Property For Sale: Riverside Development Park

For Sale or Build to Suit
Industrial Development Property
Bettendorf, Iowa

SITE NAME: Riverside Development Park, Lot 2, Fifth Addition
LOCATION: Immediately South of U.S. Highway 67; approximately 4 miles east of I-74 and 4 miles West of I-880, in the City of Bettendorf
ACREAGE: 29.122 acre site, which can be rail served and can be subdivided
ZONING: Heavy Industrial (1-3)
TOPOGRAPHY: Very flat, requiring little site preparation
ACCESS: Highway: Adjacent to U.S. 67, a four lane highway 4 miles from I-80/4 miles from I-74
RAIL SERVICE: Iowa, Chicago, and Eastern Railroad and Burlington Northern/Santa Fe Railroad serve northern part of site
AIR: Ten (10) miles from Quad City International Airport
BARGE: Numerous terminals located on the Mississippi River
UTILITIES: Water: 12" & 8" diameter mains; static pressure 51 psi; Residual pressure 47 psi; flow 1,400 GPM
Sewer: 54" diameter sewer interceptor, 10" and 8" diameter mains/service provided by City of Bettendorf
Gas: 3" diameter main
Pressure 20 psi
High pressure feeder adjacent to site
Service provided by MidAmerican Energy Co.
Electricity: 13.2 KV 3 Phase; 69KV transmission line adjacent/Service provided by MidAmerican Energy Co.
Telephone: Service provided by US WEST Communications
TAX RATE: $31.19/$1,000 assessed valuation
PRICE: $1,270,000 for the entire parcel
Owner will build to suit for qualified tenant
OTHER: All sites are above 100 year flood elevation. Riverside Power Plant is near the site and can provide required electricity and steam, if desired. The utilities serving the site can accept and provide the flows listed for sewer and water with ease.

CONTACTS: Robert M. Young, SIOR or Charles A. Ruhl, Jr., SIOR
NAL Ruhl & Ruhl Commercial Company
5111 Utica Ridge Road
Davenport, IA 52807
Phone: 563/355-4000 or Fax: 563/355-4445
Email: byoung@ruhlcommercial.com or cruhl@ruhlcommercial.com
Internet: www.ruhlcommercial.com

Steven J. Van Dyke
Economic Development Director
Email: svandyke@bettendorf.org
Phone: 563/344-4060 - Fax: 563/344-4012
1609 State Street - Bettendorf, Iowa 52722

Bettendorf has several different options to access your market including: Highway, air, water, rail, and high speed internet. Interstates in the area are a strong and reliable transportation option to the area. Interstate 80 runs right through Bettendorf. This is the only interstate that runs from New York to San Francisco.