

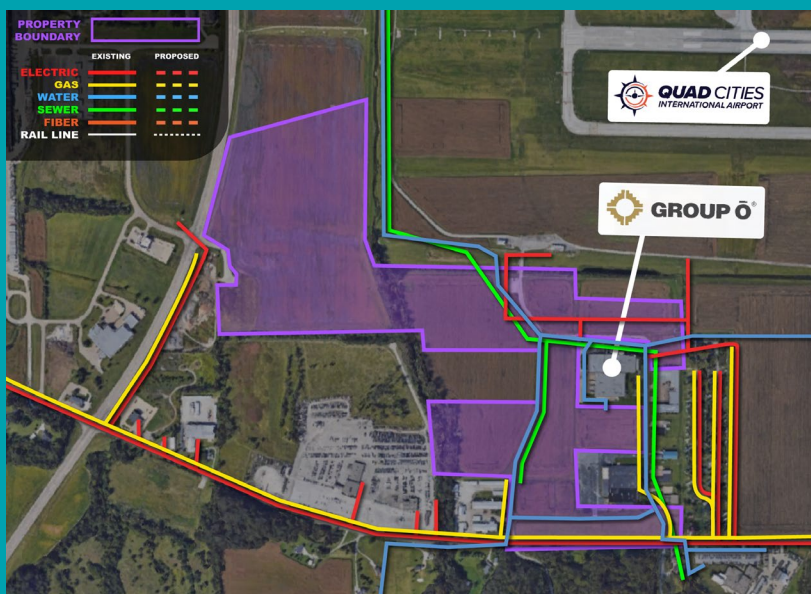


TIF 7

WEST OF QUAD CITIES INTERNATIONAL AIRPORT

MOLINE, IL 61264

QC, THAT'S WHERE!



The **Quad Cities International Airport** has 10 lots available with immediate development of industrial, retail, office, etc. These sites offer prime development opportunities for industrial, non- and aeronautical companies. Potential Tax Increment Financing and Foreign Trade Zone incentives for qualifying businesses.

- 22.39 ac. Light Industrial | lease \$58,771/yr.
- 50 ac. Office/Research Park & Tech | lease \$131,250/yr.
- 41 ac./smaller lot split General Industrial | lease
- 17 ac./smaller lot split General Industrial | lease
- 10 ac. Light Industrial | sale \$350,000
- 3.77 ac. General Industrial | sale \$60,000
- 6.67 ac. Business | lease \$98,299/yr.
- 2.23 ac. Business | lease \$32,865/yr.
- 2.61 ac. General Industrial | lease \$31,976/yr.
- 15 ac. General Industrial | sale \$525,000



TIF 7

Address: West of Quad Cities International Airport
- Northeast corner of Rock Island-Milan Parkway &
Indian Bluff Road

City: Moline

County: Rock Island

State: IL

Zip Code: 61264

Acres: 168

Sale Price: Variable

Ownership: Private

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: Irregular

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 6

Distance to 4-lane Hwy: 0.8 mile

Nearest Interstate: Interstate 74

Distance to Interstate: 1.4 miles

Visibility from Highway/Interstate: Yes

Nearest Commercial Airport: Quad Cities International Airport (MLI)

Distance to Commercial Airport: Adjacent
Rail Served: No



ELECTRIC SERVICE

Supplier: MidAmerican Energy

Distribution Voltage: 13 kV

Distance to Substation: 2 miles



NATURAL GAS

Supplier: MidAmerican Energy

Size of Line: 3"

Pressure: 60 psig



WATER

Supplier: City of Moline

Size of Line: 10" and 16" Main

Capacity: 2,000 gpm



WASTEWATER

Supplier: City of Moline

Size of Line: 8" VCP and 10" Force Main



FOR MORE INFORMATION, CONTACT:

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