

RUSSELL INDUSTRIAL PARK

8730 NORTHWEST BLVD., **DAVENPORT, IA** 52806

QC, THAT'S WHERE!



The **Russell Industrial Park** is a 95-acre park that will include six new buildings suited for warehouse/distribution and light manufacturing companies ranging from 20,000 to 301,000 square feet. A new 251,000 square foot building was recently occupied. Another 301,000 square foot building that can be subdivided is constructed and ready for immediate occupancy. A third 80,000 square foot building that can be subdivided will be ready for occupancy by Q2 2023. A fourth 301,000 square foot building will be breaking ground soon with an anticipated open date of Q1 2024.



RUSSELL INDUSTRIAL PARK

Address: 8730 Northwest Boulevard
City: Davenport
County: Scott
State: IA
Zip Code: 52806
Acres: 95.38
Lease Rates: Vary
Ownership: Russell Development

SITE FEATURES

Zoning: M1
Topography: Flat
In Floodplain: No
Within City Limits: Yes
Historical Use: Sod Farm
Written Covenants: Yes
General Site Configuration: Rectangular/Polygon

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: 4.9 miles
Nearest Interstate: Interstate 80
Distance to Interstate: <1 mile
Visibility from Highway/Interstate: Yes
Nearest Commercial Airport: Quad Cities International Airport (MLI)
Distance to Commercial Airport: 16 miles
Rail Served: No



ELECTRIC SERVICE

Supplier: MidAmerican Energy
Distribution Voltage: 13.2 kV
Distance to Substation: 1.2 miles



NATURAL GAS

Supplier: MidAmerican Energy
Size of Line: 6"
Pressure: 40 psi



WATER

Supplier: Iowa American Water
Size of Line: 12"
Water Line Capacity: 1067 gpm



WASTEWATER

Supplier: City of Davenport
Size of Line: 8"



TELECOMMUNICATIONS

Supplier: Mediacom, MetroNet, CenturyLink
Services Available: Cable, Fiber, ADSL



FOR MORE INFORMATION, CONTACT:

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