

# INDUSTRIAL/FLEX SITE FOR SALE



 15223 N Government Way  
Hayden, ID 83835

Offered at  
**\$5,995,000**

Located on Government Way with 890 feet of prime frontage along Highway 95, this exceptional 5.91-acre parcel in Hayden, Idaho, features a 7,040 SF office building and a 12,000 SF warehouse, both constructed in 2017. The office building, built with 2x6 stick frame construction, steel siding, and a steel roof, offers premium amenities, including high-speed fiber optic internet, a security alarm system, 13 private offices, conference room, breakroom, dual HVAC climate-controlled spaces, and single-phase 200-amp electrical service. The warehouse, constructed with steel and 8-inch-thick exterior walls, is designed for efficiency and durability, featuring R-30 insulation, R-21 fiberglass insulation, six 14x14-foot roll-up doors, gas heaters, a built-in pressure washer, and single-phase 400-amp electrical service. The property is meticulously designed and landscaped, with the north side of the lot fully fenced and secured, offering gravel storage. This versatile site is ideal for flex, industrial, or office use, combining modern construction with high-end functionality

 **ROB KANNAPIEN**

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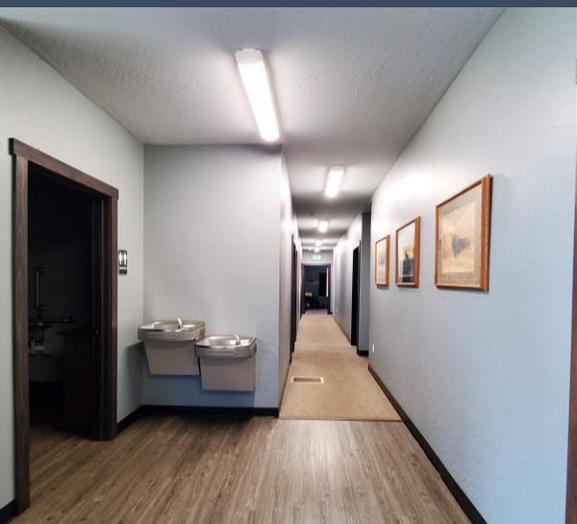
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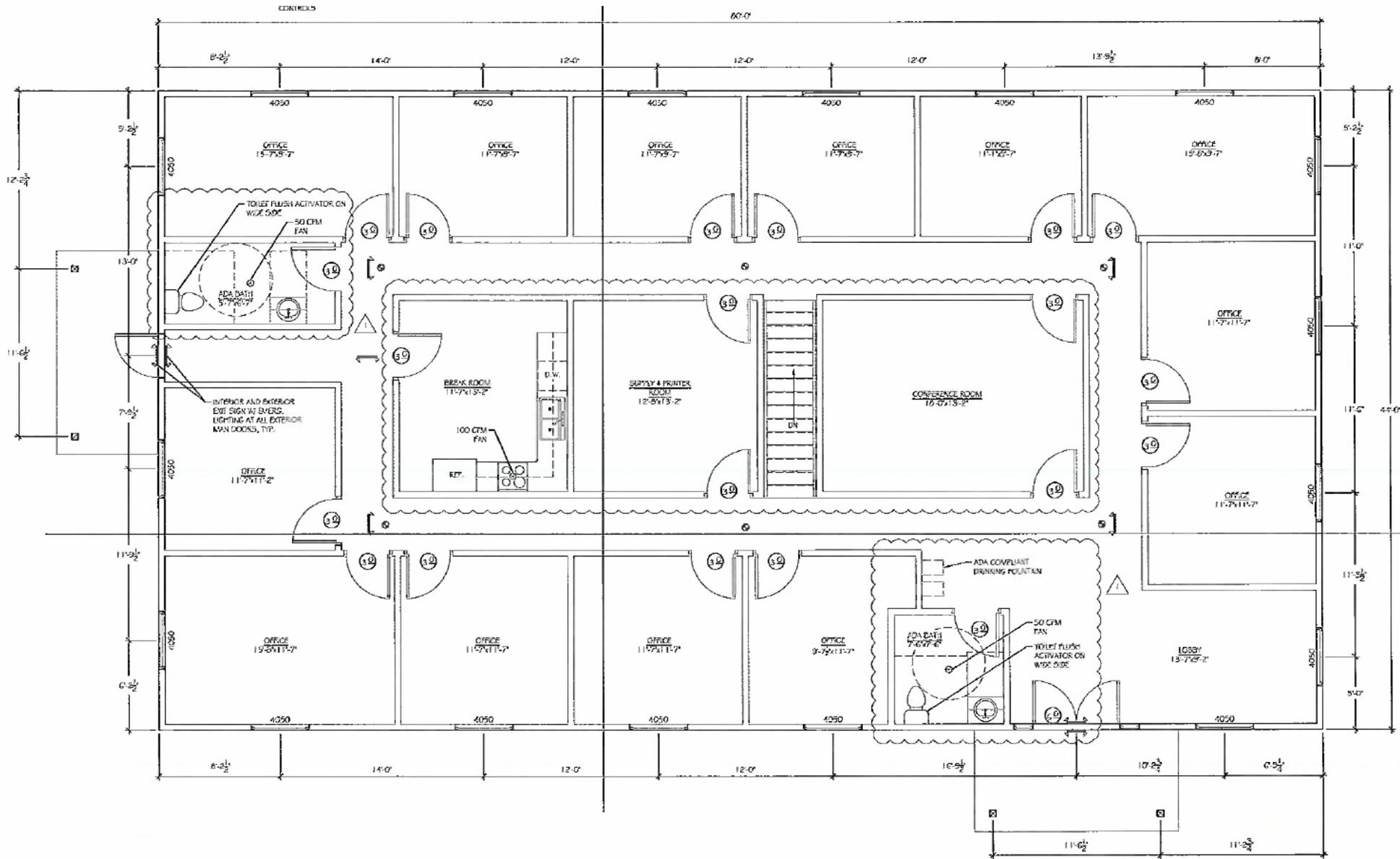
- 7,040 sqft office with 9' ceilings
- 3,520 sf Main/3,520 sf Lower
- 2x6 Stick frame structure with concrete foundation
- R-50 spray foam insulation in exterior walls
- R-50 blown fiberglass in ceiling
- Fiberglass insulation for sound control on interior walls
- Natural gas Dual HVAC climate controlled for his/her's office spaces
- Single Phase 200 Amp Electrical Service





- 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)

# OFFICE FLOOR PLAN



Floor Plan is for visual purposes only



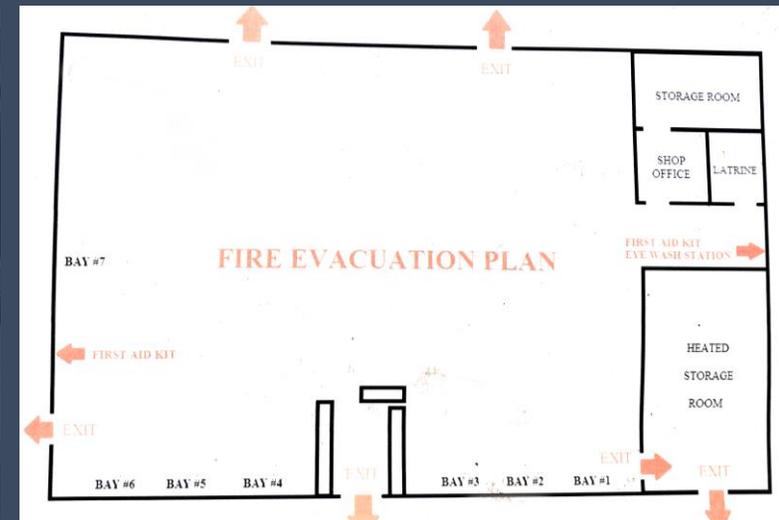
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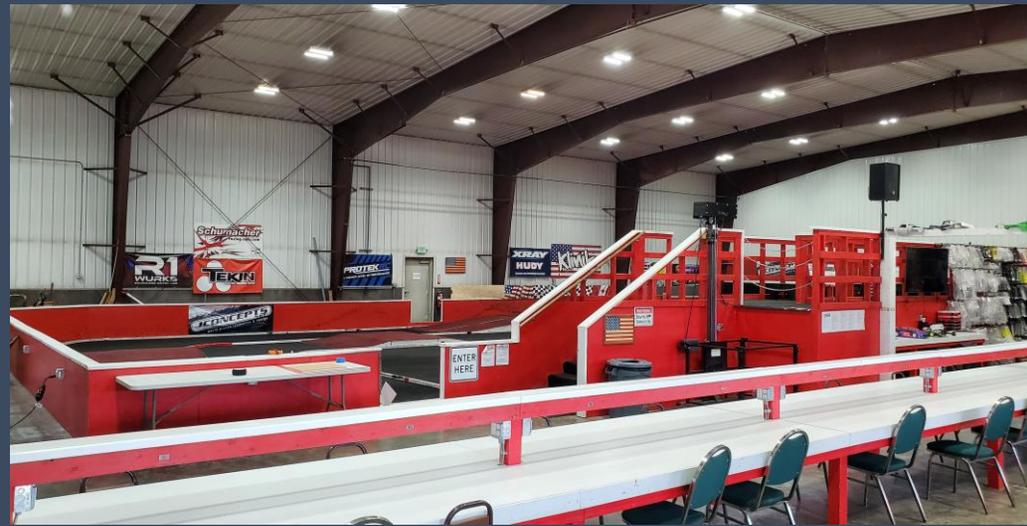
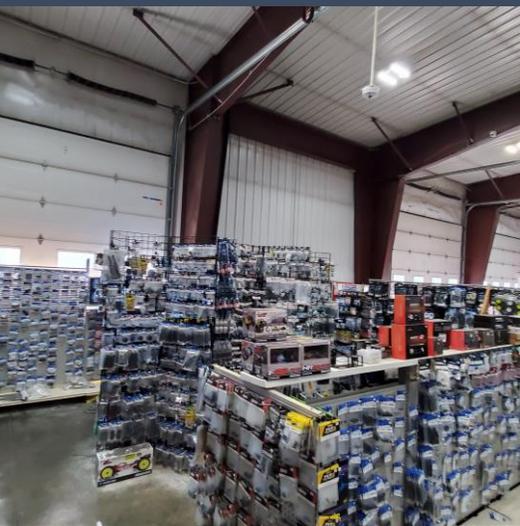


# WAREHOUSE



- 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





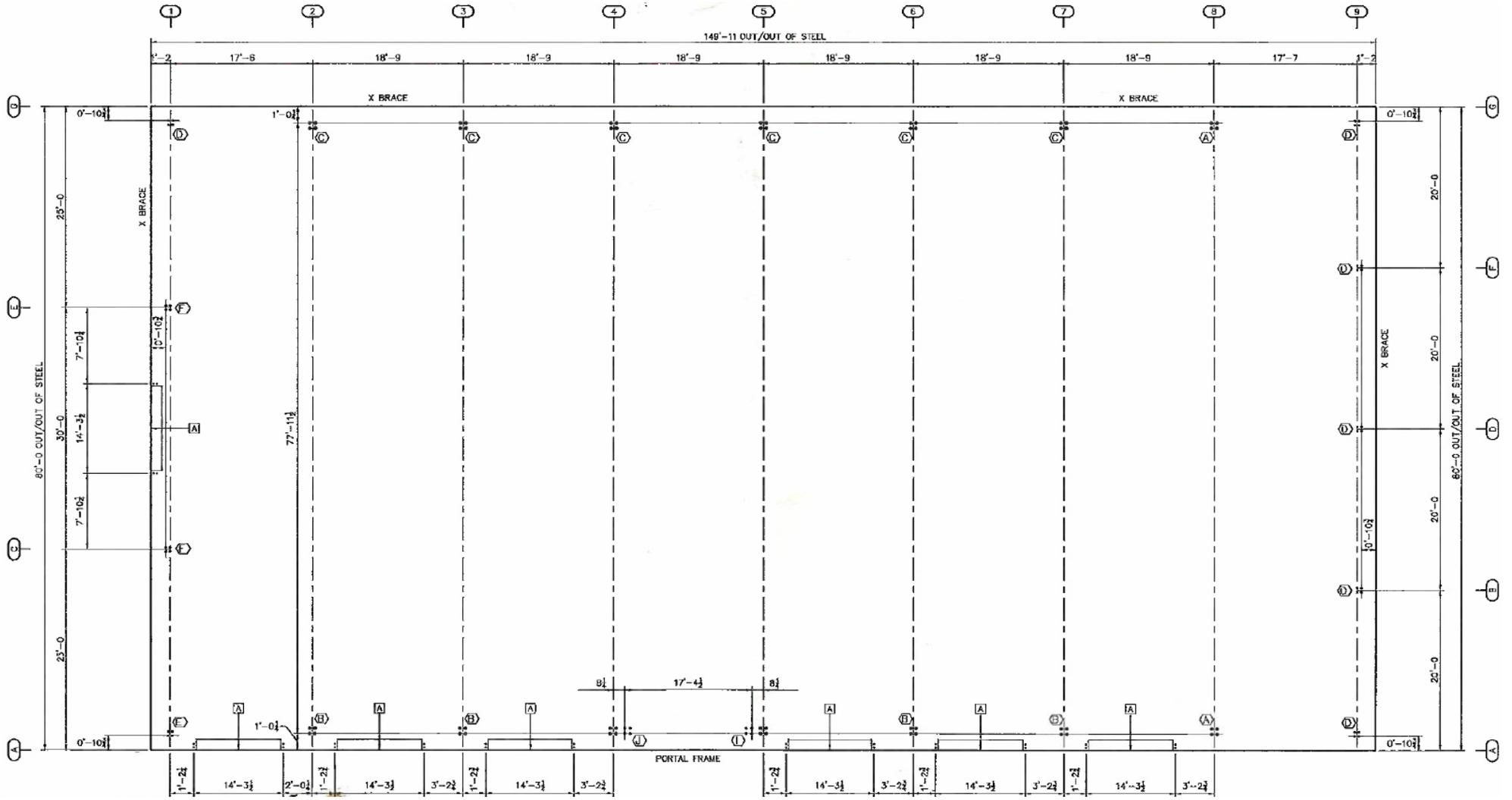
- 14x14 insulated high lift rollups doors with lift master commercial trolley electric operators
- Single Phase 400 amp electrical service
- Dual Natural gas unit heaters
- Built in Natural gas Hotsy Pressure washer (Conveys)
- Building is plumbed with Sch 40 iron pipe for High pressure air with Quincy 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

# EXTERIOR



- 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

# WAREHOUSE FLOOR PLAN



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Government Way

Highway 95

Images are for illustration purposes only

- Parcel: 52N04W352320
- Built in 2017
- City Water/Septic
- 400 Amp Single-Phase
- AIN: 138145
- 19,040 Total SF
- 5.91 Acre lot
- Zoned Commercial in Kootenai County

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★ **SUBJECT PROPERTY**

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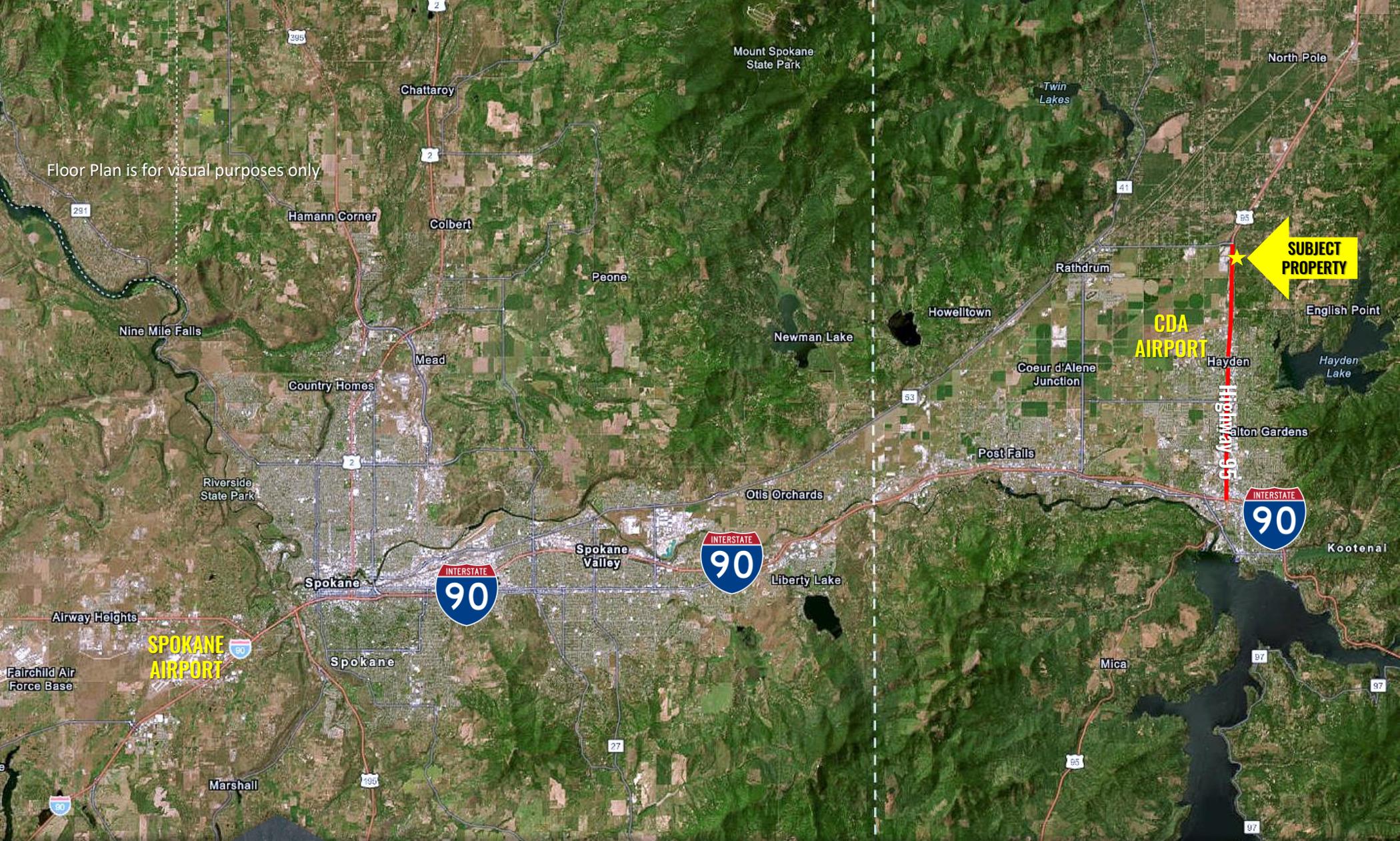
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**SUBJECT PROPERTY**

**CDA AIRPORT**

**SPOKANE AIRPORT**

- 6 miles to CdA Airport
- 45 Miles to Spokane Airport
- 9 miles to Interstate 90
- 19 miles to WA Stateline

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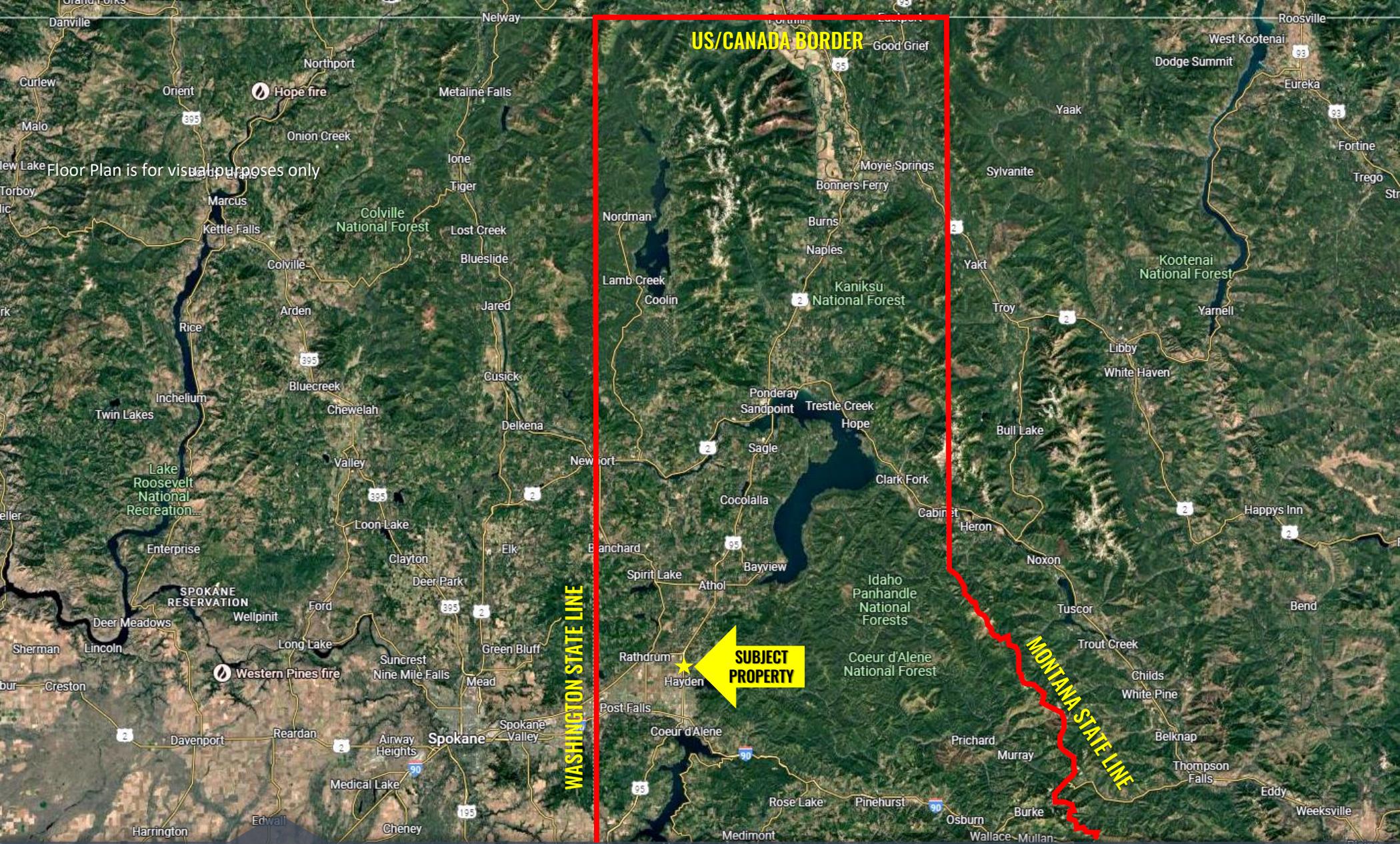
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US/CANADA BORDER

WASHINGTON STATE LINE

MONTANA STATE LINE

SUBJECT PROPERTY

- 134 Miles to Canadian Border
- 75 Miles to Montana Border
- 19 miles to WA Border

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