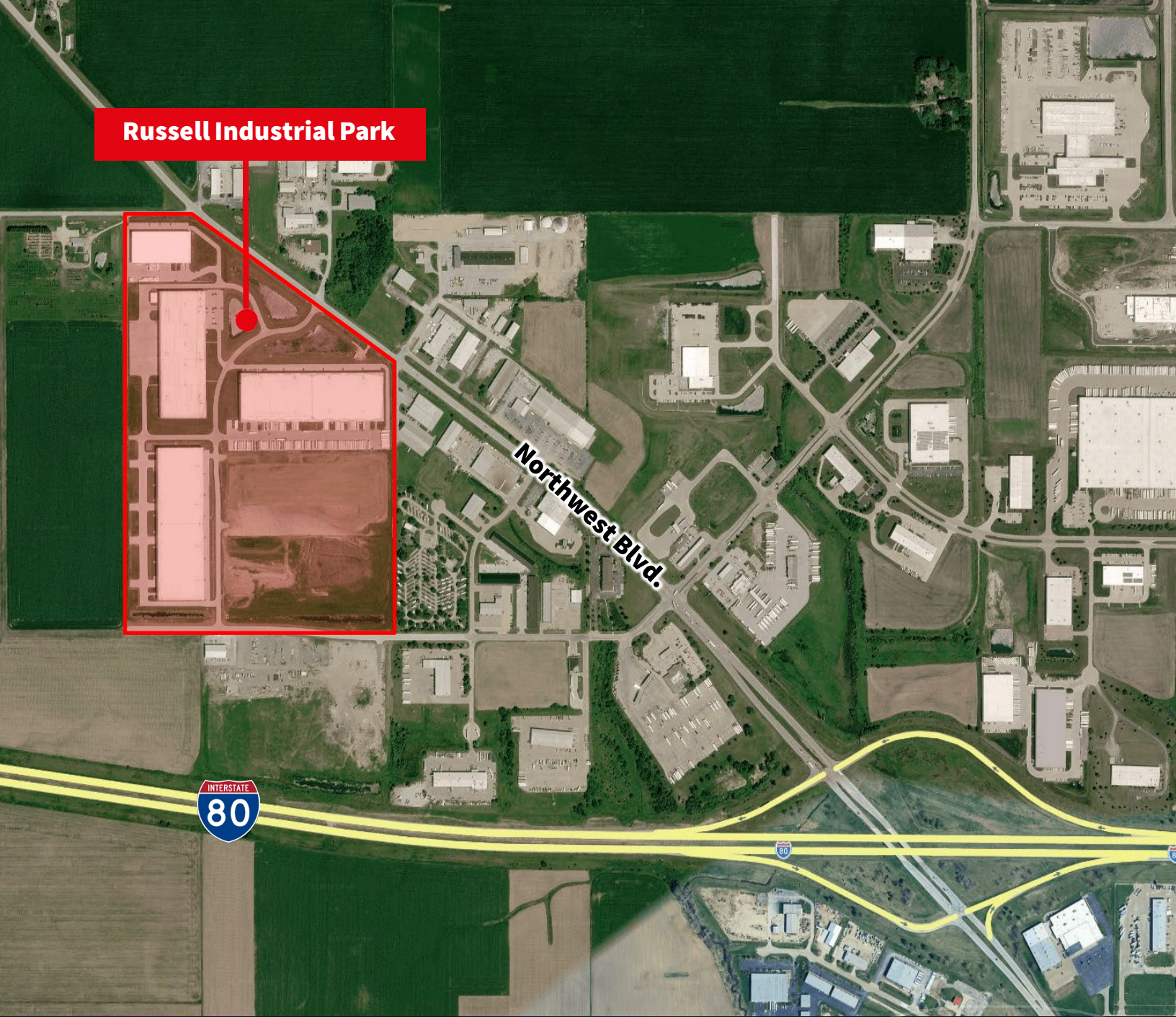




Russell Industrial Park

Northwest Blvd.

INTERSTATE
80

 **JLL** SEE A BRIGHTER WAY

Russell Industrial Park

8730 Northwest Boulevard
Davenport, IA 52806

For lease or
build-to-suit

jll.com/des-moines

Property details

Park size	+/- 95 Acres
Space available	75,000 - 350,000 SF
Zoning	I-1
Access	Interstate 80 < 1 miles Interstate 280 < 2 miles Interstate 74 < 6 miles
Regional proximity	Iowa City 50 miles Chicago 150 miles Des Moines 155 miles



+/- 1 miles
to I-80



+/- 2 miles
to I-280



+/- .4.6 miles to
Davenport
Municipal Airport



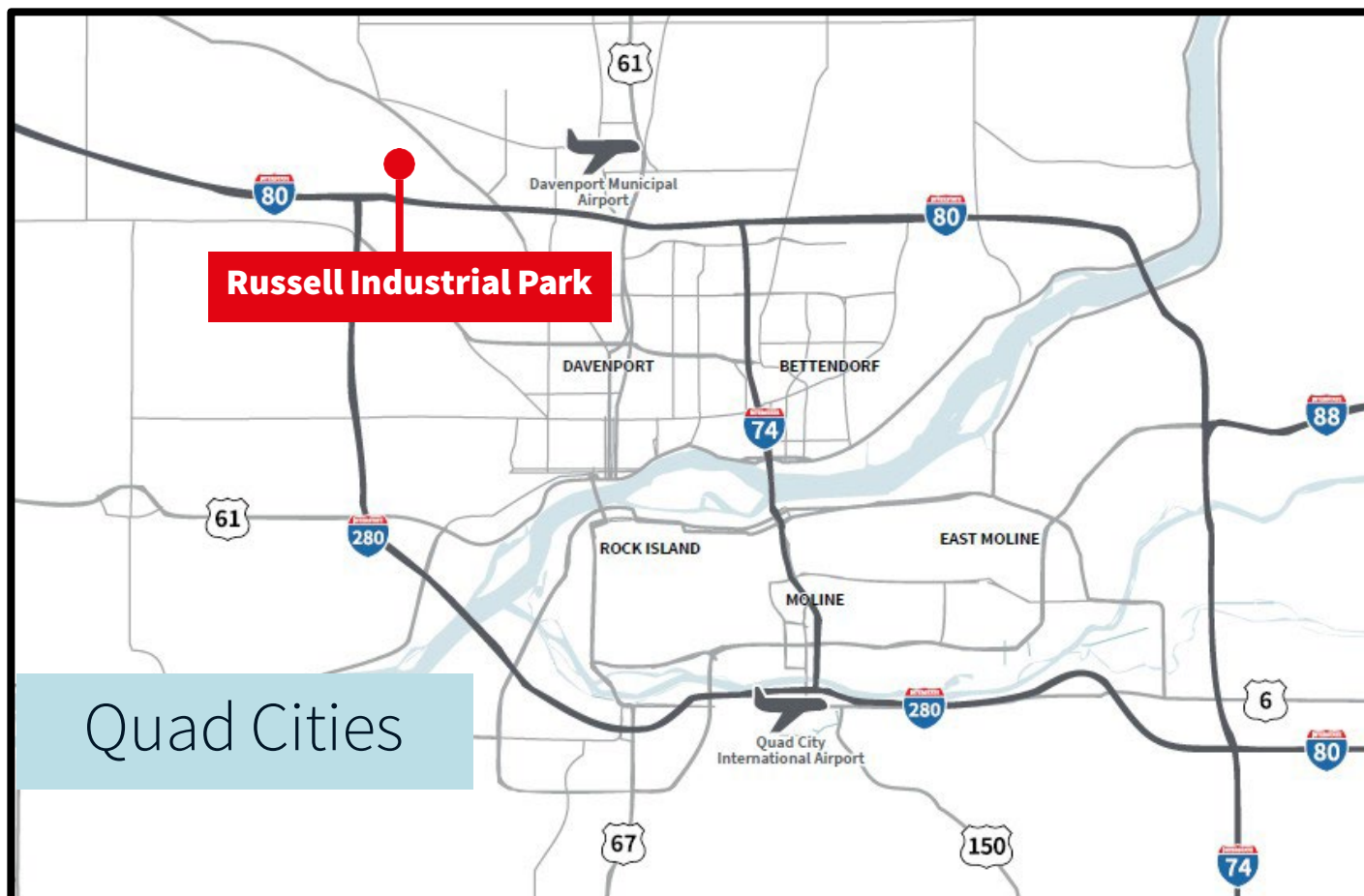
+/- 16.7 miles to
Quad City Int'l.
Airport



+/- 3.2 miles to
UPS
facility



+/- 15 miles
barge terminal
facilities



General building features

Below are typical building features included in a facility within this park. Additional options are available based on tenant requests.

Standard features:

- Concrete floor slabs
- Insulated precast wall panels
- Structural steel frame
- 50' X 54' column spacing and 54x60 speed bay at the docks
- Standard dock equipment/overhead doors
- Base Number of Docks - 16
- 32' - 40' clear heights
- Early suppression fast response (ESFR) sprinkler system
- Temperature controlled
- LED lighting
- Fiber optic service (located throughout park)
- Front car parking/rear truck trailer parking
- 60 mil TPO membrane roof
- Automatic dock levelers
- Clerestory windows

Additional options:

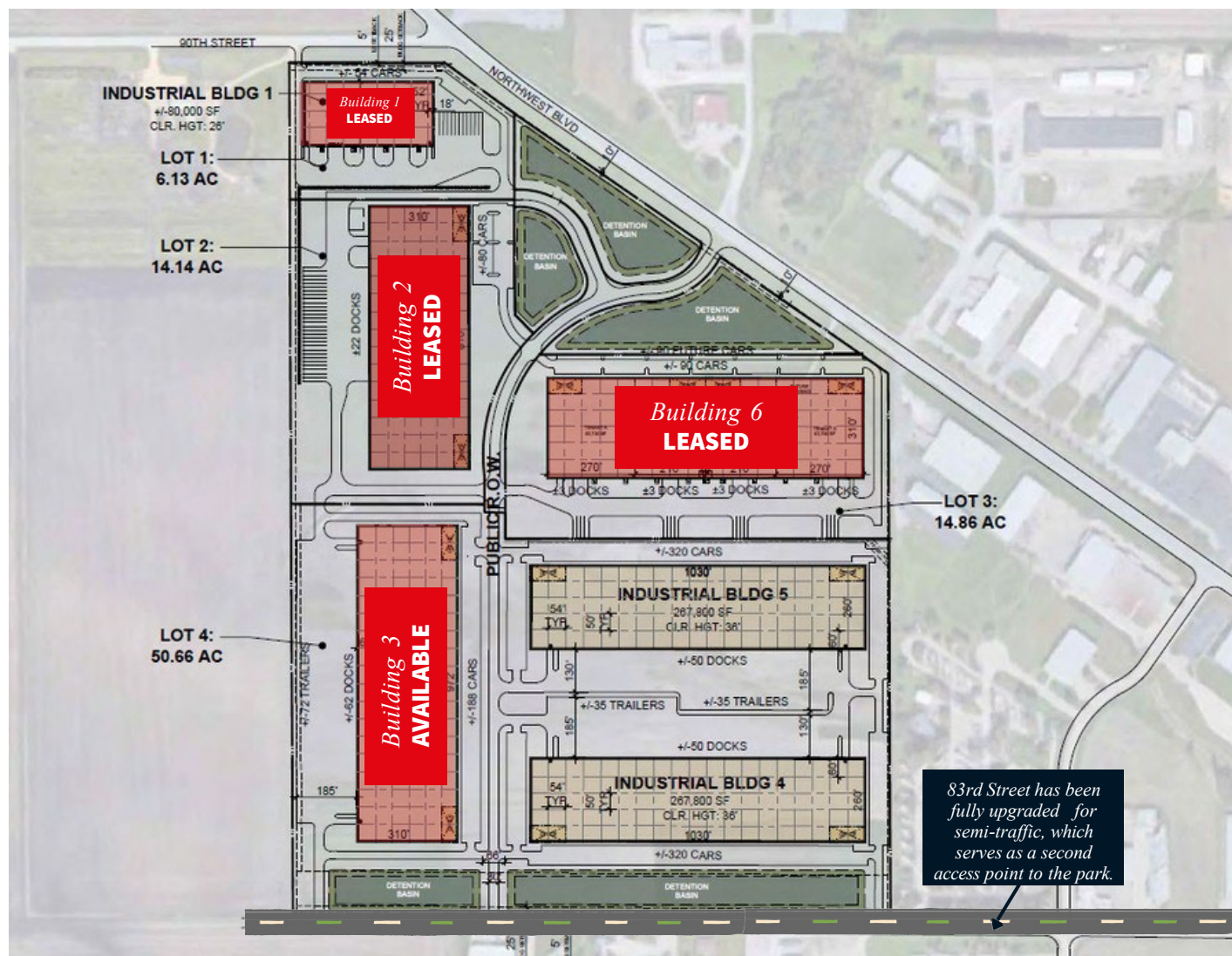
- Increased bay spacing
- Expandable end walls for future expansion
- Skylights
- Additional dock positions
- Additional trailer parking spots
- Solar panels
- HVLS industrial ceiling fans
- Air conditioning
- Concrete floor thickness customization to tenant requirements



Building 5 gravel pad, under construction



Site plan



Site area	95.44 AC
Gross	4,157,346 SF
Detention @ 11%	443,581 SF
Net	79.35 AC
	3,456,597 SF

Building area	
Building 1	80,000 SF
Building 2	251,100 SF
Building 3	301,320 SF
Building 4	264,160 SF
Building 5	264,160 SF
Building 6	301,320 SF
Total footprint	1,469,340 SF

Coverage

Gross: 35% Net 43%

Building 1 | LEASED

Building size 80,000 SF

Building 2 | LEASED

Building size 251,100 SF

Building 3 | Available

Building size 301,320 SF

Building 4 & 5 | Last 2 remaining

Building size 264,160 SF

Dimensions 1,016'x260'

Dock high doors 58

Grade-level doors 2

Auto parking 320

Trailer stalls Up to 75

Clear height 36'

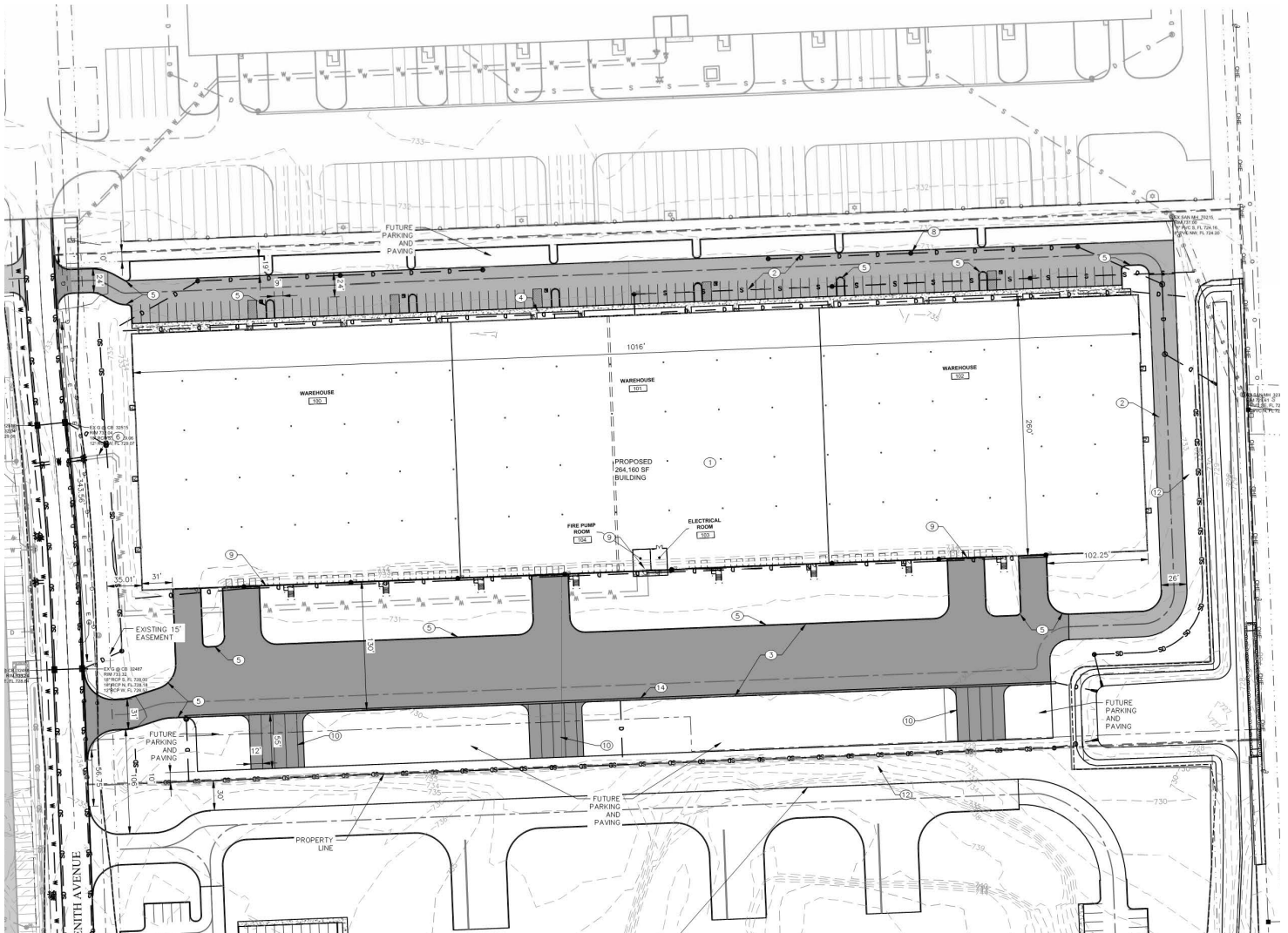
Column spacing 50x54

Speed bay 60'

Building 6 | LEASED

Building size 301,320 SF

Site plan (Building 5)



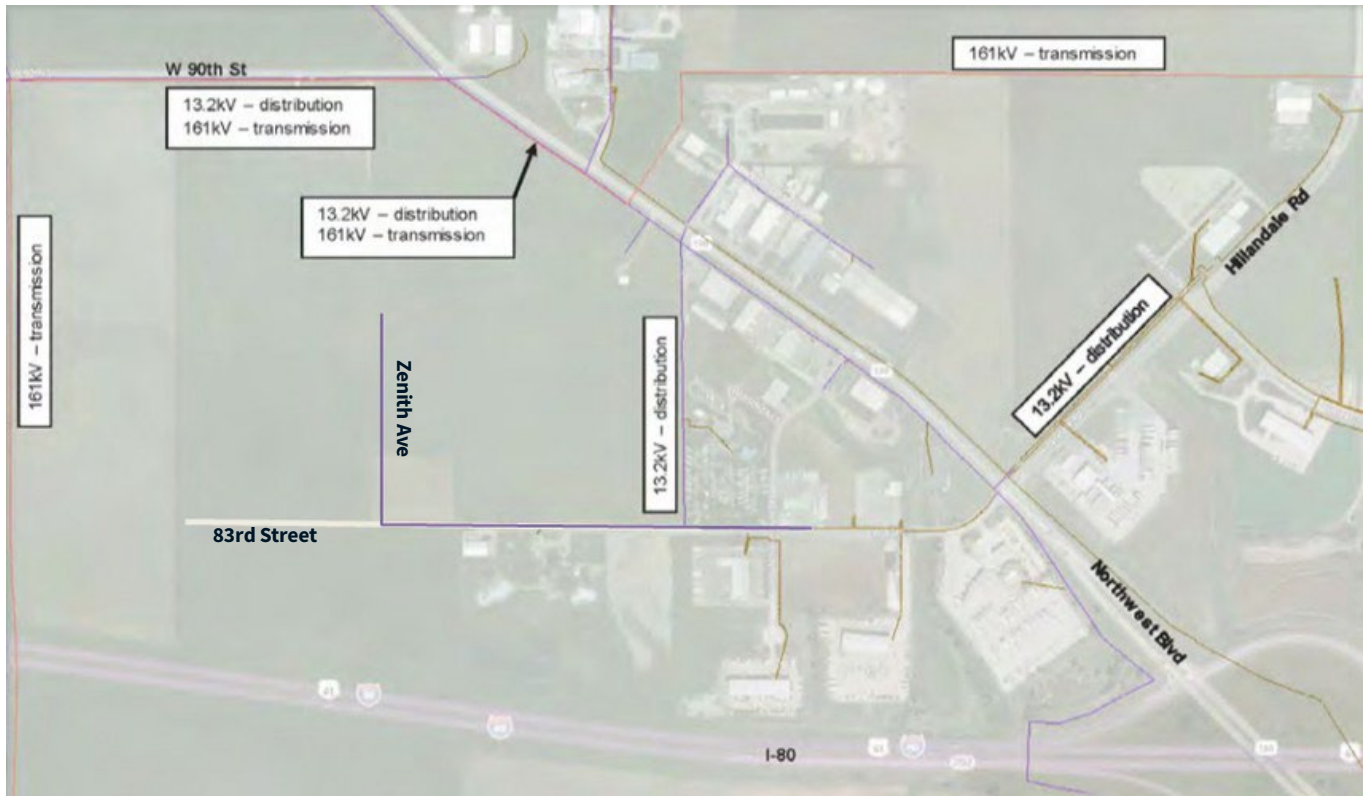
Building 5

Building size	264,160 SF
Dimensions	1,016'x260'
Dock high doors	58
Grade-level doors	2
Auto parking	320
Trailer stalls	Up to 75
Clear height	70'
Column spacing	50x54
Speed bay	60'

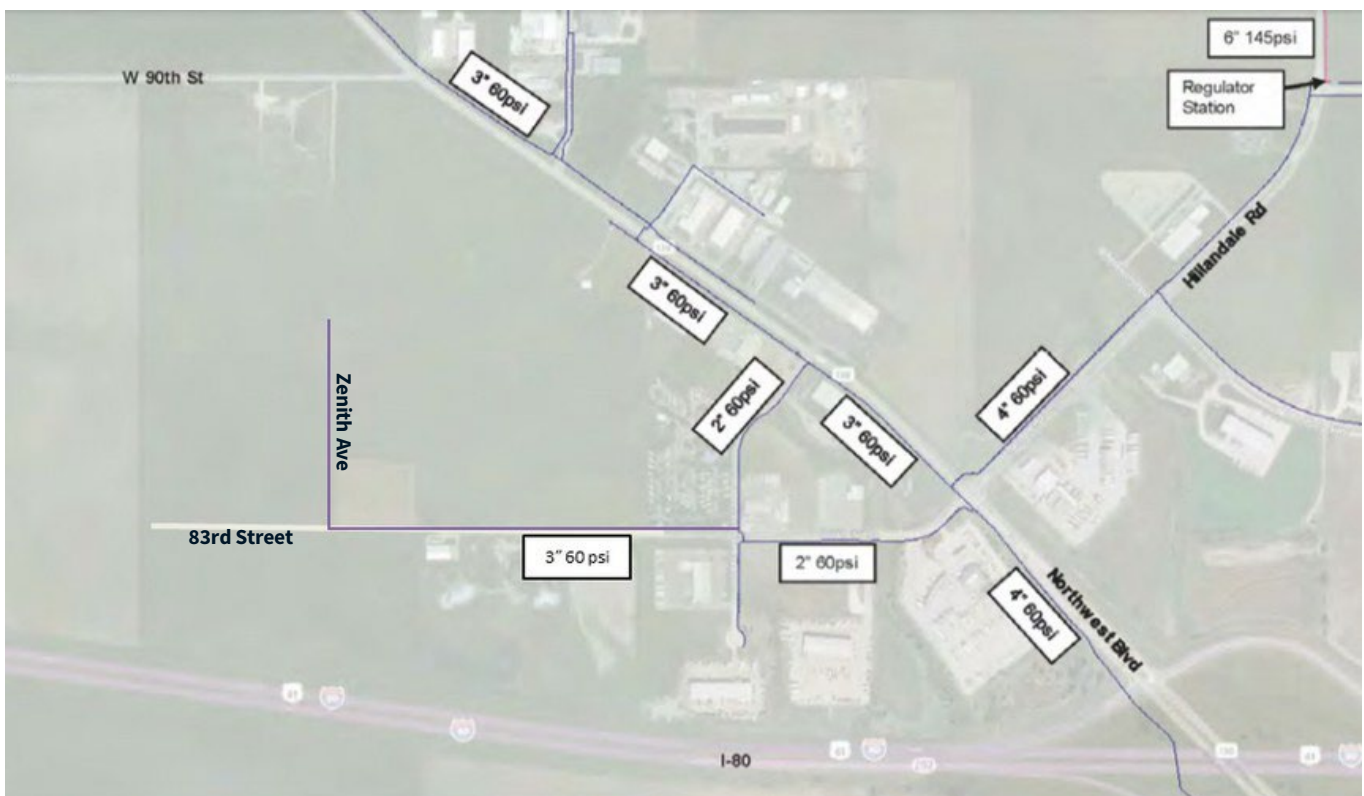
Water layout



Electrical layout



Natural gas layout



Economic incentives

The City of Davenport offers a variety of assistance programs and economic incentives to help grow local businesses as well as recruit new investment to the City, including:

Economic Development Loans

The City of Davenport may be able to provide low-to-no interest loans for businesses that are creating new jobs in the Davenport area.

High Quality Jobs Program

This program is offered by the State of Iowa and provides qualifying businesses tax benefits and direct financial assistance to off-set some of the costs incurred to locate, expand or modernize an Iowa facility.

Bi-State Revolving Loan Fund

This fund makes be low market-rate loans to fill permanent financing gaps and leverage private financial investment for businesses that create new jobs. The BSRLF is based upon job creation with a maximum of \$7,500 per job created.

Urban Revitalization Tax Exemption

This incentive is used in targeted areas of the City by providing a tax exemption on the increase in property taxes resulting from improvements to a property. The City of Davenport's tax exemption breakdown includes:

Year	% of Taxes Exempt
1	80%
2	70%
3	60%
4	50%
5	40%
6	40%
7	30%
8	30%
9	20%
10	20%

Aerial



AREA AMENITIES

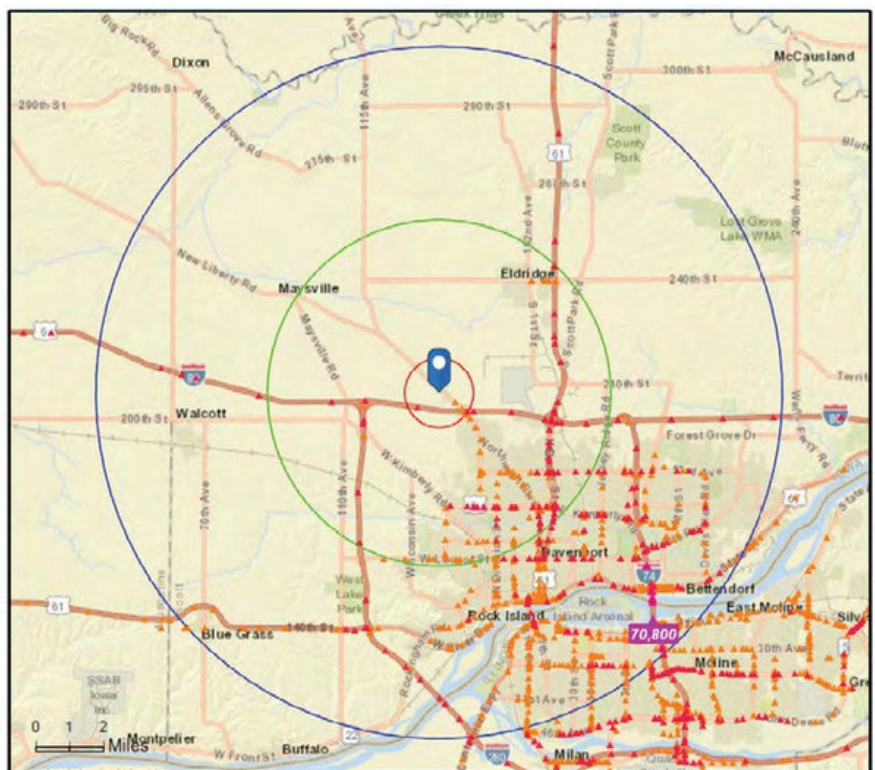
- Diesel/truck stops & fueling stations
- Cat scale(s)
- Easy access to Interstate 80
- High visibility from interstate
- Semi-truck acceleration lanes
- Convenient food options
- Site located near other industrial users
- Urban Revitalization Tax Exemption Zone - North 1
- Truck wash locations

Area demographics

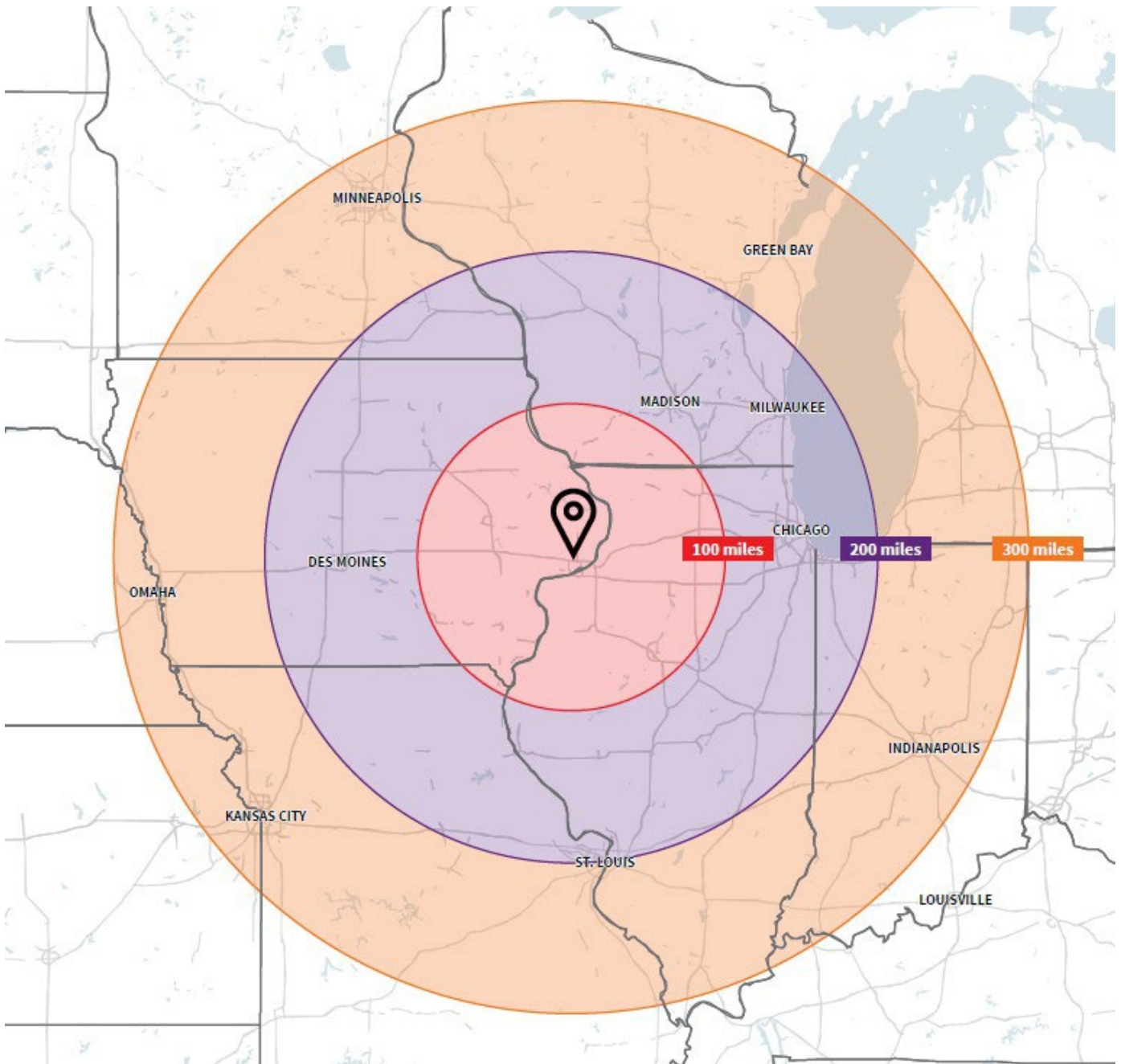
	3 mile	5 miles	10 miles
Total population	12,809	49,691	200,896
Median age	37.4	39.5	39.1
Total households	5,020	20,910	84,401
Average HH income	\$92,254	\$91,964	\$94,605
Total daytime population	13,022	54,027	210,556

Traffic counts

I-80	45,500 VPD
Northwest Blvd.	17,500 VPD
I-280	23,500 VPD
HWY 61	38,300 VPD
HWY 74	42,400 VPD



Regional location



Drive times to nearby cities

Des Moines Iowa	Chicago Illinois	St. Louis Missouri	Indianapolis Indiana	Minneapolis Minnesota	Kansas City Missouri
2.5 hours	2.5 hours	4 hours	4 hours	5.5 hours	6 hours

Public transportation

Local bus stop

The City of Davenport's Citibus/Transit system has a bus stop located on Hillendale Road - less than a 1/2 mile from the proposed site. Upon development, the City of Davenport plans to extend the bus route to connect to the site. This bus stop provides access to downtown Davenport.

Eastern Iowa industrial area stops

Monday through Friday

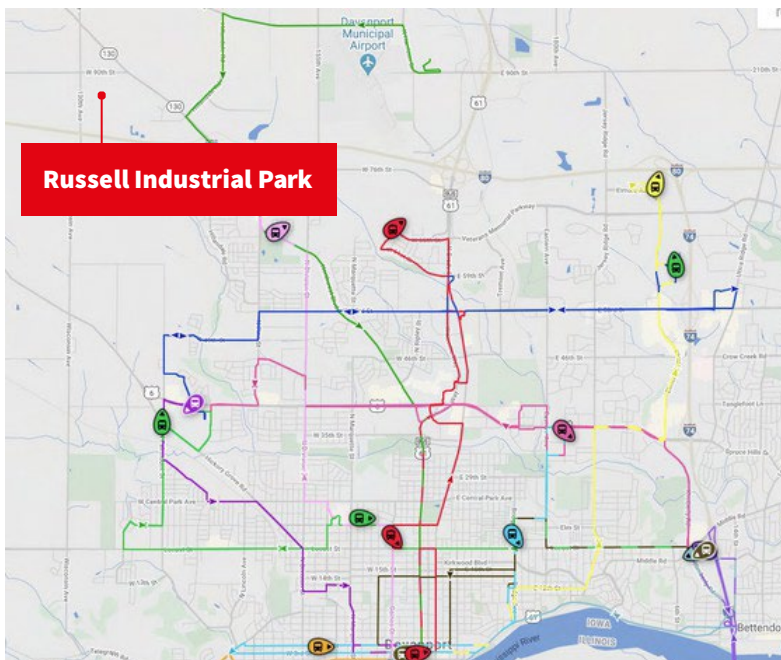
- | | |
|------------------------|--------------------------------|
| 1. District Station | 6. Farm And Fleet |
| 2. Modern Woodmen Park | 7. Davenport Municipal Airport |
| 3. Davenport GTC | 8. Kraft/Heinz |
| 4. Davenport City Hall | 9. Sterilite |
| 5. North Park Mall | 10. Apac |

Route is operated by Riverbend Transit



DISTRICT STATION ROCK ISLAND	DAVENPORT GTC	MAIN ST HUB	KRAFT-HEINZ	STERILITE	APAC	DAVENPORT GTC	DAVENPORT GTC	APAC	STERILITE	KRAFT-HEINZ	MAIN ST HUB	DAVENPORT GTC
①	②	③	④	⑤	⑥	②	②	⑥	⑤	④	③	②
AM 6:05	6:13	6:25	6:42	6:49	6:57	7:11	PM 3:24	2:40	2:48	2:55	3:12	3:22
	7:13	7:25	7:42	7:49	7:57	8:11	4:24	3:40	3:48	3:55	4:12	4:22
	8:13	8:25	8:42	8:49	8:57	9:11	5:24	4:40	4:48	4:55	5:12	5:22
	9:13	9:25	9:42	9:49	9:57		6:24	5:40	5:48	5:55	6:12	6:22

DAVENPORT GTC	MAIN ST HUB	STERILITE	APAC ARRIVAL	APAC DEPARTURE	STERILITE	MAIN ST HUB	DAVENPORT GTC	DISTRICT STATION ROCK ISLAND	
②	③	⑤	⑥	⑥	⑤	③	②	①	
LAST TRIP	PM 6:24	6:36	6:49	6:57	7:05	7:13	7:32	7:42	7:50



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