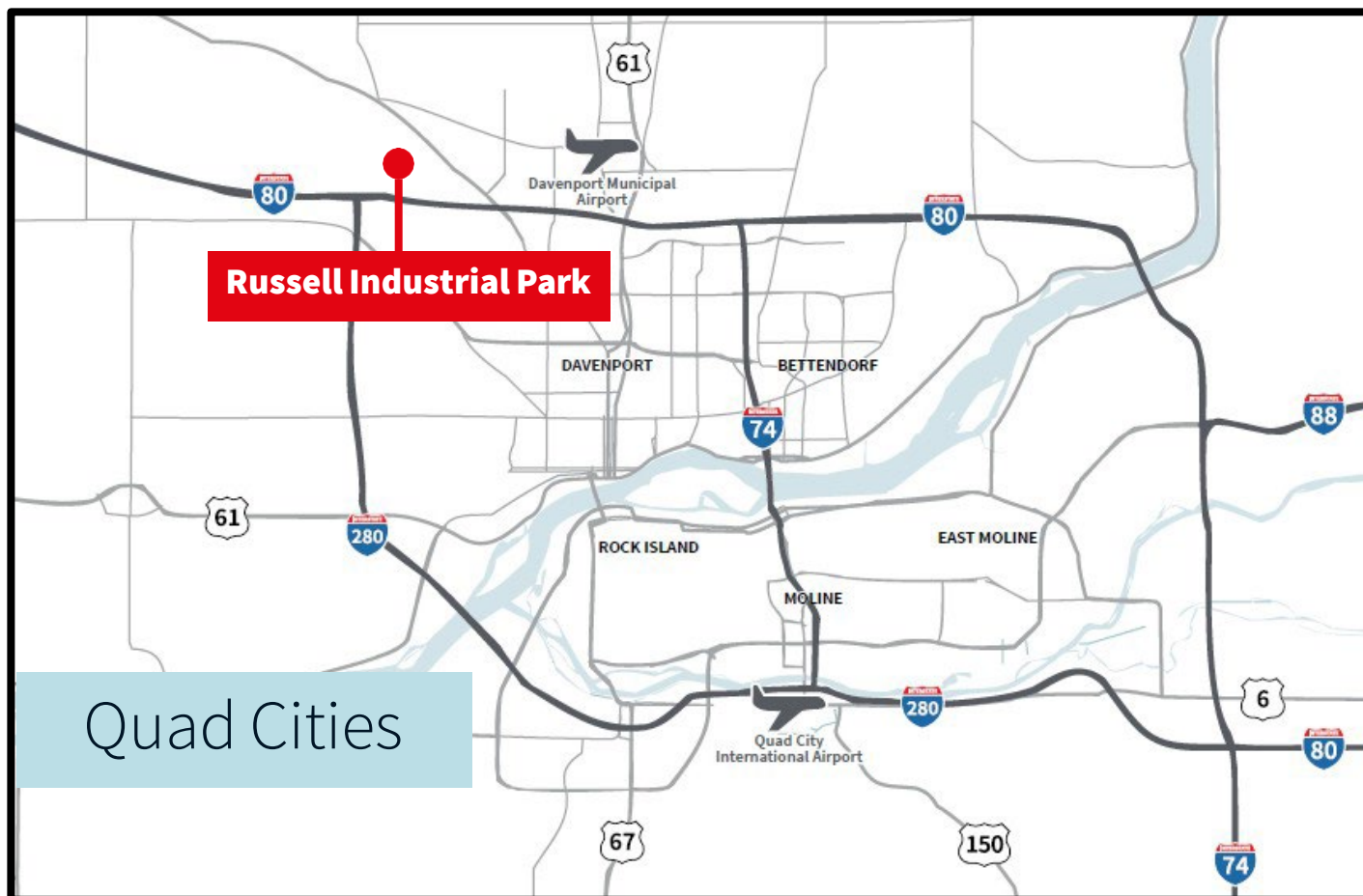
± 16.7 miles to  
Quad City Int'l.  
Airport



± 3.2 miles to  
UPS  
facility



± 15 miles  
barge terminal  
facilities





# General building features

**Below are typical building features included in a facility within this park. Additional options are available based on tenant requests.**

## **Standard features:**

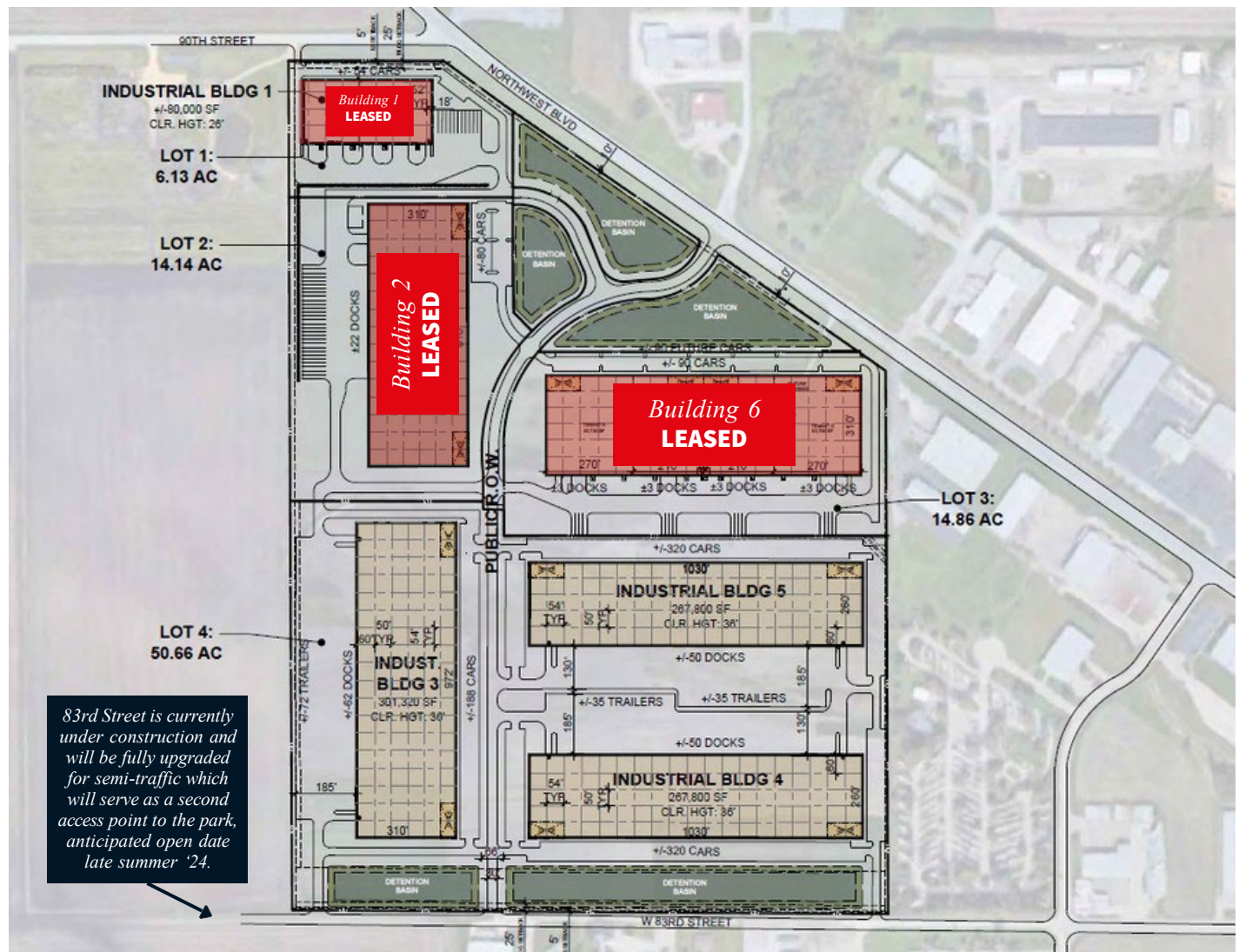
- Concrete floor slabs
- Insulated precast wall panels
- Structural steel frame
- 50' X 54' column spacing and 54x60 speed bay at the docks
- Standard dock equipment/overhead doors
- Base Number of Docks - 16
- 32' - 40' clear heights
- Early suppression fast response (ESFR) sprinkler system
- Temperature 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

## **Additional options:**

- Increased bay spacing
- Expandable end walls for future expansion
- Skylights
- Additional dock positions
- Additional trailer parking spots
- Solar panels
- HVLS industrial ceiling fans
- Air conditioning
- Concrete floor thickness customization to tenant requirements



# Site plan



<b>Site area</b>	95.44 AC
Gross	4,157,346 SF
Detention @ 11%	443,581 SF
Net	79.35 AC
	3,456,597 SF

<b>Building area</b>	
Building 1	80,000 SF
Building 2	251,100 SF
Building 3	301,320 SF
Building 4	267,800 SF
Building 5	267,800 SF
Building 6	301,320 SF
Total footprint	1,469,340 SF

## Coverage

Gross: 35%      Net 43%

<b>Building 1   LEASED</b>	
Building size	80,000 SF

<b>Building 2   LEASED</b>	
Building size	251,100 SF

<b>Building 3   Ready for Occupancy</b>	
Building size	301,320 SF
Dimensions	310'x972'
Dock high doors	62
Grade-level doors	2
Auto parking	188
Trailer stalls	72

<b>Building 4 &amp; 5</b>	
Building size	267,800 SF
Dimensions	1,030'x260'
Dock high doors	50
Grade-level doors	2
Auto parking	320
Trailer stalls	35

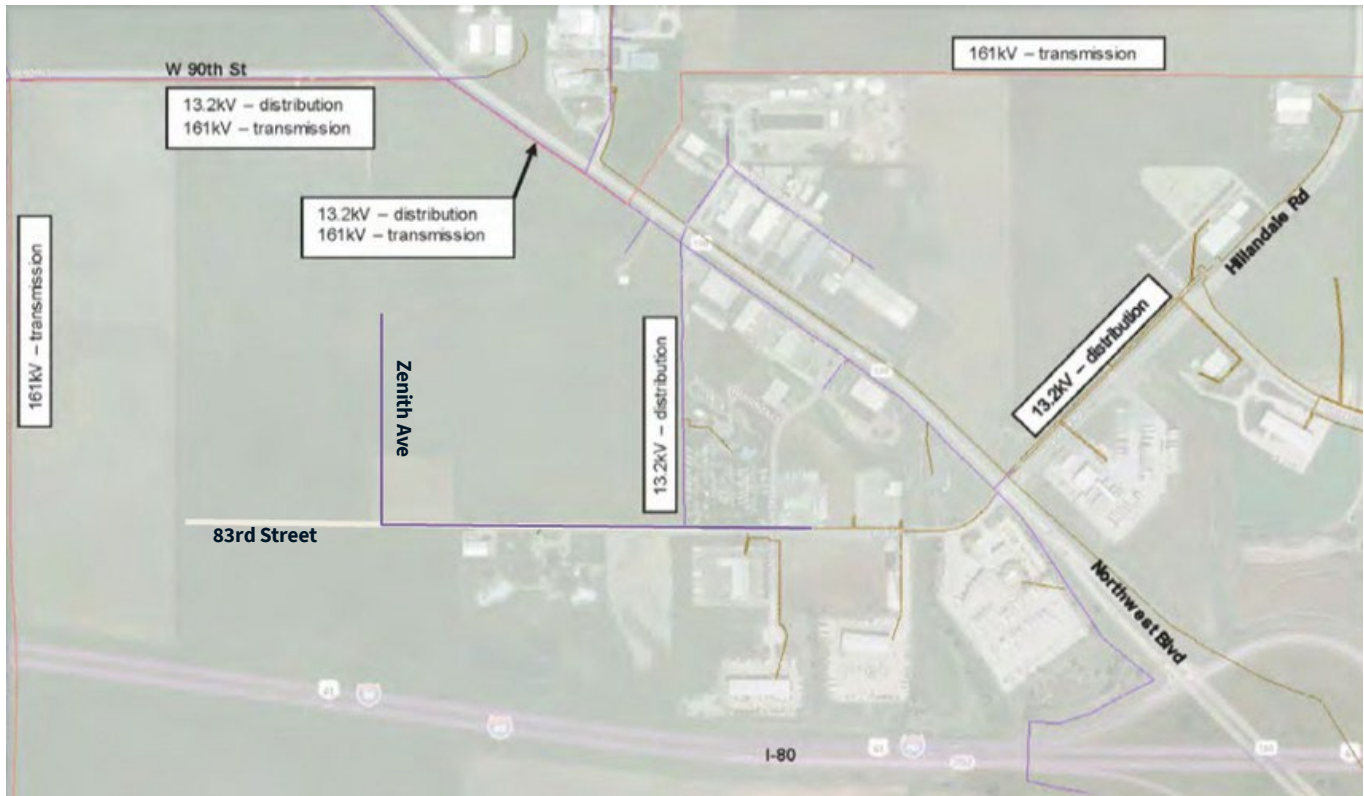
<b>Building 6   LEASED</b>	
Building size	301,320 SF



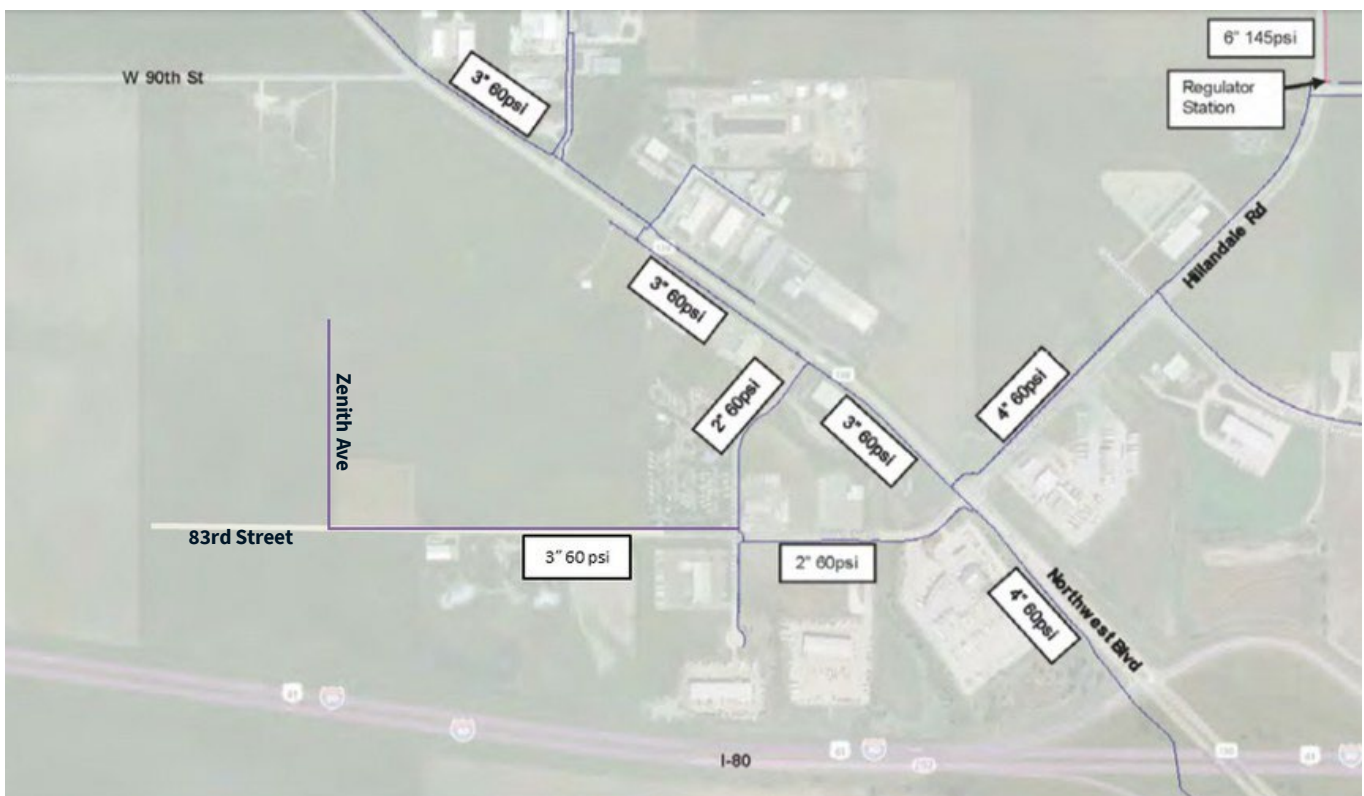
## Water layout



## Electrical layout



## Natural gas layout





## Economic incentives

The City of Davenport offers a variety of assistance programs and economic incentives to help grow local businesses as well as recruit new investment to the City, including:

### Economic Development Loans

The City of Davenport may be able to provide low-to-no interest loans for businesses that are creating new jobs in the Davenport area.

### High Quality Jobs Program

This program is offered by the State of Iowa and provides qualifying businesses tax benefits and direct financial assistance to off-set some of the costs incurred to locate, expand or modernize an Iowa facility.

### Bi-State Revolving Loan Fund

This fund makes be low market-rate loans to fill permanent financing gaps and leverage private financial investment for businesses that create new jobs. The BSRLF is based upon job creation with a maximum of \$7,500 per job created.

### Urban Revitalization Tax Exemption

This incentive is used in targeted areas of the City by providing a tax exemption on the increase in property taxes resulting from improvements to a property. The City of Davenport's tax exemption breakdown includes:

Year	% of Taxes Exempt
1	80%
2	70%
3	60%
4	50%
5	40%
6	40%
7	30%
8	30%
9	20%
10	20%

## 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
- ◆ Urban Revitalization Tax Exemption Zone - North 1

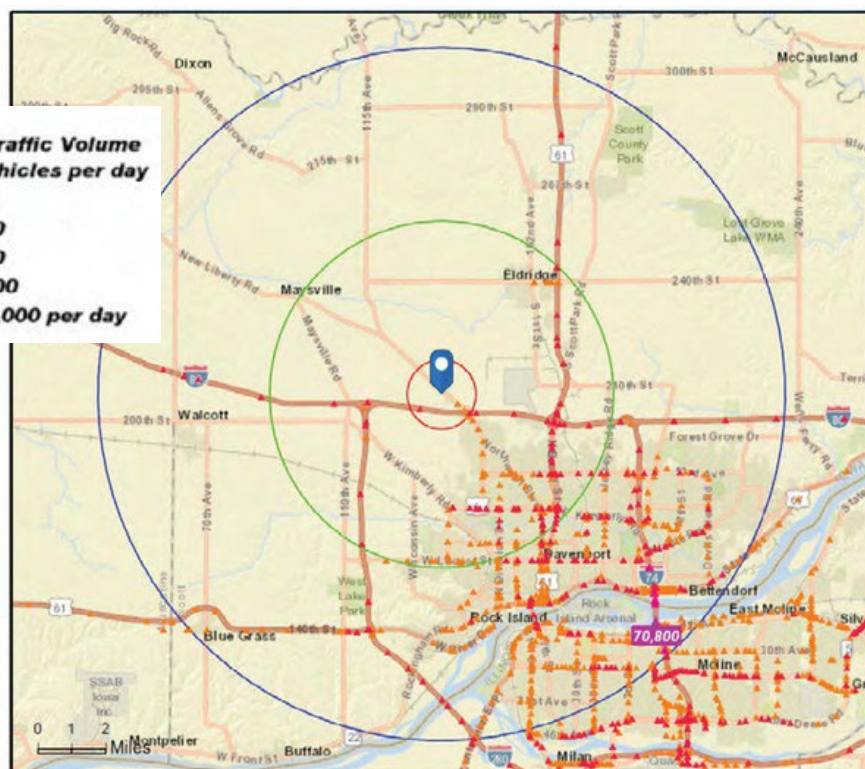


## Area demographics

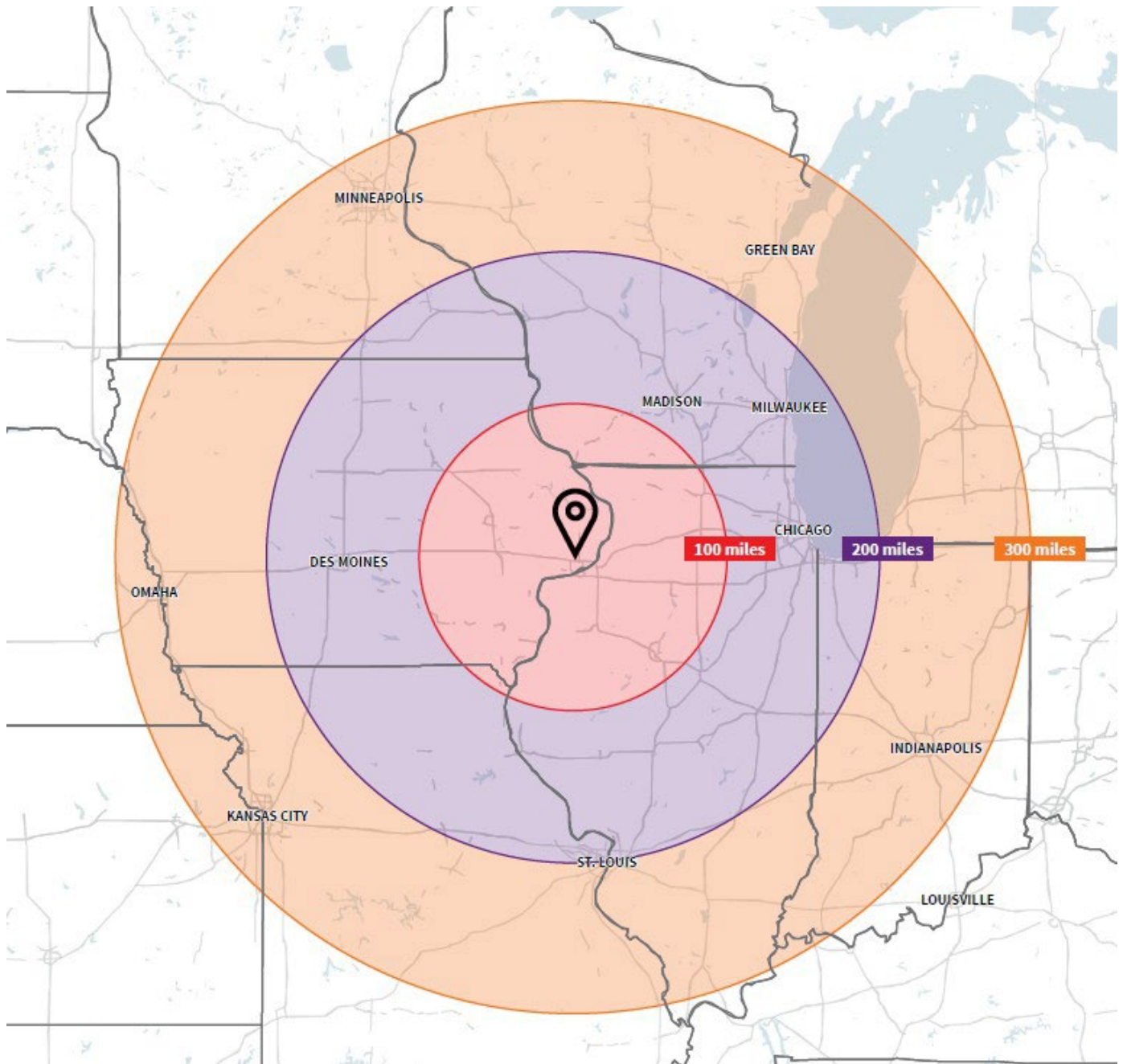
	1 mile	5 miles	10 miles
Total population	4,378	89,442	334,294
Median age	38.6	37.3	37.7
Median age (male)	37.6	36	36.3
Median age (female)	39.5	39.1	38.9
Est. households	1,701	37,776	137,611
Est. Average HH income	\$109,786	\$75,876	\$61,788
# of persons per households	2.6	2.4	2.4
Average house value	\$297,993	\$237,400	\$166,876

## Traffic counts

**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day



## Regional location



### Drive times to nearby cities

Des Moines Iowa	Chicago Illinois	St. Louis Missouri	Indianapolis Indiana	Minneapolis Minnesota	Kansas City Missouri
2.5 hours	2.5 hours	4 hours	4 hours	5.5 hours	6 hours



# Public transportation

## Local bus stop

The City of Davenport's Citibus/Transit system has a bus stop located on Hillendale Road - less than a 1/2 mile from the proposed site. Upon development, the City of Davenport plans to extend the bus route to connect to the site. This bus stop provides access to downtown Davenport.

## Eastern Iowa industrial area stops

*Monday through Friday*

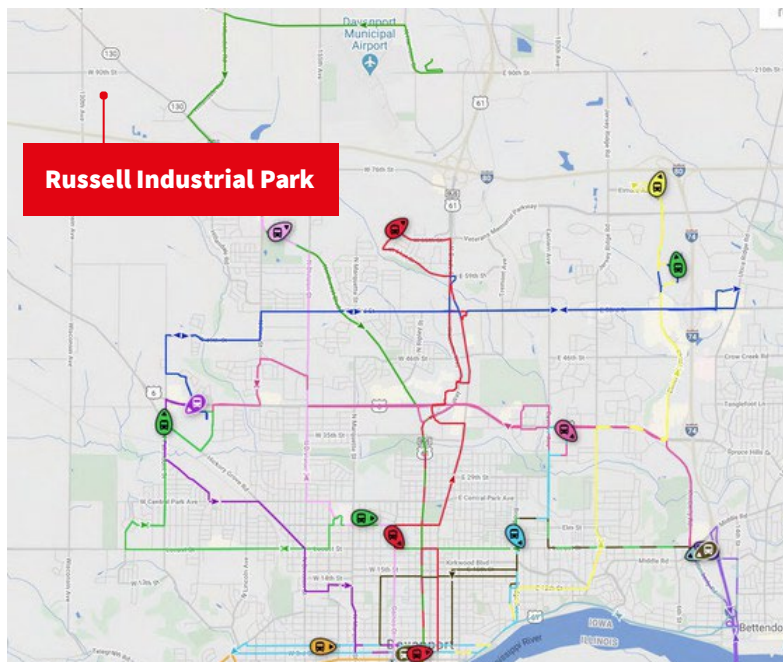
- |                        |                                |
|------------------------|--------------------------------|
| 1. District Station    | 6. Farm And Fleet              |
| 2. Modern Woodmen Park | 7. Davenport Municipal Airport |
| 3. Davenport GTC       | 8. Kraft/Heinz                 |
| 4. Davenport City Hall | 9. Sterilite                   |
| 5. North Park Mall     | 10. Apac                       |

Route is operated by Riverbend Transit



DISTRICT STATION ROCK ISLAND	DAVENPORT GTC	MAIN ST HUB	KRAFT-HEINZ	STERILITE	APAC	DAVENPORT GTC	DAVENPORT GTC	APAC	STERILITE	KRAFT-HEINZ	MAIN ST HUB	DAVENPORT GTC
①	②	③	④	⑤	⑥	⑦	②	⑥	⑤	④	③	②
AM 6:05	6:13	6:25	6:42	6:49	6:57	7:11	PM 3:24	2:40	2:48	2:55	3:12	3:22
	7:13	7:25	7:42	7:49	7:57	8:11	4:24	3:40	3:48	3:55	4:12	4:22
	8:13	8:25	8:42	8:49	8:57	9:11	5:24	4:40	4:48	4:55	5:12	5:22
	9:13	9:25	9:42	9:49	9:57		6:24	5:40	5:48	5:55	6:12	6:22

DAVENPORT GTC	MAIN ST HUB	STERILITE	APAC ARRIVAL	APAC DEPARTURE	STERILITE	MAIN ST HUB	DAVENPORT GTC	DISTRICT STATION ROCK ISLAND
②	③	⑤	⑥	⑥	⑤	③	②	①
PM 6:24	6:36	6:49	6:57	7:05	7:13	7:32	7:42	7:50



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