

# GOVERNMENT WAY OFFICE & WAREHOUSE

2320 N. GOVERNMENT WAY / CDA, ID 83814



**CONTACT**

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**HIGHLIGHTS**

- Central Coeur d'Alene location.
- Highly visible from I-90 with signage opportunity.
- Easy access from Government Way.
- Aple offstreet parking.
- Large fenced parcel for yard or excess parking.
- Office space fronting Government Way.

**DETAILS**

SPACE	SIZE	RATE
Office Building	3,958 SF	\$18.00/SF
Warehouse	12,000 SF	\$12.00/SF
<b>Lease Term:</b>	Negotiable	
<b>Lease Type:</b>	NNN	
<b>Available:</b>	Immediately	
<b>Lot Size:</b>	1.66 Acres	
<b>Building Size:</b>	15,958 SF	
<b>Year Built:</b>	2018	
<b>Zoning:</b>	CDA C-17	
<b>Divisibility:</b>	2,000	





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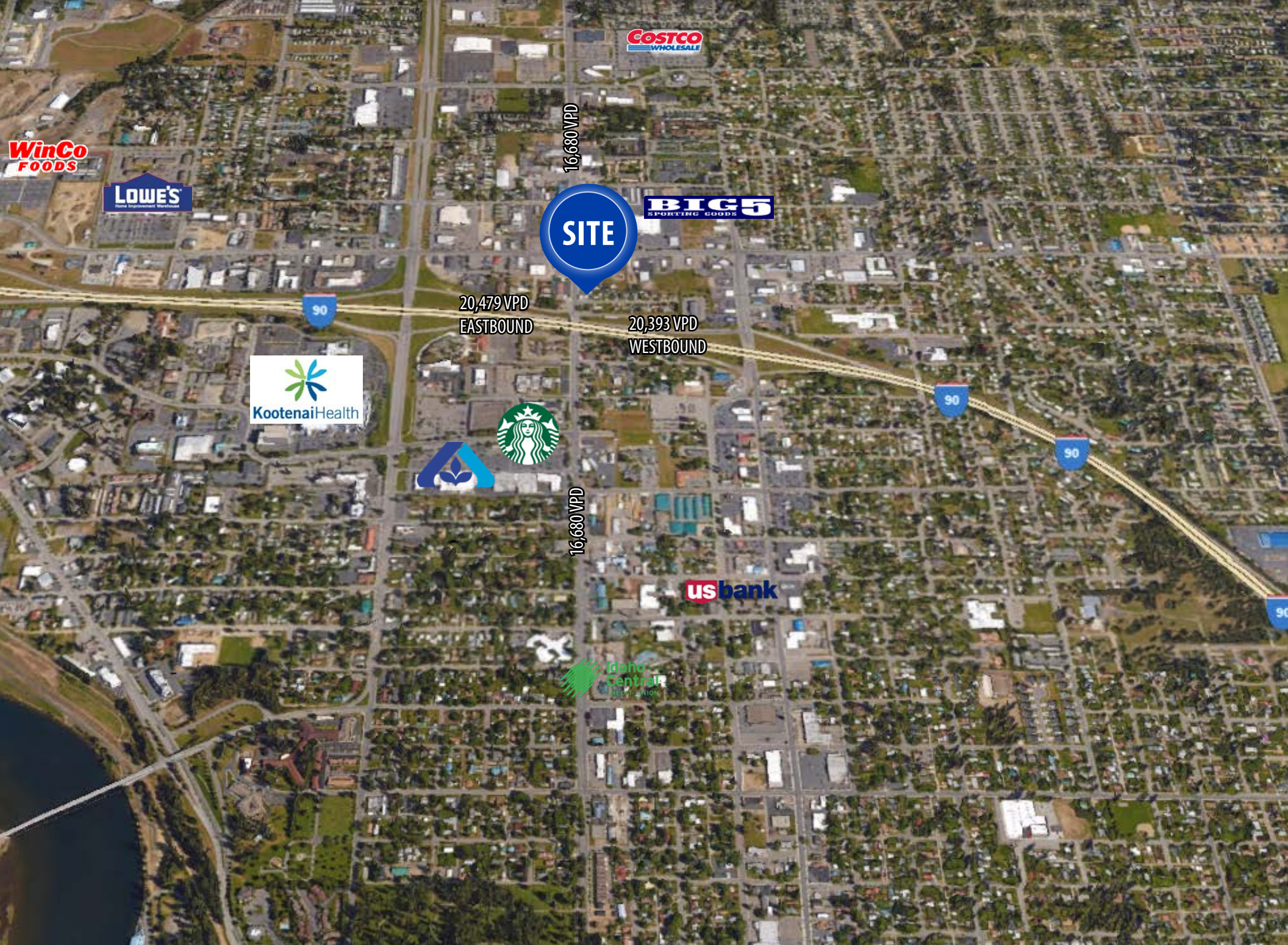




<b>UTILITIES</b>	ELECTRIC & GAS
<b>CLEAR HEIGHT</b>	16'
<b>GRADE DOORS</b>	5







**SITE**

**COSTCO**  
WHOLESALE

**WinCo**  
FOODS

**LOWE'S**  
Home Improvement Warehouse

**BIG 5**  
SPORTING GOODS

90

20,479 VPD  
EASTBOUND

20,393 VPD  
WESTBOUND

90

90

**Kootenai Health**



16,680 VPD

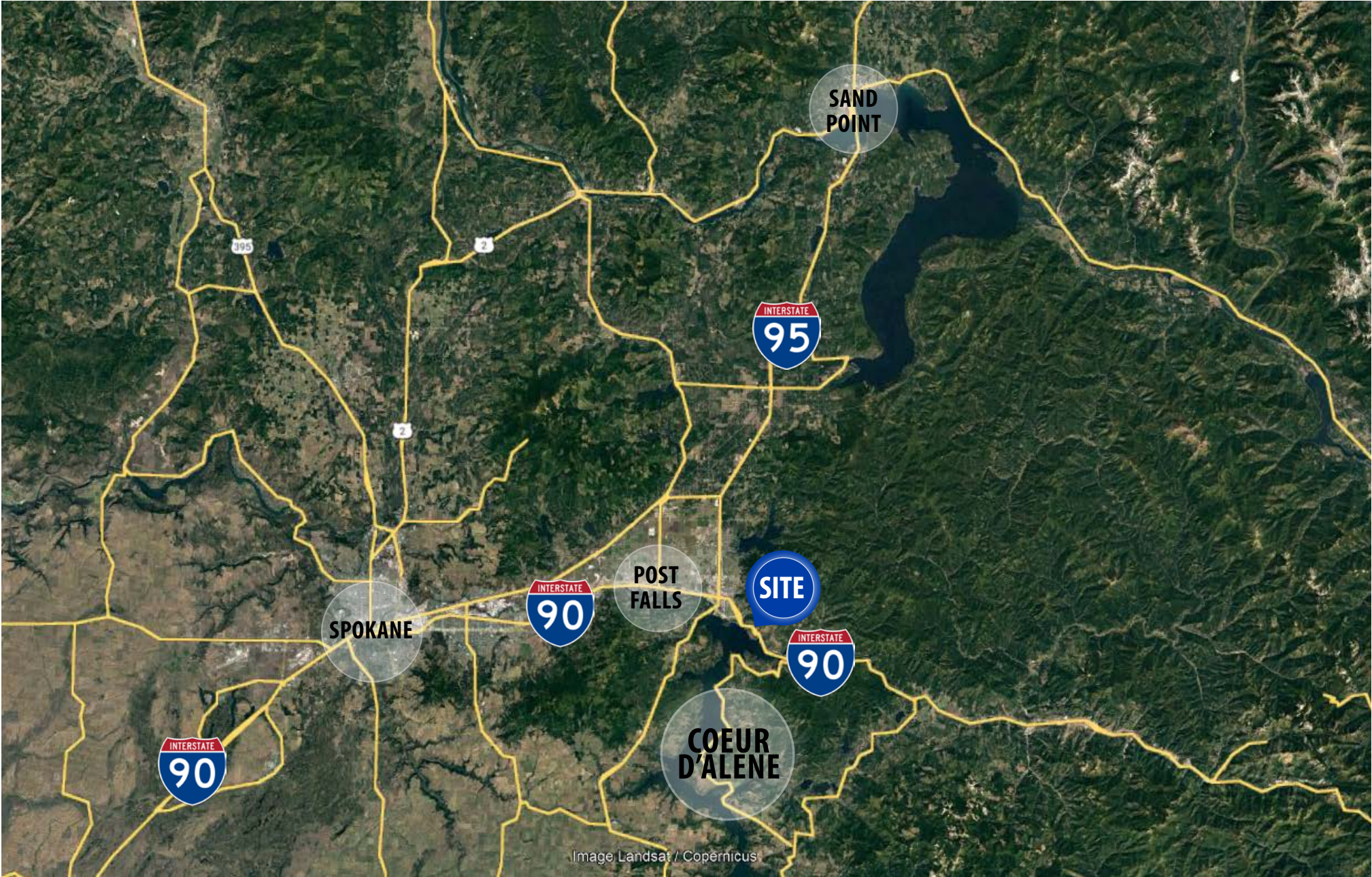
**us bank**

**Idaho Central**  
Credit Union

90



# 35 MINUTE DRIVE TO SPOKANE



**2320 GOVERNMENT WAY**

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