

FOR LEASE

**ASK ABOUT OUR
LEASING INCENTIVES!**



DAUGHARTY COMMERCE PARK

3661 W Daugharty Loop | Hayden, ID 83835

KIEMLEHAGOOD

PAT EBERLIN

208.215.1375

pat.eberlin@kiemlehagood.com

MARY KIENBAUM

208.770.2589

mary.kienbaum@kiemlehagood.com



Located in Hayden, Idaho, Daugharty Commerce Park will feature 42 buildings at full buildout, offering flexible opportunities for a variety of users. Positioned just off Dakota Avenue and Atlas Road, and near Coeur d'Alene Airport, the site provides convenient access within a rapidly growing North Idaho corridor.

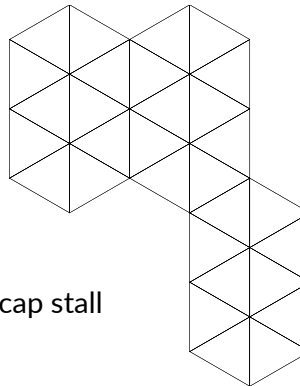
GENERAL INFORMATION

- YEAR BUILT | Phase 1 began in 2023
- *Final phase of development expected to be complete Q4 2026
- PARCEL NO. | HL8130010050
- ZONING | LI - Light Industrial (Hayden)
- PARKING | 71 Common on-site parking stalls

BUILDING DETAILS

- 42 TOTAL BUILDINGS | Total based upon completion of final phase of development
- TWENTY (20) BUILDINGS | ±2,400 SF (40ft x 60ft)
- TWENTY (22) BUILDINGS | ±4,000 SF (40ft x 100ft)
- EACH BUILDING

- Two (2) 14ft x 12ft roll up doors
- One (1) front office
- One (1) restroom
- One (1) kitchenette (non-enclosed)
- Three (3) man doors
- Paved yard area
- Ceiling height 18ft
- Power: Single Phase 400amp
- Parking: Three (3) regular stalls, One (1) handicap stall

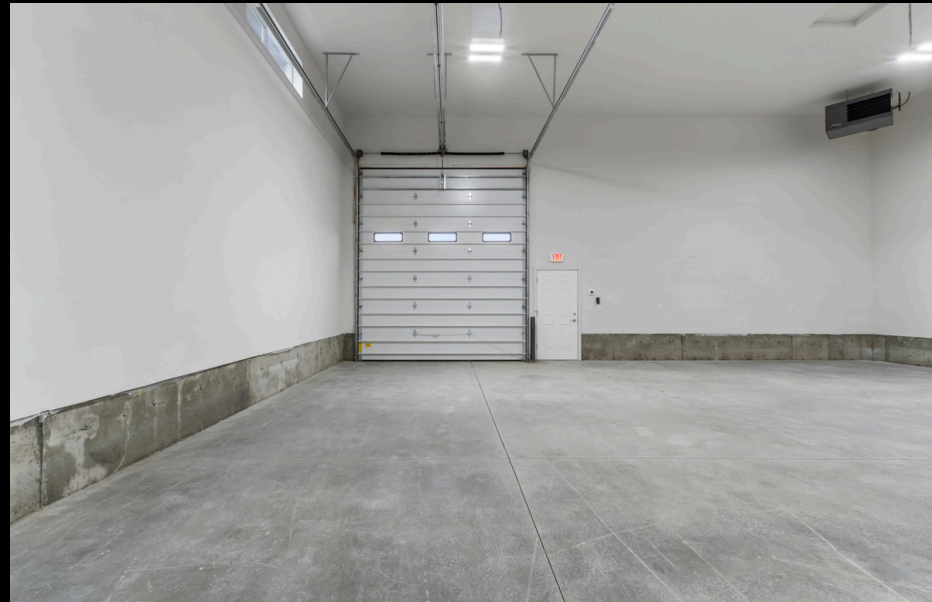




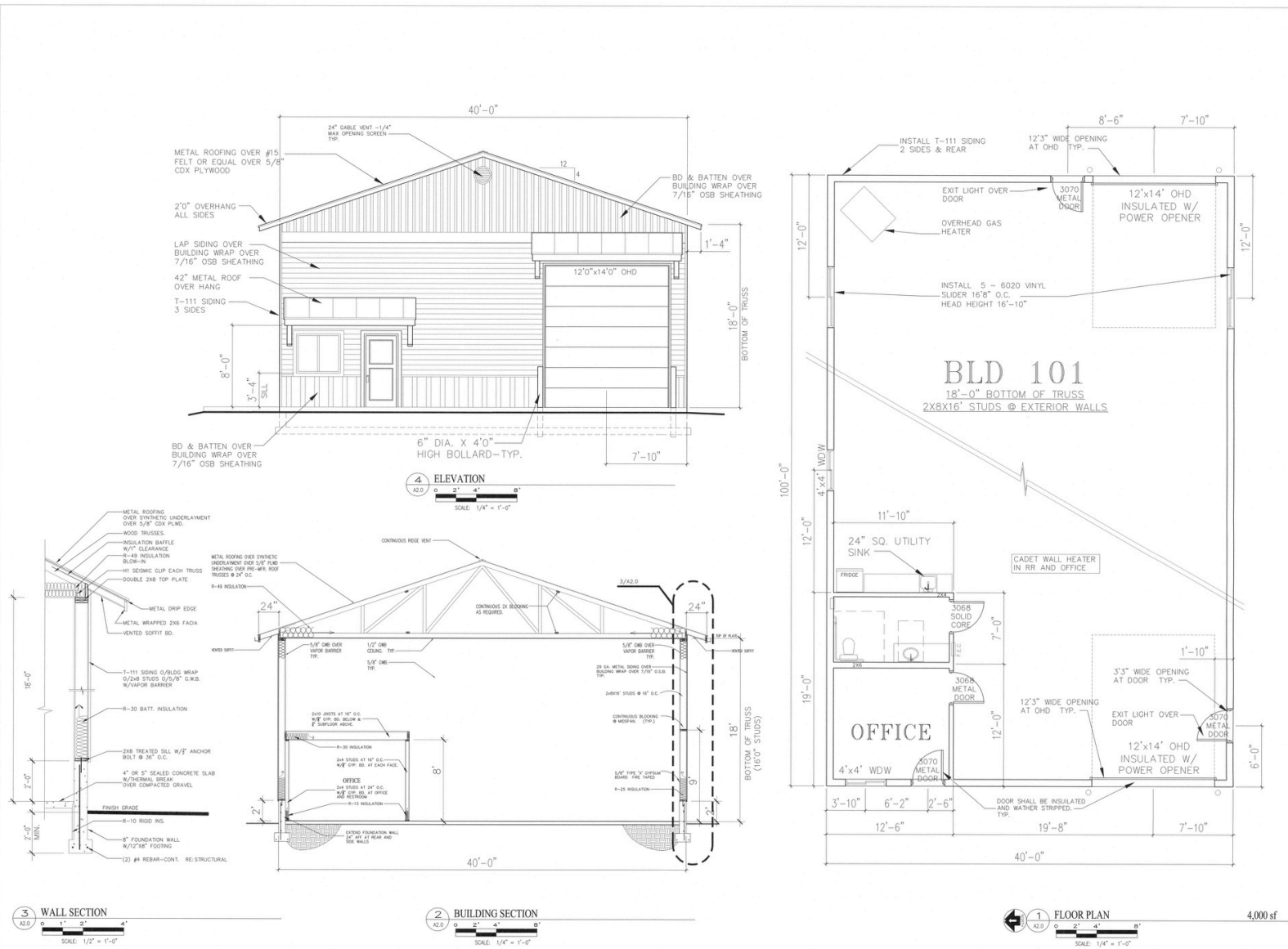
- ±4,000 SF Units
- ±2,400 SF Units
- Common Parking
- Coming Q4 2026
- Available Units

*CAM cost covers water, sewer, landscaping, and snow removal.

UNIT NO.	ADDRESS	SIZE	DIMENSIONS	MONTHLY RATE PSF	LEASE TYPE	MONTHLY RATE	MONTHLY CAMS
3661	3661 W Daugharty Loop	±4,000 SF	40ft x 100ft	\$1.00	Mofified Gross	\$4,000	\$200
3499	3499 W Daugharty Loop	±4,000 SF	40ft x 100ft	\$1.00	Mofified Gross	\$4,000	\$200
3449	3449 W Libby Lane	±4,000 SF	40ft x 100ft	\$1.10	Mofified Gross	\$4,400	\$200
3425	3425 W Libby Lane	±4,000 SF	40ft x 100ft	\$1.10	Mofified Gross	\$4,400	\$200
3409	3409 W Libby Lane	±4,000 SF	40ft x 100ft	\$1.10	Mofified Gross	\$4,400	\$200







REVISIONS

WYATT ARCHITECTS AND ASSOCIATES
Project Manager
JAMES A. MCARTHUR, A.I.A.
1277 W. HAYDEN AVE.
HAYDEN, ID 83835
www.wyattarchitects.com



LEFT-100' BUILDING FLOOR PLAN
ATLAS INDUSTRIAL PARK
2131 W HAYDEN AVE. HAYDEN, ID

LICENSED ARCHITECT
AR 932
James A. McArthur
JAMES MCARTHUR
STATE OF IDAHO

DATE: 1/28/2022
PROJECT: 21-28
DRAWN BY: LIS
SHEET NO. A2.0



8 NEW BUILDINGS COMING Q4 2026!





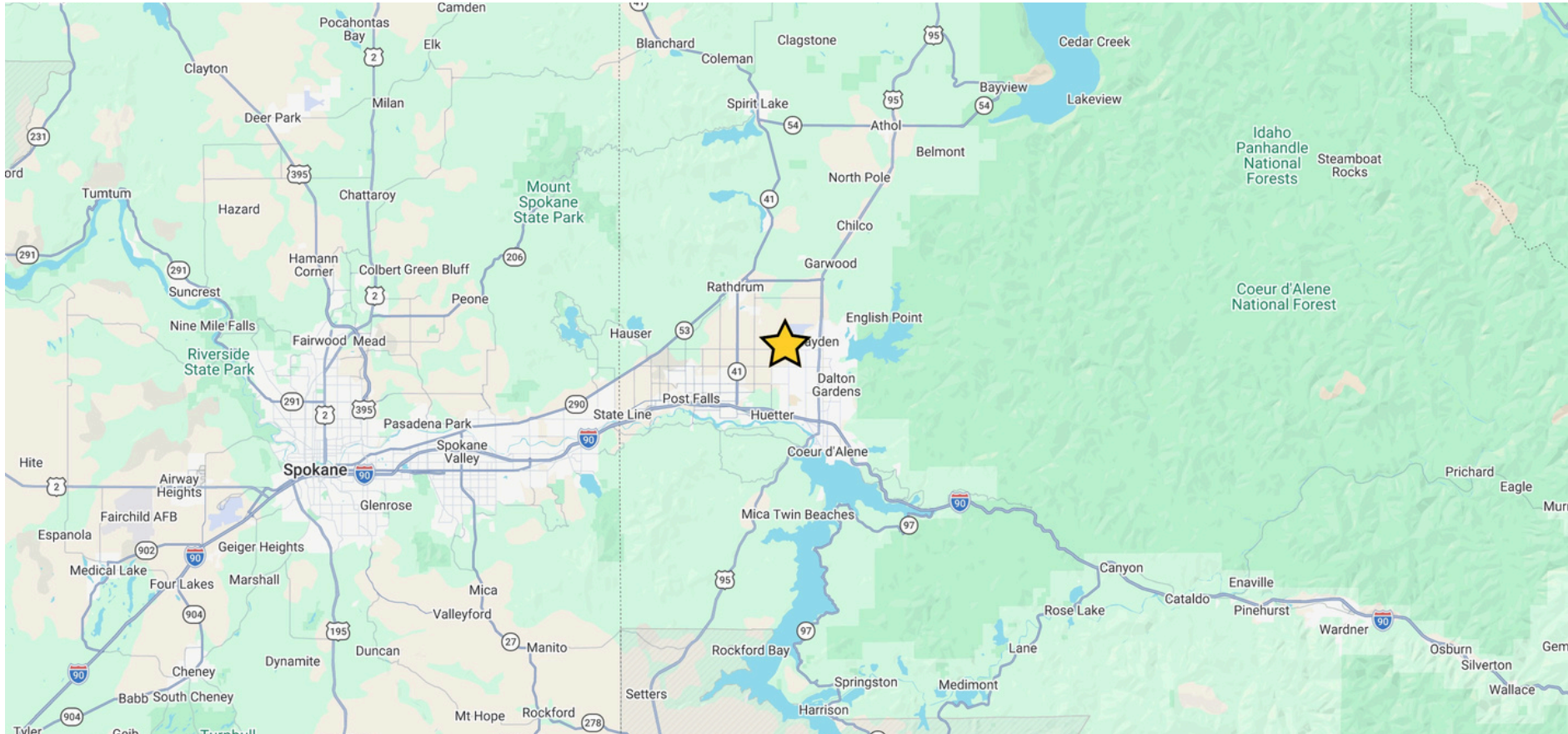
DESTINATION	TIME	DISTANCE
Spokane International Airport	±44 Minutes	±38 Miles
Sandpoint, ID	±47 Minutes	±42 Miles
Moscow, ID	±1 hour 40 Minutes	±89 Miles
Coeur d'Alene, ID	18 Minutes	±8 Miles

STREET	AVERAGE DAILY TRAFFIC
W Dakota Avenue	±695 ADT
N Atlas Road	±3,126 ADT
Hayden Avenue	±7,101 ADT



DEMOGRAPHICS	1 MI	3 MI	5MI
EST POPULATION 2025	1,859	35,866	93,885
PROJ. POPULATION 2030	2,043	39,043	101,929
EST HOUSEHOLDS 2025	748	13,530	37,174
MEDIAN AGE	41.2	39.1	39.7
2025 AVERAGE HHI	\$118,019	\$113,524	\$104,258
2025 MEDIAN HHI	\$89,473	\$91,914	\$84,114





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 owner of an exclusive right that is allegedly infringed; 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 valid.

PAT EBERLIN

208.215.1375

pat.eberlin@kiemlehagood.com

MARY KIENBAUM

208.770.2589

mary.kienbaum@kiemlehagood.com

