

For Sale & Lease

Office/Industrial



Sandpoint Technology Center

130 McGhee Road
Kootenai, Idaho 83840

Property Description

3 Building, 12 Acre Campus

Flex Building

198,221 SF ±

113,262 SF Class A Office Space

84,959 SF High Bay Warehouse

Up to 25' Clear Height

7 Loading Docks

Chairman's Building

3,620 SF ±

10 Private Offices

Large Conference Room

IT Building

14,000 SF ± 2 Story Open Space

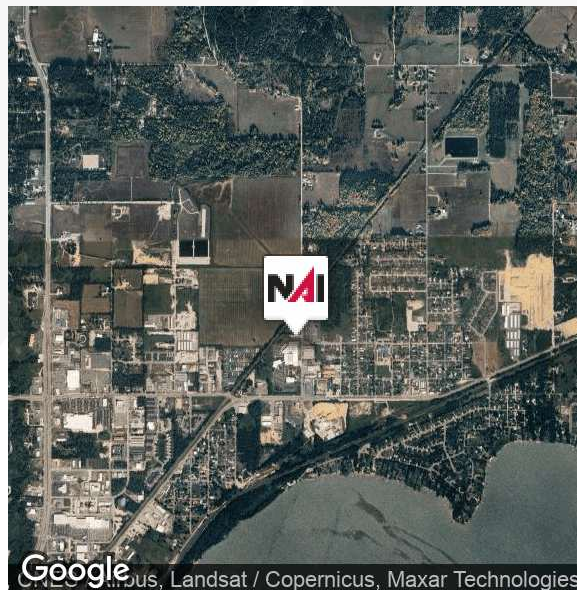
3,500 SF ± Office Space

2 Dock High Doors

Sale Price: \$9,900,000

ProForma Cap Rate: 10.7%

Including 20% Vacancy Factor



Google, Landsat / Copernicus, Maxar Technologies

For more information

Chris Bell, SIOR

O: 509 622 3538

cbell@naiblack.com

Dave Black, SIOR CCIM

O: 509 622 3535

dblack@naiblack.com

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801 W. Riverside Avenue, Suite 300

Spokane, WA 99201

509 623 1000 tel

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For Sale & Lease
Flex Building

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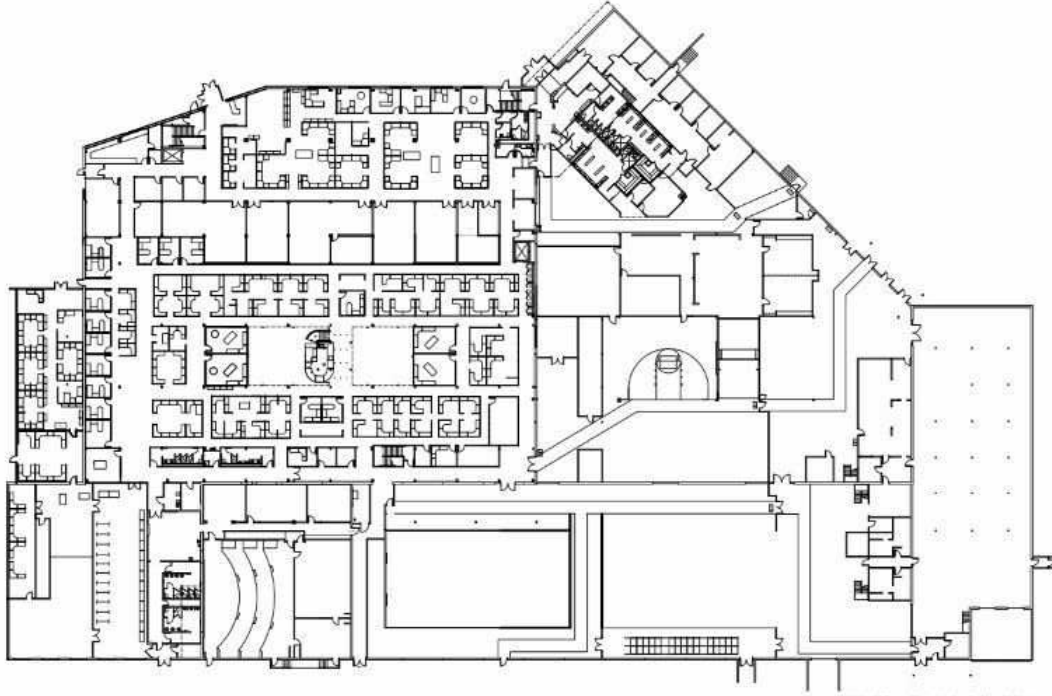


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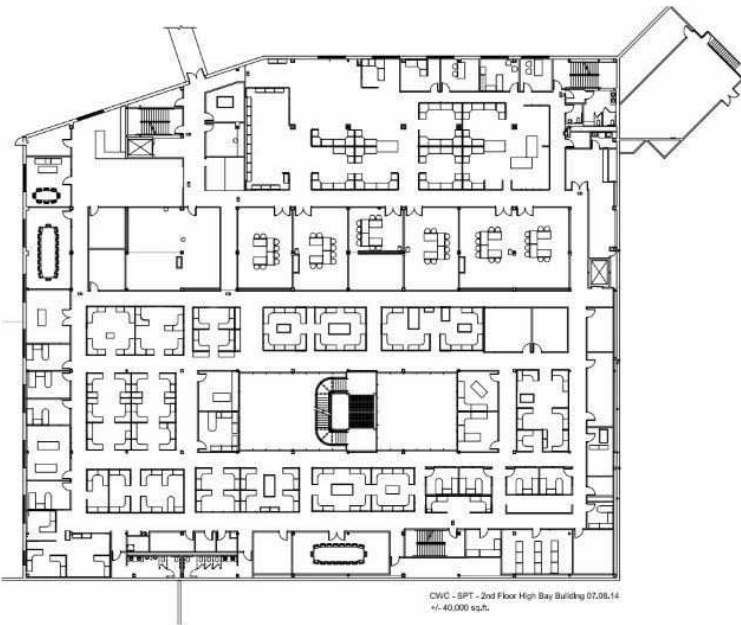
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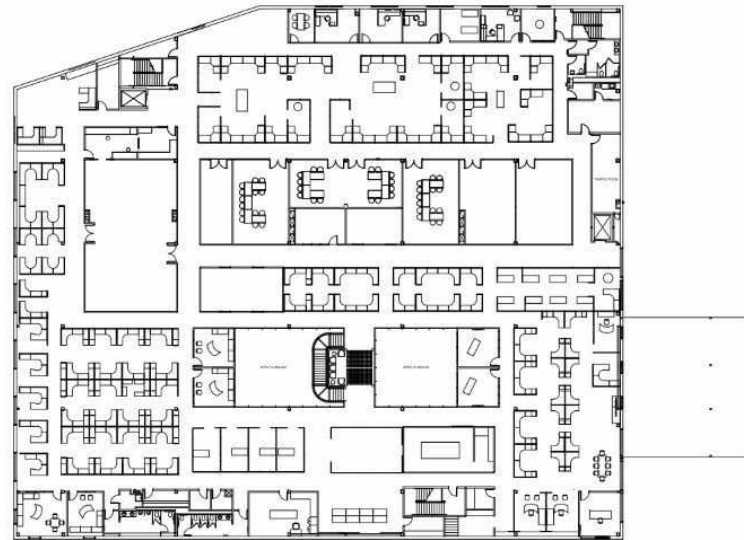
Flex Building



CWC - SPT - 1st Floor High Bay Building 07.06.14
± 120,000 sq.ft.



CWC - SPT - 2nd Floor High Bay Building 07.06.14
± 40,000 sq.ft.



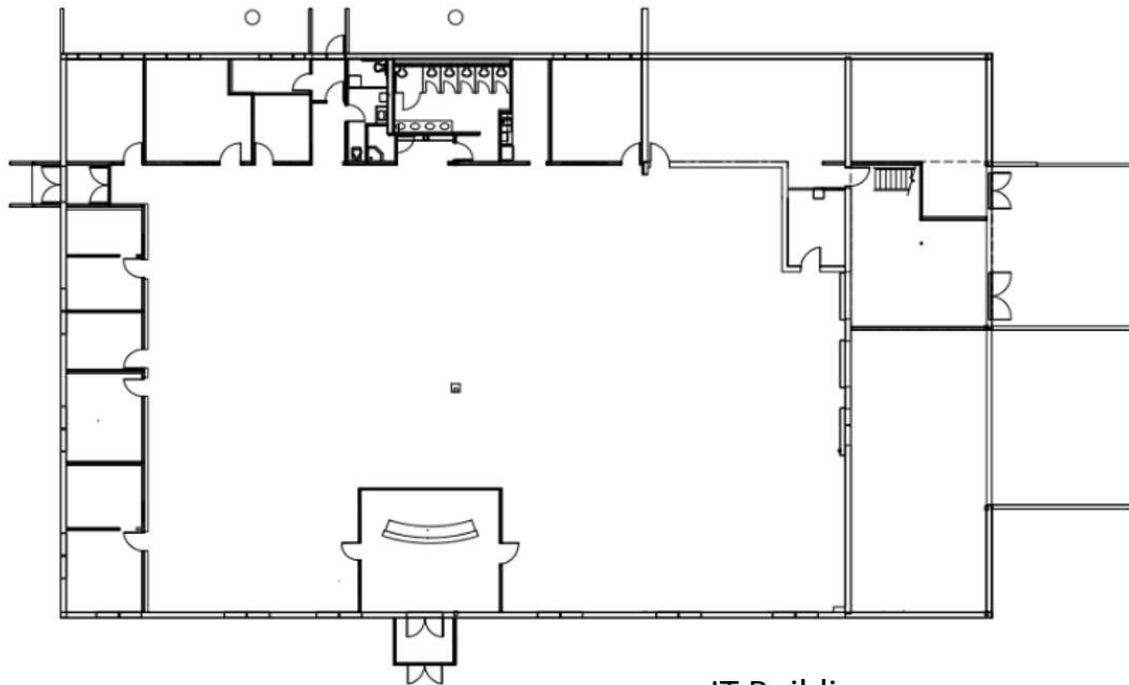
CWC - SPT - 3rd Floor High Bay Building 07.06.14
± 40,000 sq.ft.

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For Sale & Lease
IT Building

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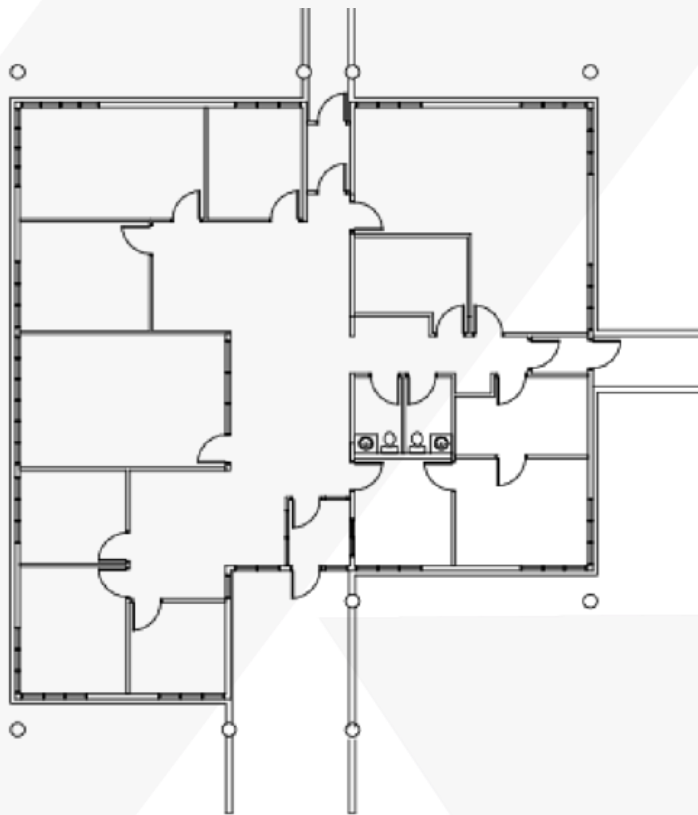
IT Building

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Chairman's Building



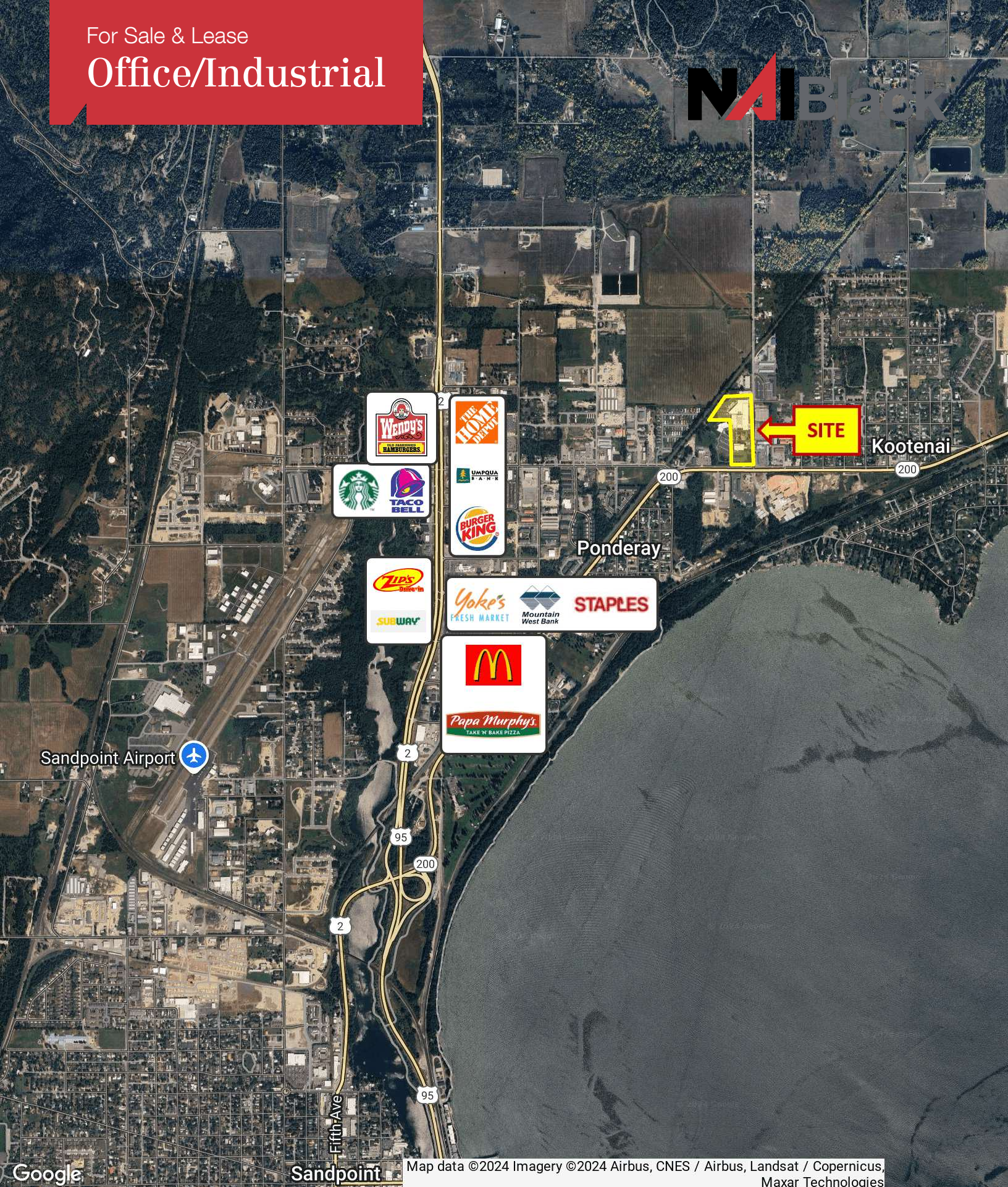
Chairman's Building

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For Sale & Lease

Office/Industrial



Sandpoint Airport

Fifth Ave

Google

Sandpoint

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Population	5 Miles	10 Miles	30 Miles
Total Population	17,586	28,496	76,388
Average Age	44	45	46
Average Age (Male)	43	45	46
Average Age (Female)	45	46	47

Households & Income	5 Miles	10 Miles	30 Miles
Total Households	7,442	11,960	31,378
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$89,513	\$95,736	\$90,007
Average House Value	\$492,087	\$535,505	\$502,448

Demographics data derived from AlphaMap

