



Building Type:	Industrial
Available SF:	9,260
Total SF:	9,260
Sale Price:	\$1,326,000
Last Updated:	Jun 13, 2025

Economic Development Contact

Tarah Sipes
City of Rock Island
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Rock Island, IL 61201
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Realtor/Owner Contact

Geoff Ficke

Property and Area Description

The Ficke Team of Colliers has been retained to exclusively market for sale the Social Security Administration (SSA) located at 2350 4th Ave., Rock Island, IL 61021. This single-tenant facility, built-to-suit in 2001, consists of 9,260 rentable square feet. The site includes 0.47 acres and is an extremely busy facility. The GSA/SSA executed a 10-year, 5-year firm term renewal effective May 24, 2022, with the firm term expiring May 24, 2027, and full term expiring 5/24/2032, illustrating their commitment to the location. There were no tenant improvement requirements for this well-maintained building. Serving all of Rock County Illinois, the next closest SSA to Rock Island Illinois is 38 miles in Galesburg Illinois. This lease provides investors with a stable cash flow from this long-term U.S. Government tenant (AA+ S&P credit rating).

Population



Source: ESRI®, 2024

Households

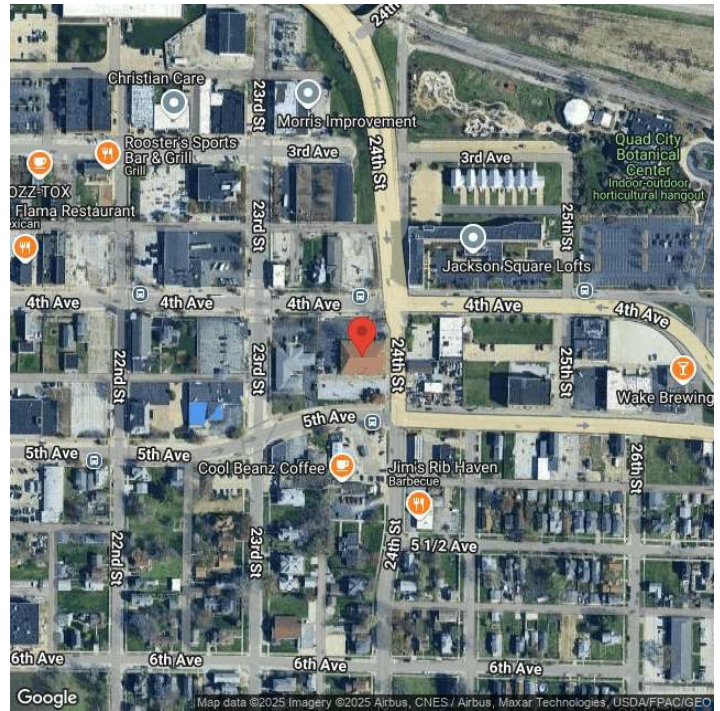


Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown

Property Images



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