

• AVAILABLE NOW • FOR LEASE

14,000 SF Warehouse, Flex & Industrial Space

101 10th Street · Sunset Business Park · Rock Island, IL 61201 · Quad Cities

\$5.95

PER SF / NNN

14,000

TOTAL SF

2,600

OFFICE SF

20–25'

CLEAR HEIGHT

I-1

ZONING



Property Features

Total area	14,000 SF · 0.45 acres
Professional office	2,600 SF · renovated 2026
Warehouse	12,000 SF · 20–25 ft clear
Loading	2 dock doors · 1 sunken semi dock
Electrical	New 3-phase industrial
HVAC	New · office + warehouse
Security	Gated second entrance
Availability	Immediate · no TI needed

Location & Incentives

- Route 92 frontage — minutes to I-280, I-74, I-88 & I-80
- Active rail line directly adjacent to the property
- 2 minutes to Davenport, IA via Centennial Bridge
- ~10 minutes to Quad City International Airport (MLI)
- Inside Illinois' largest River Edge Redevelopment Zone: sales-tax exemption on materials, property-tax abatement & state income-tax incentives for qualifying tenants
- Neighbors: John Deere HQ, Rock Island Arsenal, Arconic

Incentives subject to eligibility and approval — Rock Island RERZ administrator: (309) 732-2900. All information deemed reliable but not guaranteed.

Warehouse / Distribution

High-clearance open floor, dock loading, interstate access

Flex Space

Client-facing office up front, operations behind

Light Manufacturing

I-1 zoning, 3-phase power, concrete floors

Contractor HQ

Office + shop + secure gated yard in one address

SCHEDULE A TOUR

Move-in ready — see it this week

217-970-2258

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