

600 W WILBUR AVE
COEUR D'ALENE | IDAHO 83815

**48,922 SF INDUSTRIAL FACILITY
FOR LEASE**

TOK COMMERCIAL
REAL ESTATE

LEASE RATE
\$13.80/SF/Yr

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UPDATED: 9.17.2026

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AVAILABLE

AVAILABLE	SIZE	RATE
Suite 2	48,922 SF	\$13.80/SF/yr, NNN

DETAILS

ZONING:	LM
YEAR BUILT:	1998, Expansion in 2009
CONSTRUCTION TYPE:	Concrete Tilt
LOT SIZE:	13.21 Acres
OFFICE AREA:	7,700 SF 2 Private Offices & Large Conference Room
DOCK DOORS:	1 (12'x12')
CLEAR HEIGHT:	16' - 18'
PARKING:	482 Stalls Total
POWER:	600 amps 3 Phase
FIRE SUPPRESSION SYSTEM:	Yes
HVAC:	Full HVAC in Office & Warehouse
LEASE TYPE:	NNN
2026 EST. NNNS:	\$2.60/SF/Yr
AVAILABLE:	3/1/2027

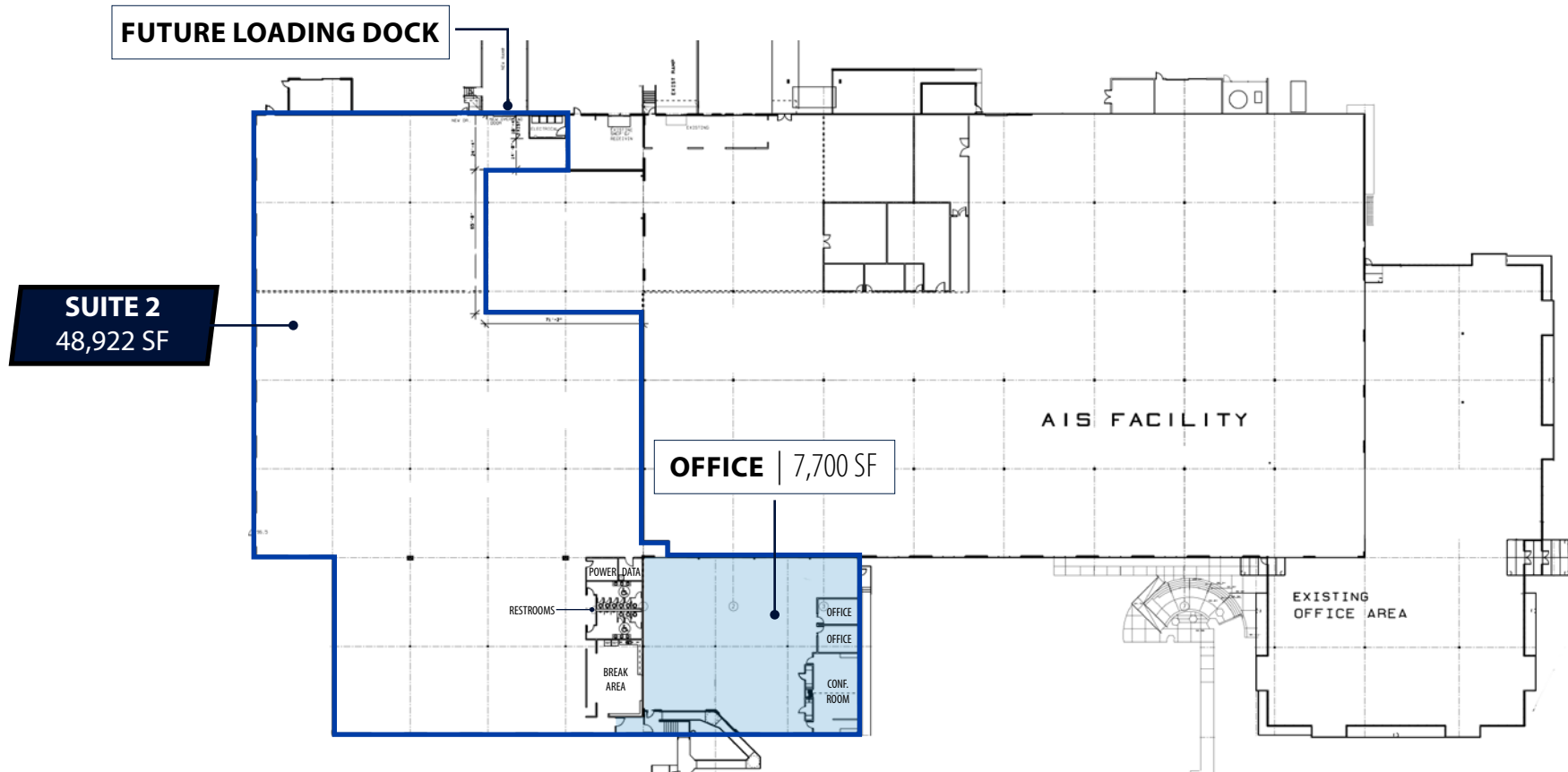


HIGHLIGHTS

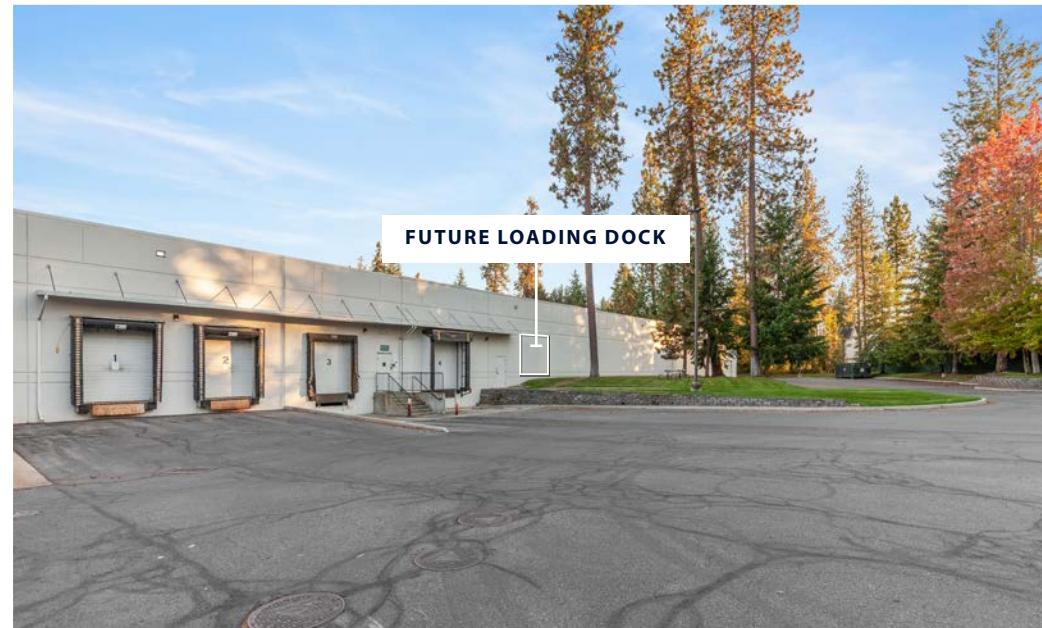
- Approximately 48,922 SF industrial and advanced manufacturing space available for lease.
- Flexible production environment well suited for advanced manufacturing, technology, electronics, assembly, R&D, and specialized industrial users.
- 7,700 SF of integrated office area supporting administrative, engineering, and corporate operations.
- 3-phase, 600-amp power supporting a variety of manufacturing and production requirements.
- Dedicated loading dock with convenient shipping, receiving, and loading access.
- Situated on a 13.21-acre secured site with 482 parking stalls, providing substantial capacity for employee-intensive operations.
- 16'-18' clear heights providing flexibility for production, assembly, storage, and distribution operations.
- Strategic Inland Northwest location approximately 2.8 miles / 10 minutes from Interstate 90, surrounded by retail, restaurants, and workforce amenities.



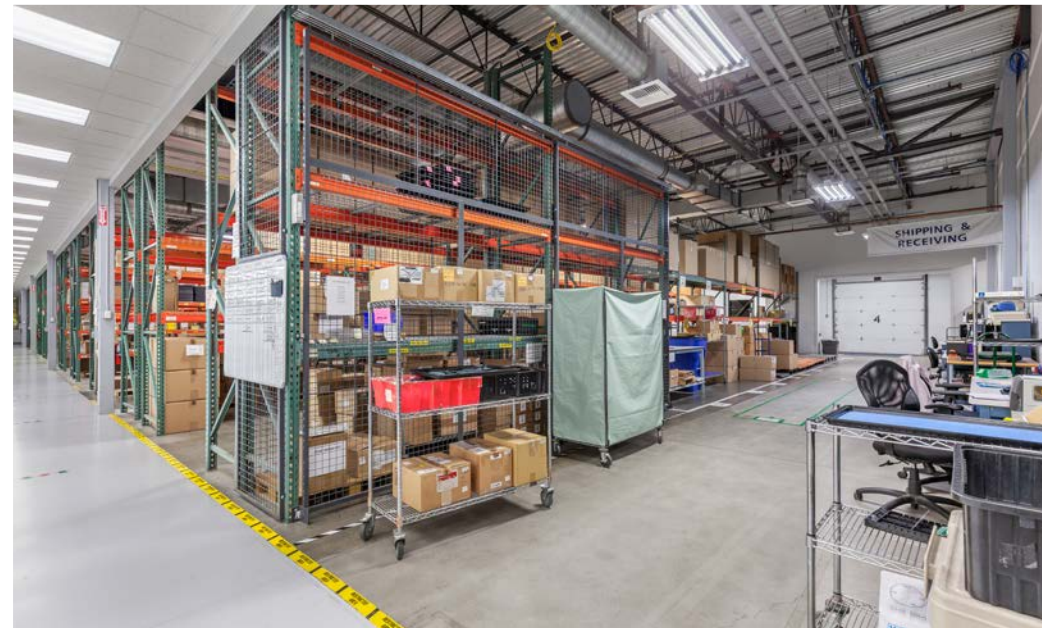
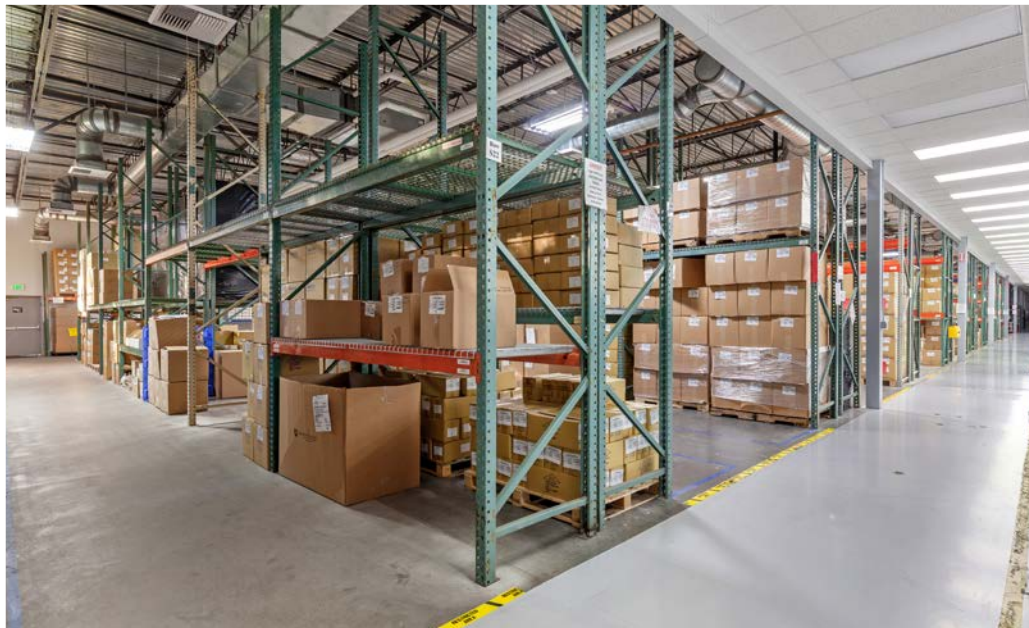
FLOOR PLAN



EXTERIOR PHOTOS



INTERIOR PHOTOS



OFFICE PHOTOS



FACING SOUTH

TOK
COMMERCIAL

DOWNTOWN CDA
17 MIN / 5.1 MILES

TO I-90 ACCESS
10 MIN / 2.8 MILES

SILVERLAKE MALL



33,403 VPD



W CANFIELD AVE

SITE



W WILBUR AVE

RETAIL, RESTAURANTS & SERVICES

Employees and visitors will love the walkable surroundings, featuring a diverse lineup of nearby restaurants, shops, and health-care facilities. Plus, with immediate access to US-95, commuting to and from surrounding markets is fast and convenient.

FACING NORTH

LM ZONING | CITY OF COEUR D'ALENE

LM (Light Manufacturing) zoning is intended for lower-impact industrial and employment-oriented development—such as light manufacturing, warehousing, contractor-related operations, equipment/service businesses, and similar uses—while keeping incompatible uses separated from residential areas. Some more commercially oriented or potentially higher-impact activities, including offices, retail/service businesses, recreation, or extractive uses, may require a special-use permit rather than being automatically allowed.

[LAND USE TABLE](#)

SITE

W WILBUR AVE

KOHL'S



35,189 VPD



ADVANCED
INPUT SYSTEMS

Aaron's
Rent to Own

ULTA

TJ-maxx

petco
THE HEALTH & WELLNESS CO.

SIERRA
TRADING POST

LOCAL AERIAL

TOK
COMMERCIAL



1 MILE RADIUS



POPULATION
8,267
1 MI. RADIUS



HISTORIC ANN. GROWTH
3.0%
1 MI. RADIUS



AVG. HOUSEHOLD INC.
\$109,516
1 MI. RADIUS

3 MILE RADIUS



POPULATION
61,397
3 MI. RADIUS



HISTORIC ANN. GROWTH
2.3%
3 MI. RADIUS



AVG. HOUSEHOLD INC.
\$98,854
3 MI. RADIUS

5 MILE RADIUS



POPULATION
96,499
5 MI. RADIUS



HISTORIC ANN. GROWTH
2.2%
5 MI. RADIUS



AVG. HOUSEHOLD INC.
\$104,308
5 MI. RADIUS

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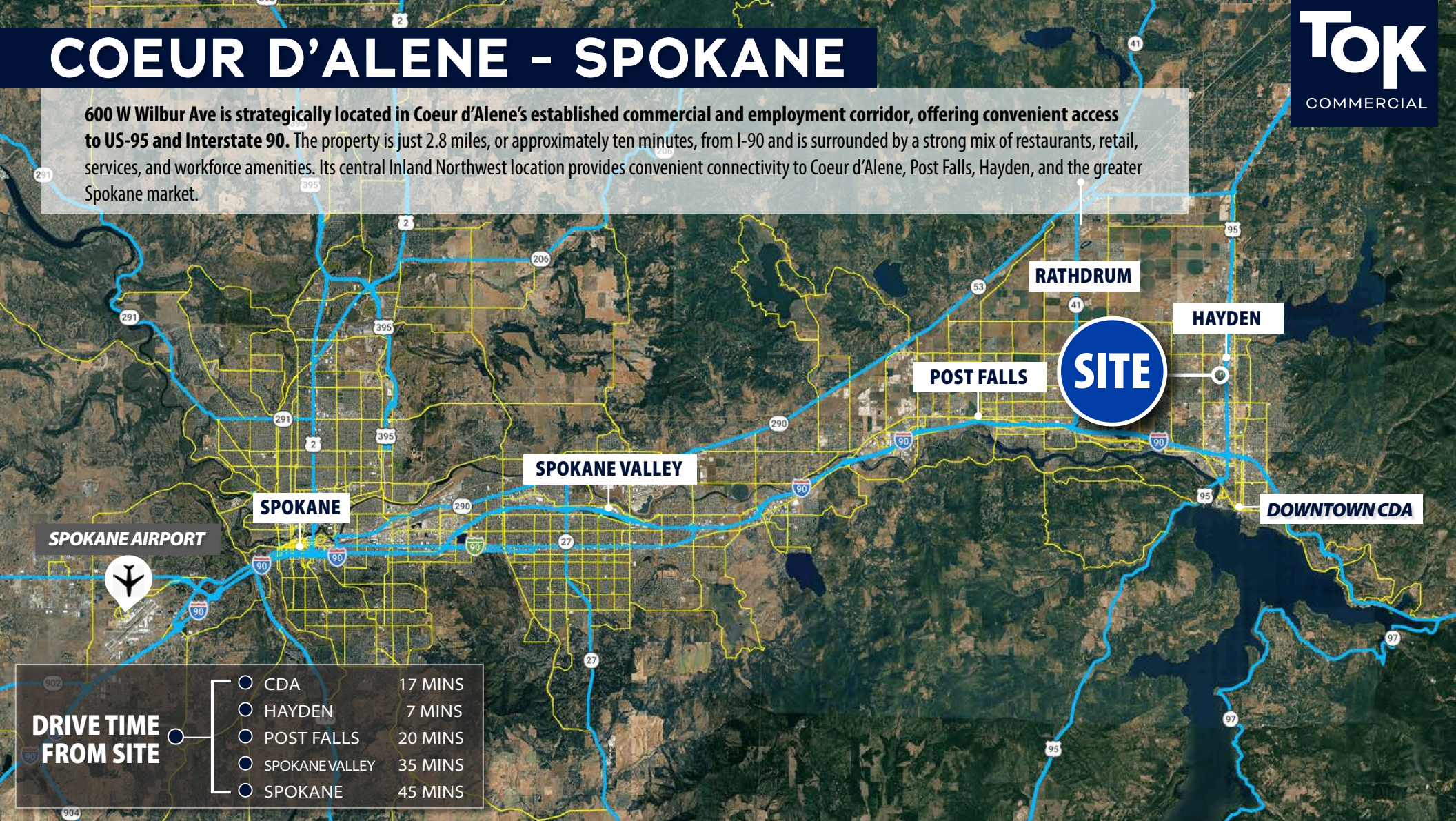
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600 W WILBUR AVE

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COEUR D'ALENE - SPOKANE

600 W Wilbur Ave is strategically located in Coeur d'Alene's established commercial and employment corridor, offering convenient access to US-95 and Interstate 90. The property is just 2.8 miles, or approximately ten minutes, from I-90 and is surrounded by a strong mix of restaurants, retail, services, and workforce amenities. Its central Inland Northwest location provides convenient connectivity to Coeur d'Alene, Post Falls, Hayden, and the greater Spokane market.



DRIVE TIME FROM SITE

○ CDA	17 MINS
○ HAYDEN	7 MINS
○ POST FALLS	20 MINS
○ SPOKANE VALLEY	35 MINS
○ SPOKANE	45 MINS

I-90 AEROSPACE CORRIDOR


100+
AEROSPACE COMPANIES


19.2%
10 YEAR GROWTH RATE:
IDAHO AEROSPACE

COLLEGES


7
COLLEGES &
UNIVERSITIES


31.6%
HOLDING BACHELOR'S
DEGREE OR HIGHER


55,000
COLLEGE
STUDENTS

AIRPORT


22M
I-90 TRAFFIC
(ANNUAL)


4.4M
TRAVELERS
PER YEAR


22
NON-STOP
DESTINATIONS

COEUR D'ALENE, MSA

AREA OVERVIEW

North Idaho offers a unique combination of strong population growth, outdoor recreation, and a high quality of life. The region encompasses Kootenai, Bonner, Boundary, Benewah, and Shoshone counties, with Coeur d'Alene serving as the largest city and primary economic hub. Communities including Post Falls, Hayden, Rathdrum, Sandpoint, and Kellogg contribute to a diverse and growing regional economy.

The Coeur d'Alene metropolitan area continues to attract residents and businesses seeking access to natural amenities, a growing workforce, and proximity to Spokane. The MSA reached approximately 191,900 residents in 2025, up from 180,100 in 2021.

North Idaho's economy is supported by a diverse mix of healthcare, retail, manufacturing, construction, tourism, professional services, and small businesses. The region's location along Interstate 90 provides convenient access to Spokane and the broader Inland Northwest, while its lakes, rivers, mountains, trails, and ski areas make outdoor recreation a defining part of the region's lifestyle.

Coeur d'Alene and surrounding communities continue to gain national attention as desirable places to live. In 2025, Redfin ranked Coeur d'Alene No. 2 among the best places to live in Idaho, highlighting its outdoor recreation, amenities, and accessibility to Spokane.



#7

COEUR D'ALENE RANKED #7 BEST
PERFORMING SMALL CITY ECONOMY
- MILKEN INSTITUTE



191,900

POPULATION



\$72,338

MEDIAN HOUSEHOLD
INCOME



3.7%

UNEMPLOYMENT
RATE