

INDUSTRIAL/FLEX FOR SALE/LEASE

5.91 acre parcel in Hayden, Idaho with 890 feet of prime frontage along Highway 95. 7,040 SF office building and a 12,000 SF warehouse, both constructed in 2017. This versatile site is ideal for flex, industrial, or office use, combining modern construction with high-end functionality.

- Zoned Commercial in Kootenai County
- 400 Amp Single-Phase
- City Water/Septic
- Parcel: 52N04W352320

Offered at \$4,500,000 Or For Lease at \$23,000 Per Month, NNN

 **15223 N Government Way | Hayden, ID 83835**

ROB KANNAPIEN
CCIM

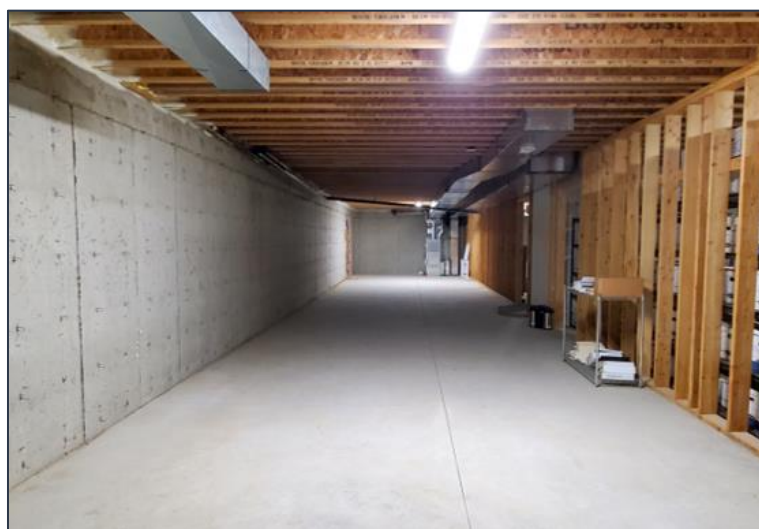
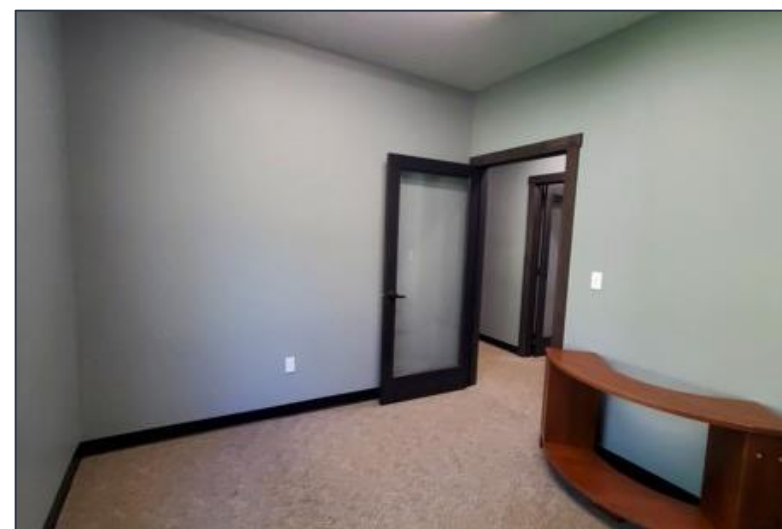
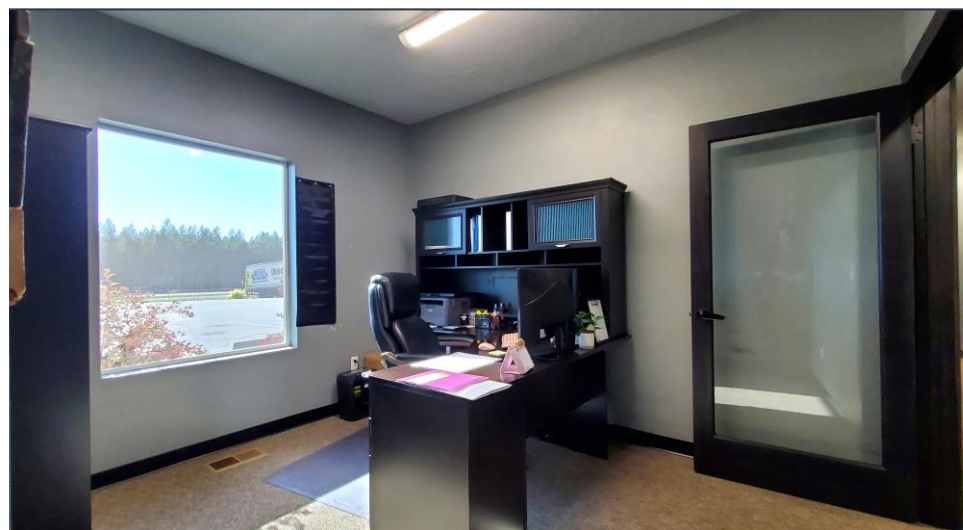
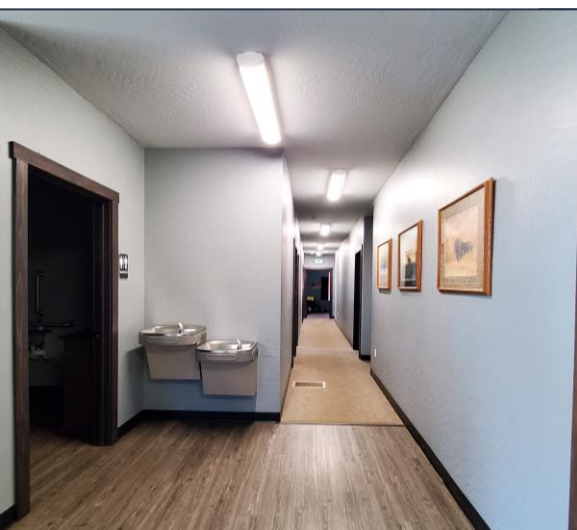
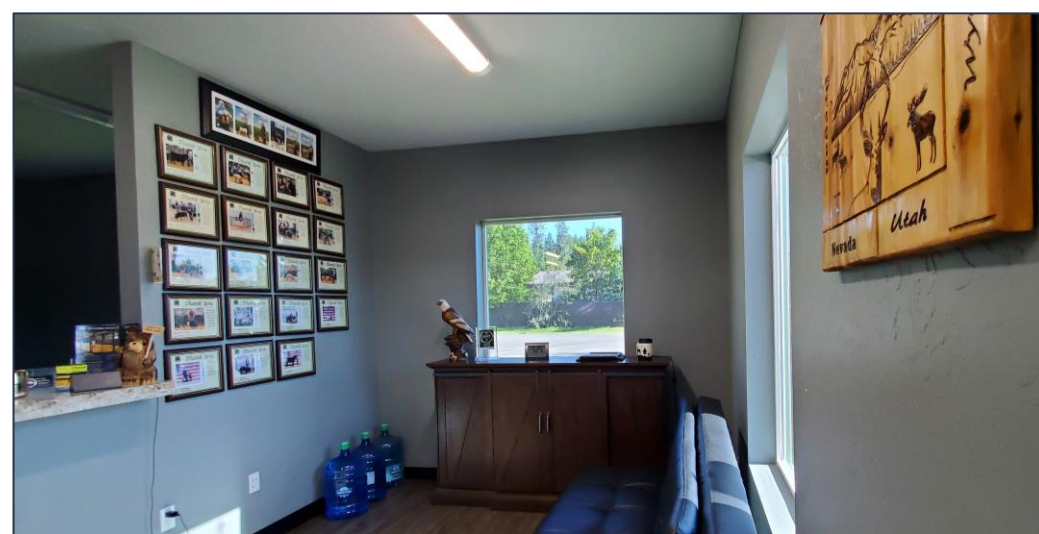
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 **COLDWELL BANKER
COMMERCIAL**



- 7,040 sqft office with 9' ceilings
- 13 private offices, conference room and breakroom
- 3,520 sf Main/3,520 sf Lower
- 2x6 Stick frame structure with concrete foundation, steel siding and roof
- R-50 spray foam insulation in exterior walls
- R-50 blown fiberglass in ceiling
- Fiberglass insulation for sound control on interior walls
- Natural gas Dual HVAC climate controlled for his/her's office spaces
- Single Phase 200 Amp Electrical Service
- High-speed fiber optic internet and security alarm system

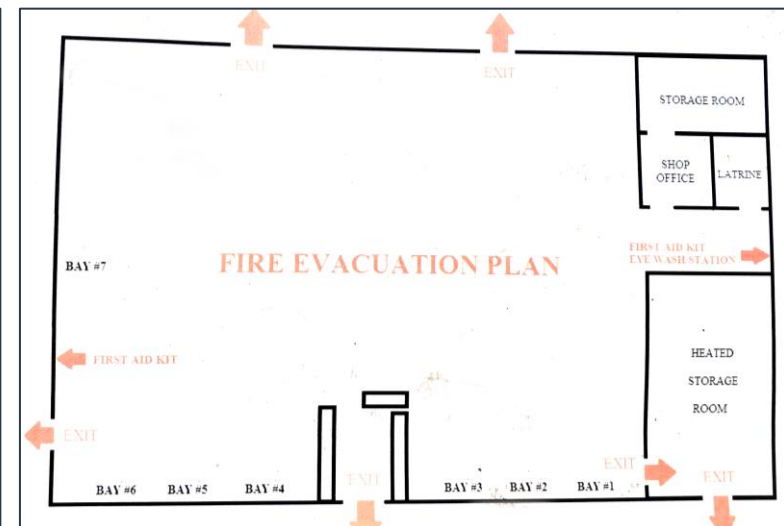


- 13 large offices with large glass doors and nice lighting
- Breakroom-Kitchen with Stove, fridge
- Supply/printer room
- Large conference room
- Full basement (unfinished) with 9' ceiling and full HVAC (great storage)

WAREHOUSE



- 80'x150'x20' (24' center peak height) pre engineered all steel (Star) building
- 8" thick concrete stem wall 4' above grade around perimeter for reduced damage
- 8" thick exterior walls and ceiling with R-30 spray foam insulation and R-21 Fiberglass (Total R-51 walls and ceiling)
- Interior walls/ceiling are white low maintenance Metal panel
- Exterior metal is 26G High quality low maintenance PBR metal panel
- All LED interior high bay lighting with 2 times the engineered amount required



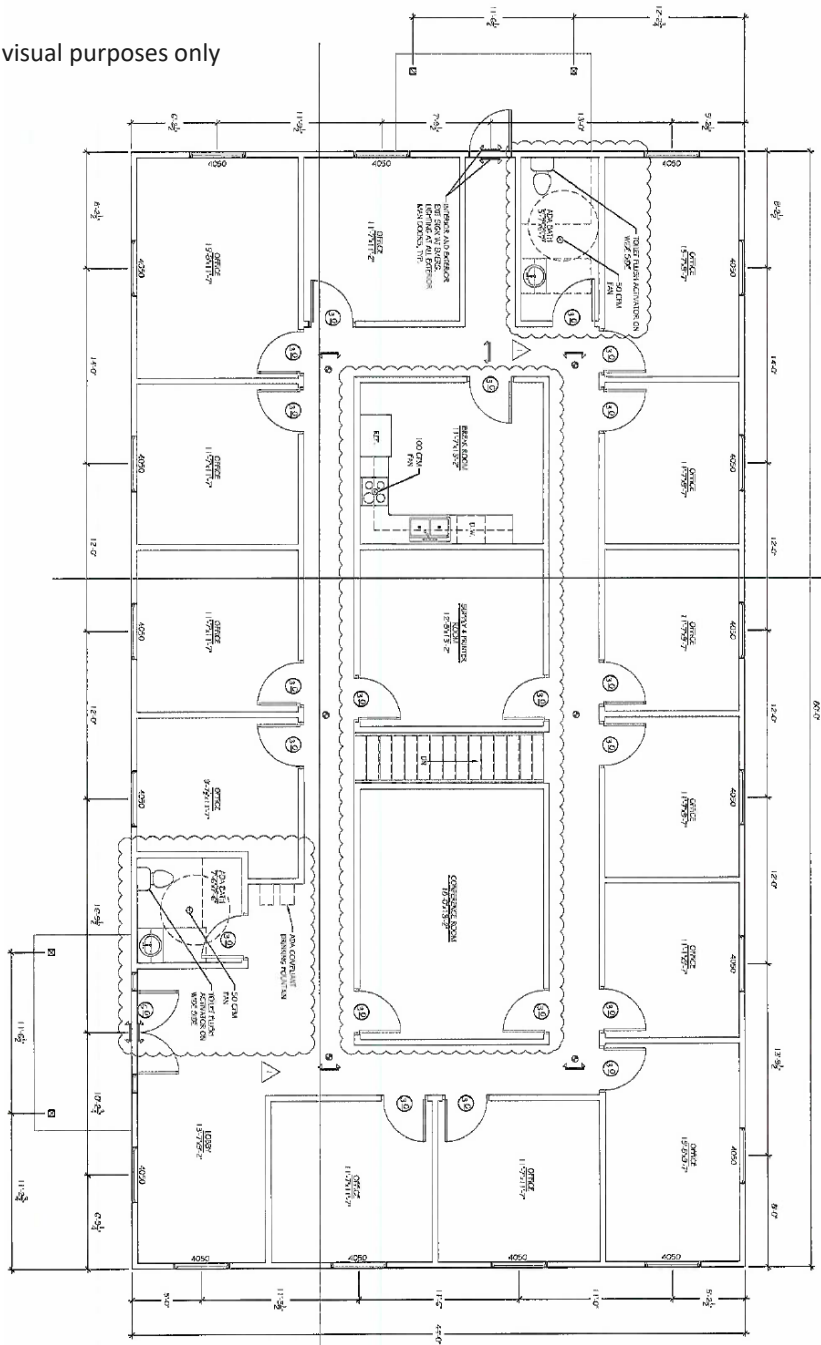


- 14x14 insulated high lift rollups doors with lift master commercial trolley electric operators
- Single Phase 400 amp electrical service
- Dual Natural gas unit heaters
- Built in Natural gas Hotsy Pressure washer (Conveys)
- Building is plumbed with Sch 40 iron pipe for High pressure air with Quincy commercial air compressor (Conveys)
- 2 Fire hydrants along with qty 2- 2" water meters one for domestic, one for irrigation, On site septic, all grass and landscaping with automatic sprinkler system

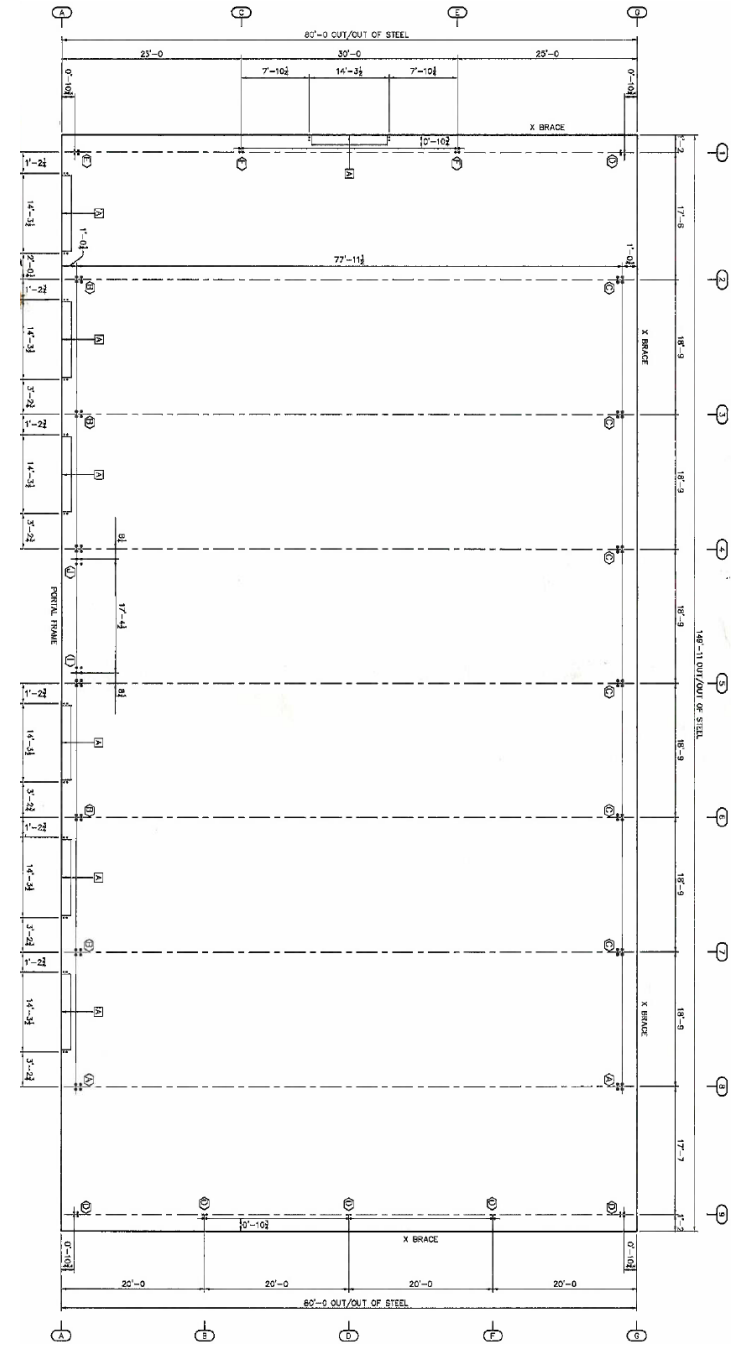


OFFICE FLOOR PLAN

For visual purposes only



WAREHOUSE FLOOR PLAN



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COLDWELL BANKER
COMMERCIAL



- 5.91 acres professional developed to match Hwy 95 elevation
- 890' ft of Hwy 95 Frontage, 1086' Ft Government Way frontage
- 2 Lakes Hwy District Approved commercial entrances on Government Way (One gated)
- 6' tall chain link fencing with 3 stranded barb wire on top
- 12" C900 2000 gallon + fire flow North Kootenai water district service
- 154,200sqft all weather gravel storage yard with approved S.W.P.P. drainage

Many benefits from regional growth and infrastructure improvements along Government and the Hwy 95/Hwy 53 overpass.

Situated along a major corridor in Hayden, Idaho – convenient for traffic from nearby Coeur d'Alene and Spokane areas with counts of 22,000 cars per day.

- 6 Miles to the Coeur d'Alene Airport
- 9 Miles to Interstate 90

North Idaho setting, about 45 minutes from Spokane International Airport, offering a mix of rural charm and accessibility.

- 19 Miles to WA State Border
- 100 Miles to the Canadian Border
- 70 Miles to the Montana Border



Location



Street View

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SCHNEIDMILLER REALTY

2000 Northwest Blvd
Coeur d'Alene, ID 83814



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