

PROPERTY FOR SALE OR LEASE



Highway Commercial

689 Commerce Drive
Smelterville, ID 83868

OFFERING PRICE \$2,750,000

SITE SIZE ±5.19 AC

PARCEL NO 49N02E348500,
RPF31500020020A

BUILDING SIZE ±10,980 SF (2)

CHRIS SCHREIBER

208.946.1899

chris.schreiber@kiemlehagood.com

KIEMLE
HAGOOD

FOR SALE

SILVER VALLEY OPPORTUNITY FOR OWNER/USER OR INVESTORS

SALE

\$2,750,000

±10,980 SF INDUSTRIAL BUILDINGS ±5,200 SF MINI-STORAGE

TWO CONTINUOUS PARCELS TOTALING ±5.19 ACRES

ENTIRE 5+ ACRE SITE IS FENCED AND PAVED

DIRECT INTERSTATE 90 EXPOSURE AND SIGNAGE

OCCUPY ONE OR BOTH INDUSTRIAL BUILDINGS AND COLLECT INCOME FROM STORAGE!

LOCATED IN GROWTH AREA WITH...

MULTI-FAMILY APARTMENTS AND REGIONAL MEDICAL CENTER TO WEST

WALMART AND O'REILLY AUTO TO IMMEDIATE EAST

NEW ADDITIONS TO IMMEDIATE NEIGHBORHOOD INCLUDE DOLLAR STORE, GROCERY OUTLET & MAVERIK GAS STATION

IMPROVEMENTS IN GOOD CONDITION, PAVING RECENTLY RESURFACED



DISTANCE AND DRIVE TIMES

Kellogg ID: ±4 miles, 6 minutes

Coeur d'Alene ID: ±34 miles, 39 minutes

Spokane International Airport: ±73 miles, 1 hour 13 minutes



FOR LEASE

SILVER VALLEY OPPORTUNITY FOR OWNER/USER OR INVESTORS

FRONT BUILDING (MAIN)

BUILDING SIZE: $\pm 8,700$ SF

ASKING RENT: \$12.00 PSF/YR, MODIFIED GROSS
(\$8,700/MONTH, MODIFIED GROSS)

SINGLE STORY

MULTIPLE GRADE LEVEL DOORS

STEEL FRAME/SIDING

CLEAR SPAN BUILDING

APPROXIMATELY 16' CLEAR HEIGHT

INTERSTATE 90 VISIBILITY AND SIGNAGE, EXCELLENT ACCESS,
ADJACENT TO WALMART

FORMER AUTOMOTIVE (SERVICE/REPAIR)

INSULATED AND HEATED

3-PHASE POWER

FULLY FENCED AND PAVED PROPERTY

NEW EFFICIENT, LED LIGHTING

REAR BUILDING

BUILDING SIZE: $\pm 2,280$ SF

ASKING RENT: \$12.63 PSF/YR, MODIFIED GROSS
(\$2,400/MONTH, MODIFIED GROSS)

SINGLE STORY

OVERSIZED BARN DOOR PROVIDES LARGE VEHICLE ACCESS

APPROXIMATE ± 12 -14 FT CLEAR HEIGHT

CLEAR SPAN BUILDING

FORMER AUTOMOTIVE AND STORAGE USE

INSULATED AND HEATED

FENCED AND PAVED YARD

COMBINED/BOTH BUILDINGS

BUILDING SIZE: $\pm 10,980$ SF

ASKING RENT: \$8.74 PSF/YR, TRIPLE NET
(\$8,000/MONTH, TRIPLE NET)

TWO BUILDINGS



EXTERIOR PHOTOS

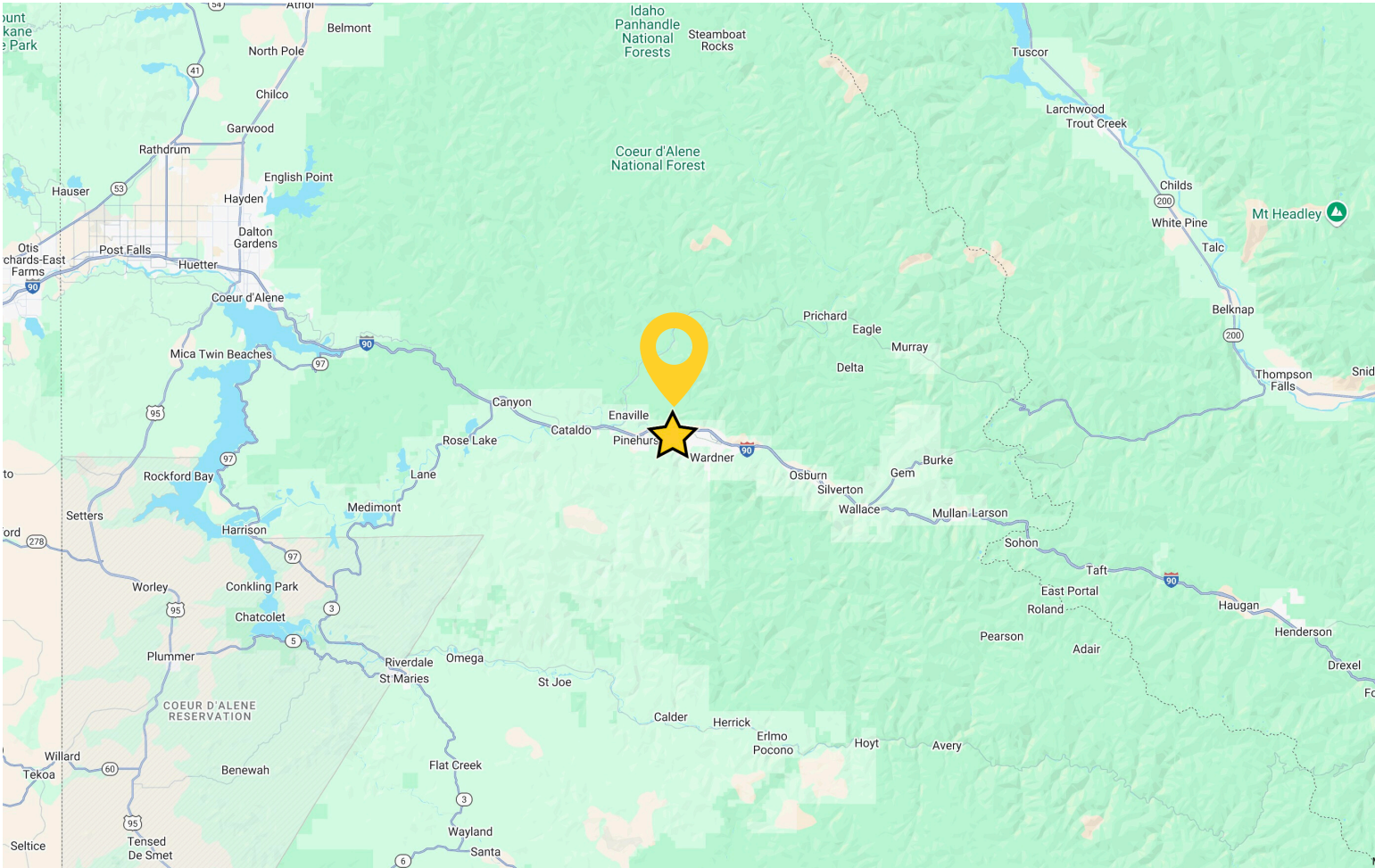
SILVER VALLEY OPPORTUNITY FOR OWNER/USER OR INVESTORS



INTERIOR PHOTOS

SILVER VALLEY OPPORTUNITY FOR OWNER/USER OR INVESTORS





Highway Commercial

689 Commerce Drive
Smelterville, ID 83868

CHRIS SCHREIBER
208.946.1899
chris.schreiber@kiemlehagood.com

VIEW LOCATION



No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves. Kiemle Hagood respects the intellectual property of others: If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of the owner of an exclusive right that is allegedly infringed; and provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found to be valid.

OFFICE LOCATIONS
SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

1579 W RIVERSTONE DRIVE, SUITE 102
COEUR D'ALENE, ID 83814