



# News Release



## **JLL and Russell Announce the Construction of a 251,100-Square-Foot Leased Warehouse Building at the Russell Industrial Park**

*The build-to-suit deal is the Quad Cities' largest industrial lease in more than a decade.*

**DES MOINES, Iowa, November 2<sup>nd</sup>, 2021** — JLL and Russell Construction and Development announced today that they have broken ground on a new 251,100 square foot, build-to-suit leaseback in Davenport, Iowa. This will be the first of six anticipated projects to be constructed in the to-be developed industrial park. JLL Managing Director [Marcus Pitts](#) and Vice Presidents [Michael Minard](#) and [Austin Hedstrom](#) represented the Russell team in the deal.

This project is the beginning phase of the new 95-acre Russell Industrial Park, located at 8730 Northwest Boulevard, a site offering easy access to the region's interstates, airports, river barges, and distributor facilities. The buildings in the park will feature 32-to-40 foot clear heights, loading dock equipment and dock doors, metal fastened TPO roofs, as well as other customizable options based on user needs.

Russell Vice President, Damen Trebilcock, stated, "The tenant's interest in this location exemplifies how industrial demand is increasing in this region, reaching some of the highest activity in more than 10 years. We're excited to welcome this business to Davenport and continue to support industrial growth in the Quad Cities."

Minard said, "Inside the city limits of Des Moines, we're accustomed to large, industrial developers entering the market and fueling the local economies. Now, the Quad Cities, which boasts less than a two percent vacancy rate, is experiencing a similar industrial demand—and reputable development groups like Russell are stepping in to answer that need for major industrial users."

Russell plans to break ground soon on the second building and phase, a 300,000 square foot spec building, expected to be available for tenancy in the fourth quarter of 2022.

For more information on the property and leasing opportunities, contact Michael Minard or visit [jll.com/Des-Moines](http://jll.com/Des-Moines).

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### **About JLL**

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$16.6 billion in 2020, operations in over 80 countries and a global workforce of more than 92,000 as of June 30, 2021. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com](http://jll.com).

### **About Russell**

Established in 1983, Russell is a local, regional, and national provider of construction and development services headquartered in Davenport, Iowa, with another office located in St. Louis, Missouri. Having completed over \$3 billion in projects across 32 states, Russell is a nationally ranked contractor including on the 2021 Engineering News Record (ENR) Top 400 Contractors and *Building Design & Construction* Top 140 Contractors and Top 90 Construction Management firms. For more information on Russell, please visit our corporate website at [www.russellco.com](http://www.russellco.com).

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**Contact:** Ashley Sams  
**Phone:** +1 216 812 3961  
**Email:** [ashley.sams@pr2020.com](mailto:ashley.sams@pr2020.com)

**Contact:** Damen Trebilcock  
**Phone:** +1 563 459 4600  
**Email:** [dtrebilcock@russellco.com](mailto:dtrebilcock@russellco.com)