

# FLEX/INDUSTRIAL UNIT FOR LEASE



Images are for illustration purposes only

Offered at

**\$5,000**

**Per Month, Modified Gross**

(CAM average \$380 a month).

AIN: 141161

Acres: 3.13

Zoned: Industrial

Treaty Rock Center is an excellent multi tenant project with I-90 visibility in Post Falls, Idaho. Located west of Spokane & Seltice Way intersection and only ½ mile from I-90 access. This former commercial kitchen is a total of 4,870 sqft with 5 roll-up doors/bays, showroom/office, an upstairs private office, 2 restrooms, and laundry hookups. The building was originally a Meineke Auto Care center. Landlord may consider automotive use again. 200 amp 208 3-Phase and upgraded plumbing including a commercial grease trap and floor drains for an automotive oil water separator. Great parking, abundant glass, metal siding and membrane roof. Excellent signage including a monument sign on Seltice Way.



420 W Seltice Way, Post Falls, ID 83854

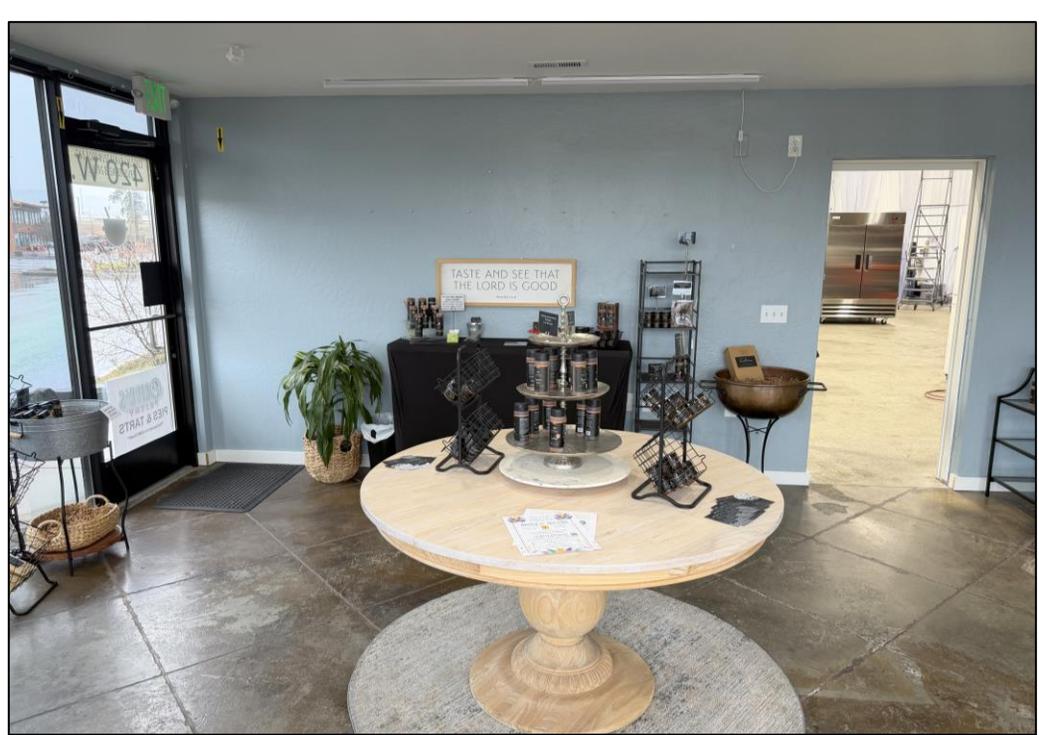
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# TRAFFIC COUNTS | 1-MILE

## FLEX/INDUSTRIAL UNIT FOR LEASE

Distance: Street:

0.1	West Seltice Way N Chase Rd	23,500
0.1	N Spokane St	7,700
0.1	W Seltice Way N Compton St	9,180
0.1	N Spokane St	6,400
0.1	West Mullan Avenue N Chase Rd	1,500
0.2	N Compton St W Seltice Way	410
0.2	I-90	60,500
0.2	W7th Ave N Compton Street	880
0.2	West Seltice Way N Compton St	16,000
0.2	W Mullan Ave W Mullan AvE	1,600
0.2	W Seltice Way N Catherine Ave	15,500
0.2	W Mullan Ave N Catherine Ave	5,800
0.2	North Chase Road W 8th St	5,800
0.2	N Chase Road W Mullan Avenue	5,300
0.2	W 7th Ave N Catherine Ave	1,046
0.3	E 13th St N Catherine Ave	4,400
0.3	East 7th Avenue N Frederick St	20,500
0.3	N Spokane Street W Seltice Way	23,500
0.3	East 7th Avenue N Frederick St	22,500
0.3	N Spokane St N Spokane St	23,500
0.3	N Spokane St E 7th Ave	20,000
0.3	N Spokane Street E 13th St	15,000
0.3	W Seltice Way N Chase Road	21,500
0.3	N Spokane St I-90	16,000
0.3	West Seltice Way N Wilson St	20,500





Interstate 90

Seltice Way

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

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1579 W Riverstone Drive #102  
Coeur d'Alene, ID 83814

