

RYAN LAND

SLOPERTOWN RD., **DAVENPORT, IA** 52806

QC, THAT'S WHERE!



Prime 25 acre industrial development site with easy access to Interstate 80 at Northwest Boulevard. Site is located west of Kraft Heinz & Sterilite and north of new MidAmerican Energy operation facility. Level site with access to utilities. Available for lease, sale or build-to-suit.



RYAN LAND

Address: Slopertown Road
City: Davenport
County: Scott
State: IA
Zip Code: 52806
Acres: 25
Sale Price: TBD
Ownership: Ryan Companies

SITE FEATURES

Zoning: Industrial
Topography: Flat
In Floodplain: No
Within City Limits: Yes
Historical Use: Agriculture
Divisible: Yes
Adjacent Available Land: No
Written Covenants: No
General Site Configuration: Rectangular

DUE DILIGENCE STUDIES & REPORTS

- ✓ Phase 1 Environmental Report complete and clear
- ✓ Geotechnical Study complete and clear
- ✗ Wetlands Delineation complete and clear
- ✗ Archeological Study complete and clear
- ✗ Endangered Species Analysis complete and clear



TRANSPORTATION

Nearest 4-lane Hwy: U.S. Highway 61
Distance to 4-lane Hwy: 2.7 miles
Nearest Interstate: Interstate 280
Distance to Interstate: 5 miles
Visibility from Highway/Interstate: Yes
Nearest Commercial Airport: Quad Cities International Airport (MLI)
Distance to Commercial Airport: 18 miles
Rail Served: No



ELECTRIC SERVICE

Supplier: MidAmerican Energy
Distribution Voltage: 2MW



NATURAL GAS

Supplier: MidAmerican Energy
Size of Line: 4"
Pressure: 60 psig



WATER

Supplier: Iowa American Water
Size of Line: 16"



WASTEWATER

Supplier: City of Davenport
Size of Line: 8" and 18"



TELECOMMUNICATIONS

Supplier: Central Scott Telephone
Services Available: 10 Gb Fiber



FOR MORE INFORMATION, CONTACT:

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