

# HIGH VISIBILITY FLEX BUILDING FOR LEASE



Offered at  
**\$6,500**  
Per Month, NNN

AIN: 126210  
Acres: 2.4 Acres  
Zoned: Commercial

Located in between Coeur d'Alene and Post Falls on Seltice Way, just east of Huetter Road with exceptional visibility along I-90. This 7,800-square-foot building was built in 2006 and features (5) 10ft x 12ft roll-up doors, a 30 x 30 ft covered carport and a thoughtfully appointed office interior, including slate tile flooring, reception area and a kitchen. Additional land may be available for outdoor storage, providing further flexibility. The property is serviced by a city water and septic system, with prominent signage opportunities available along Seltice Way and I-90.

Images are for illustration purposes only



4547 W Seltice Way,  
Coeur d'Alene, ID 83814



**CRAIG HUNTER, CCIM**

208.929.2929

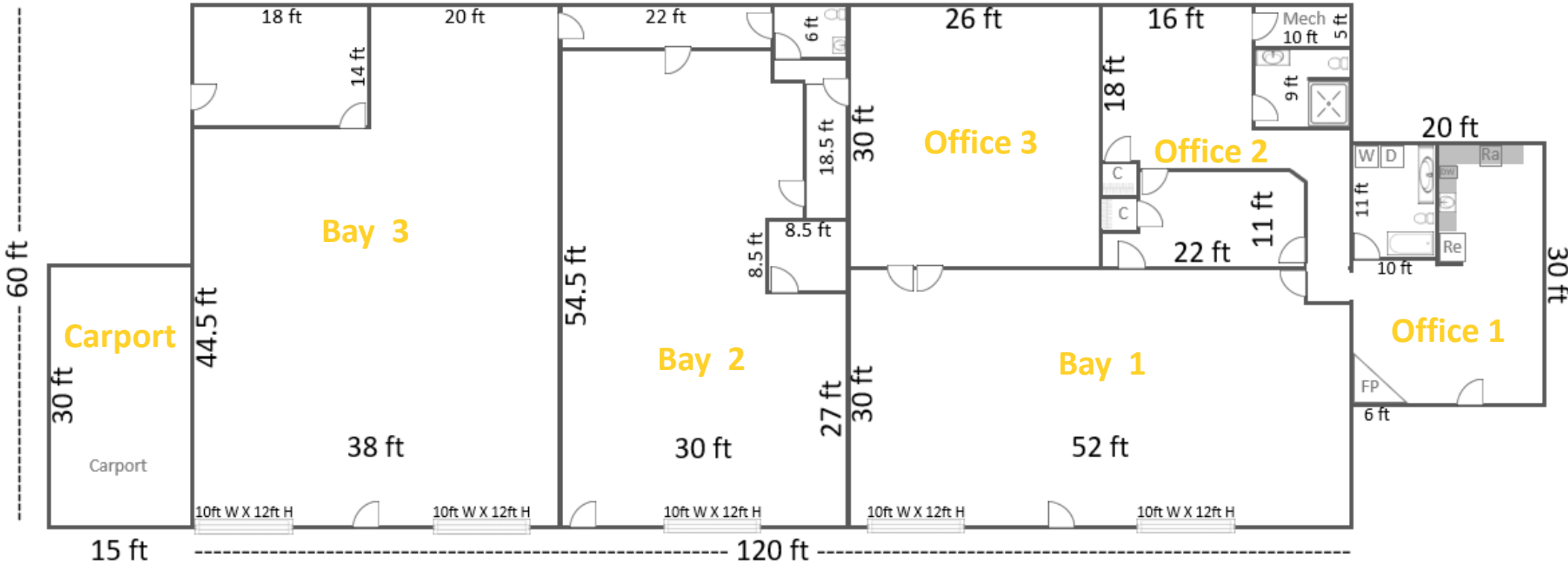
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# FLOOR PLAN

SPACE NAMES ARE FOR PHOTO REFERENCES ONLY



Floor Plan is for visual purposes only



[View Location](#)



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## OFFICE 1



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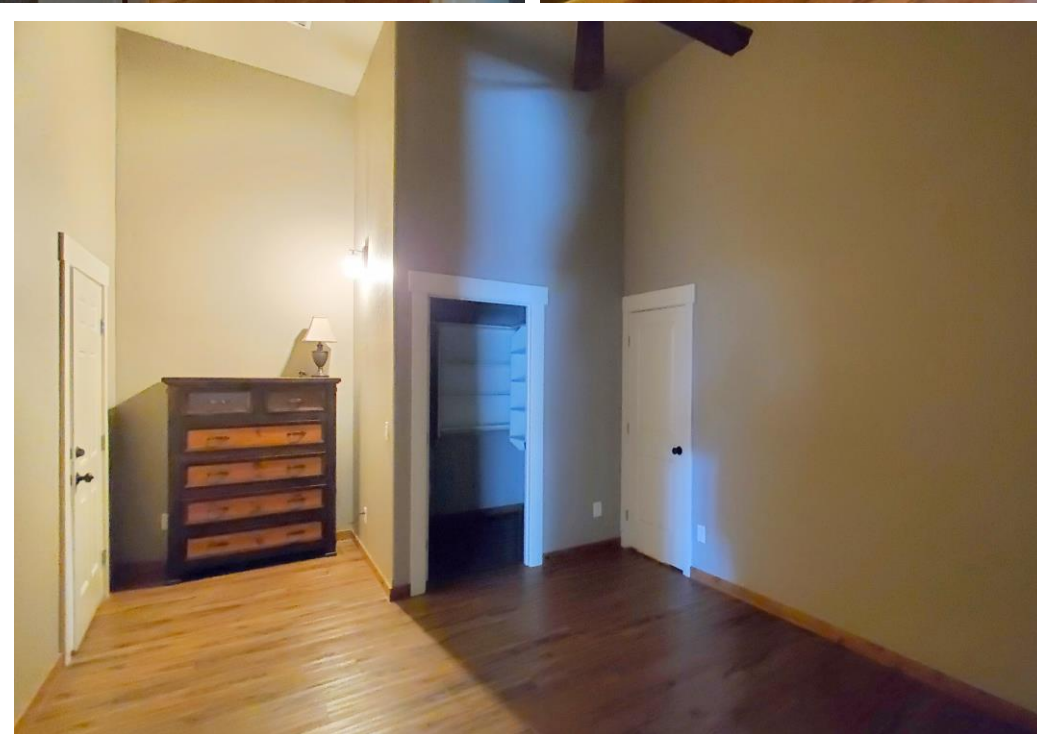
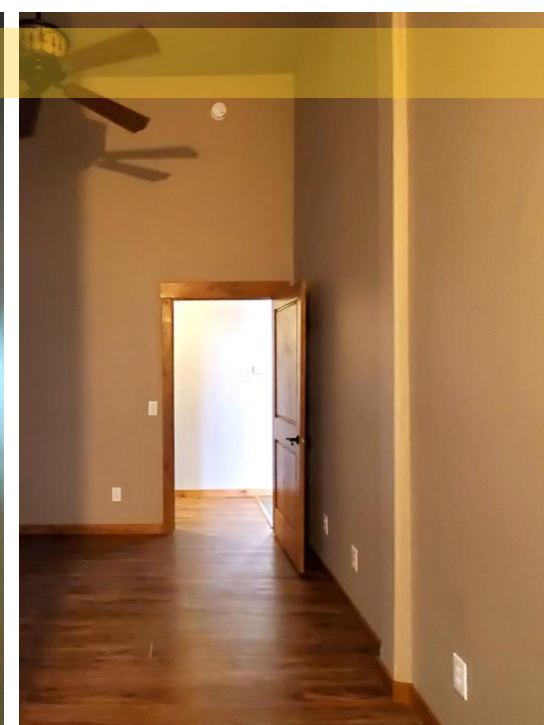
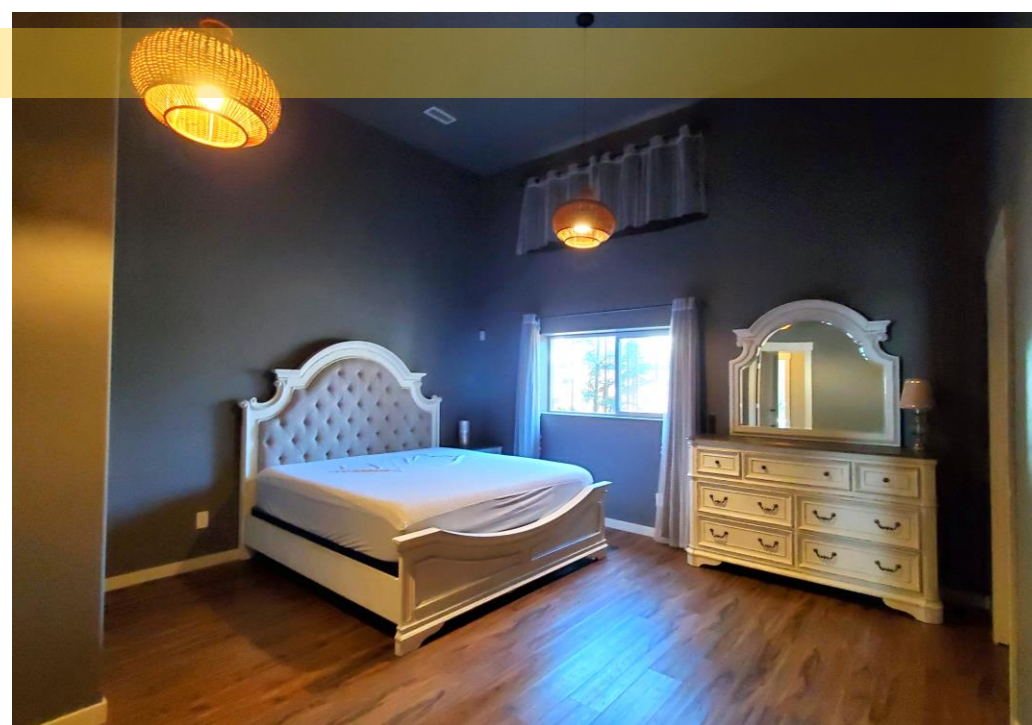
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## OFFICE 2



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## BAY 1 / OFFICE 3



4547 W Seltice Way,  
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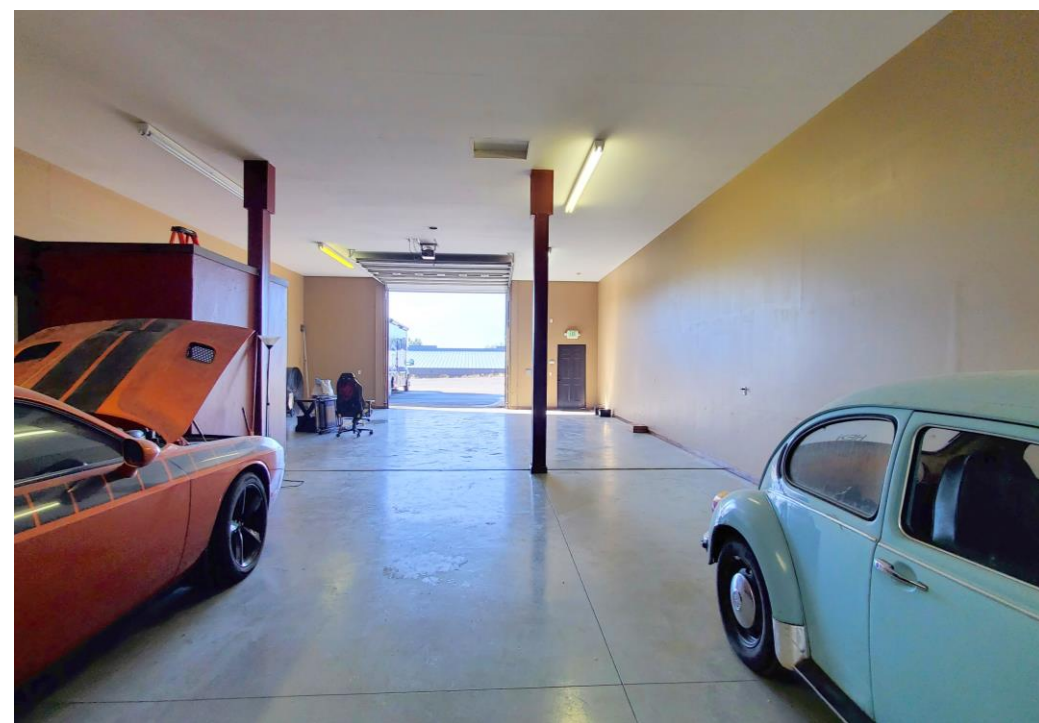
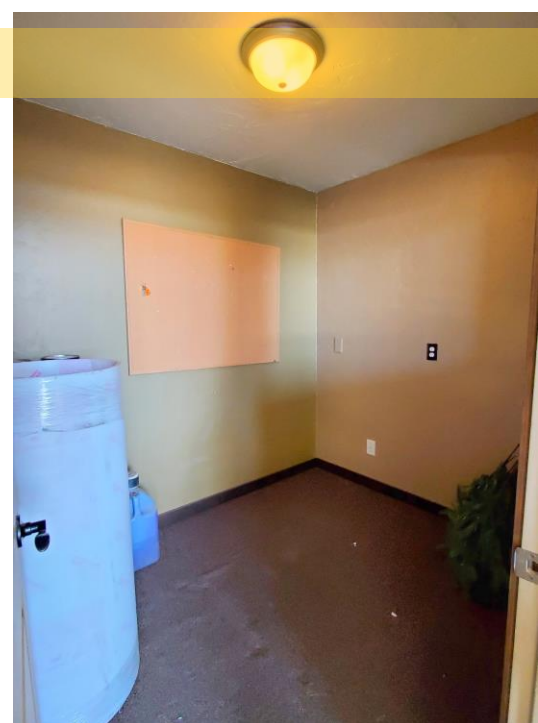
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## BAY 2



4547 W Seltice Way,  
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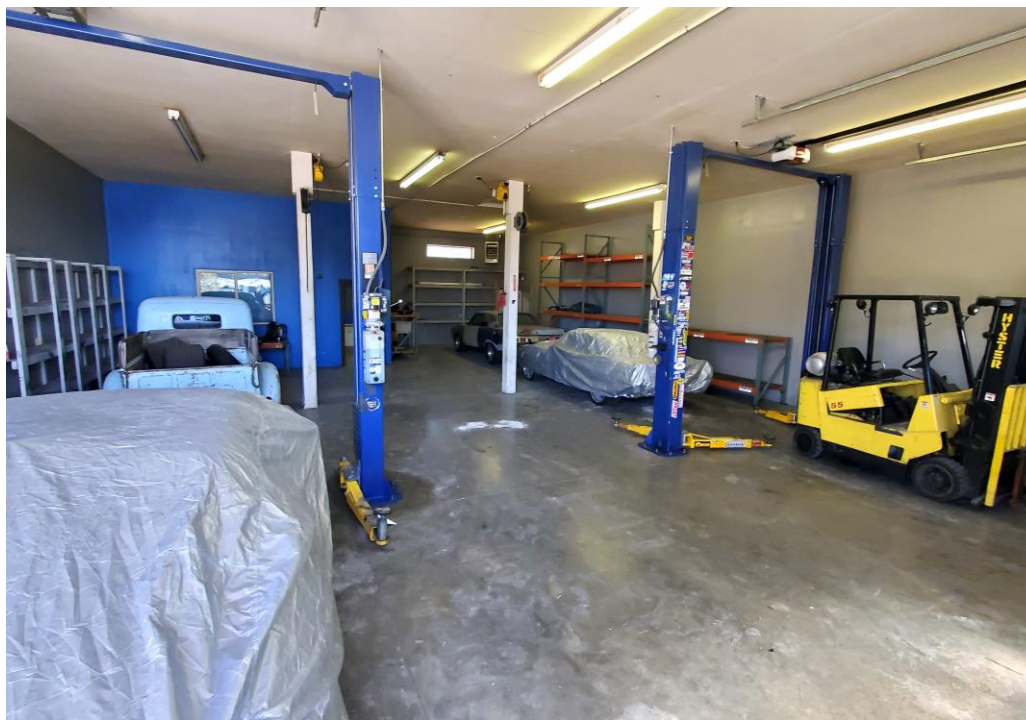
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## BAY 3



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# EXTERIOR



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# TRAFFIC COUNTS

1-MILE

Distance:	Street:	Count:
0.14	W Seltice Way	16500
0.15	I-90 East Bound	65500
0.19	W Ferrel St	1600
0.27	North Huetter Road	1600
0.52	N Huetter Rd	3000
0.53	Buckskin Road	120
0.55	Maplewood Ave	1100
0.64	East Maplewood Avenue	1100
0.74	North Foothill Drive	490
0.79	I- 90	540
0.80	W Nez Perce Rd	480
0.84	I- 90	56000
0.84	Atlas Rd	9000
0.88	Lancaster Road	300
0.90	West Nez Perce Road	620
0.91	East Seltice Way	9000
0.93	E Seltice Way	560
0.95	I- 90	1200
0.96	Atlas Rd	8812
0.98	West Seltice Way	13500
1.01	E Seltice Way	10000
1.04	North Atlas Road	8900
1.07	East Mullan Avenue	780
1.08	West Fairway Drive	1200
0.74	North Foothill Drive	490



**Street  
View**



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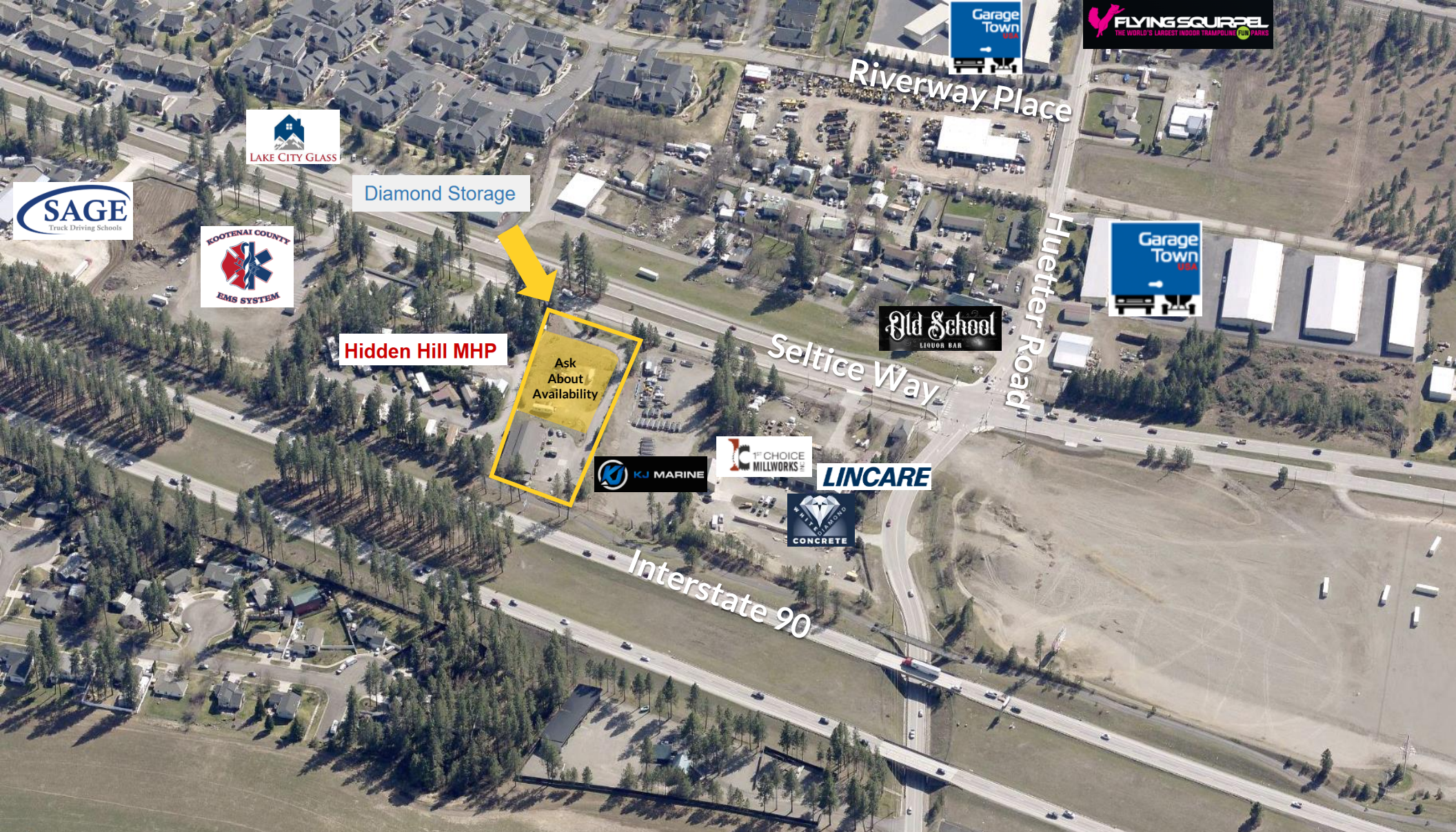
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**OFFICE LOCATIONS**  
SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

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