



Building Type:	Industrial, Warehouse & Distribution
Available SF:	50,000
Total SF:	200,000
Number of Stories:	4
Ceiling Peak:	13 Ft.
Expandable:	Yes
Zoning:	Industrial-Light
Year Built:	1978
Specialty Features:	None
Can Subdivide:	Yes
Within City Limits:	Yes
Construction Type:	Metal or Steel
Floor Type:	Concrete-Reinforced
Lease Rate:	\$4
Lease Terms:	Triple Net
Lease Rate Note:	\$5.00 /PSF
Last Updated:	Feb 2, 2024

Economic Development Contact


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Property and Area Description


Quad City Industrial Center is a multi-tenant industrial campus in Rock Island, Illinois, located a ½ mile off Highway 92 and within minutes of Interstates 280/80 and Interstate 74 providing direct access to suppliers and customers. The building currently has 50,000 SF of available, subdividable space. Additionally, 10 acres of adjacent land are available for development. The building is undergoing renovations to install new siding, lighting, and upgrading utilities. The facility is co-located with an FDA approved food processor, Hill and Valley, Inc., with bakery, office, and warehouse operation space. Hill & Valley is one of the leading producers of sugar-free bakery products in the United States. It employs more than 200 people and manufactures cakes, cookies, muffins, brownies, and pies. The company sells products through various supermarket bakeries. The property is located in a NMTC distressed census track and has a strong history of attracting investment.

Population

	283,875 10 Mile Radius	339,994 20 Mile Radius	435,926 30 Mile Radius
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Source: ESRI®, 2024

Households

	119,429 10 Mile Radius	141,957 20 Mile Radius	181,976 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Nearest Highway: Illinois 92 (0.25 mi.)
Nearest Interstate: I-74 (1.50 mi.)
Nearest Commercial Airport: Quad Cities International Airport (MLI) (7.50 mi.)
Rail Served: No
Rail Served By: None
Rail Infrastructure in Place: Unknown

Utilities

Electric: Mid American Energy
Natural Gas: Mid American Energy
Water: City of Rock Island
Sewer: City of Rock Island

Property Images



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