

FOR LEASE



# HIGH-EXPOSURE CORNER COMMERCIAL SPACE

7168 N GOVERNMENT WAY | DALTON GARDENS, ID 83815

BERKSHIRE  
HATHAWAY

JACKLIN  
REAL ESTATE



COMMERCIAL DIVISION<sup>SM</sup>



PRESENTED BY:

JOSH HARPER | REALTOR<sup>®</sup>

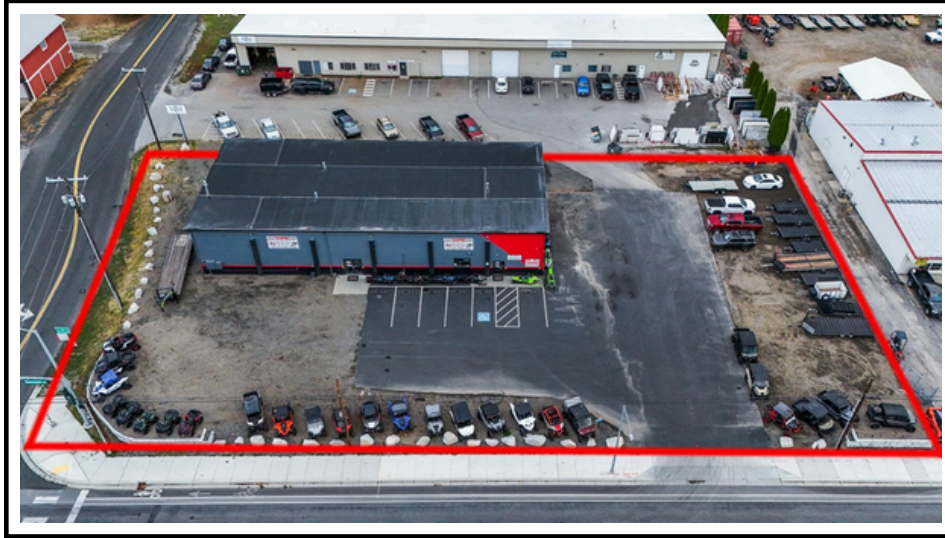
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**PROPERTY DETAILS**

SPACE	1st Floor
BUILDING SIZE	6,480 SF
TERM	3 Years
RENTAL RATE	\$17.59 /SF/YR
SPACE USE	Industrial
CONDITION	Full Build-Out
AVAILABLE	January 31, 2026

**PROPERTY OVERVIEW**

This high-visibility 0.87-acre corner property on N Government Way offers 243 feet of prime frontage with over 18,500 vehicles passing daily. The 6,480 SF building—currently a Powersports showroom—is ideal for retail, light industrial, or specialty use and includes a mezzanine, dividable office, ample storage, and two 16x8 bay doors. Strong local demographics and proximity to Hayden and Dalton Gardens support excellent income potential. Located minutes from major arterials in one of Idaho’s fastest-growing markets, this site is well-suited for an owner-user or investor. Lease rate: \$9,500/month NNN.

**PROPERTY HIGHLIGHTS**

- Prime corner lot with 243 ft of high-traffic frontage
- Flexible layout with mezzanine and dividable office space
- Located in a high-income, rapidly growing trade area
- Daily exposure to over 18,500 vehicles on N Government Way
- Two bay doors and multiple access points for easy operations
- Large parking lot ideal for tenants and future development



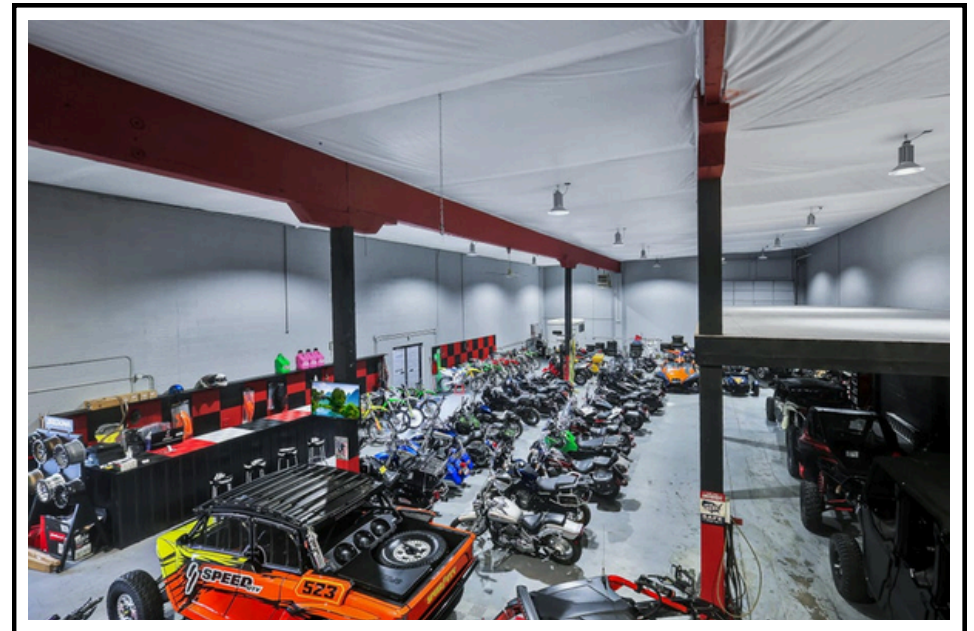
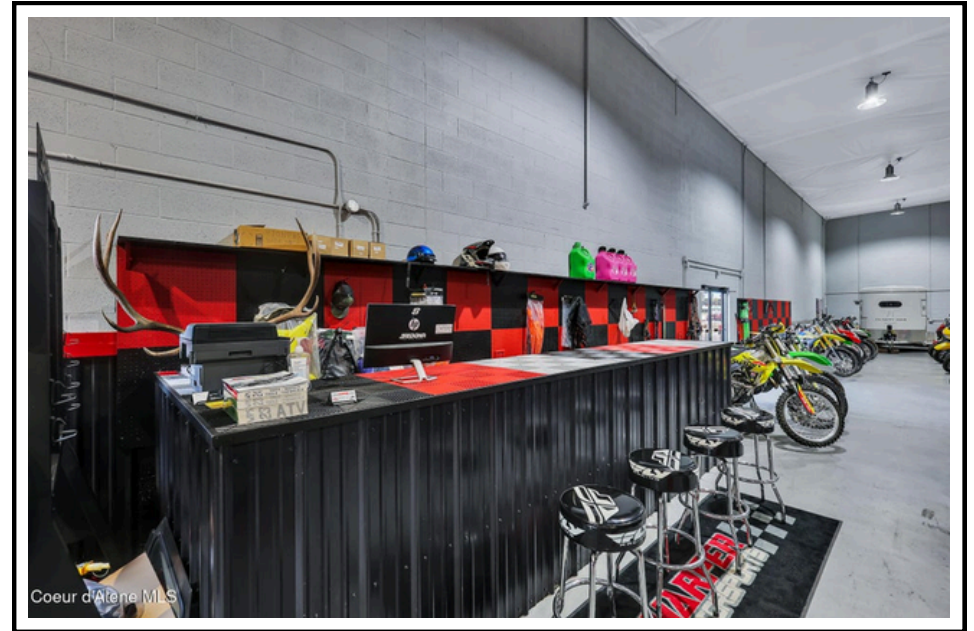
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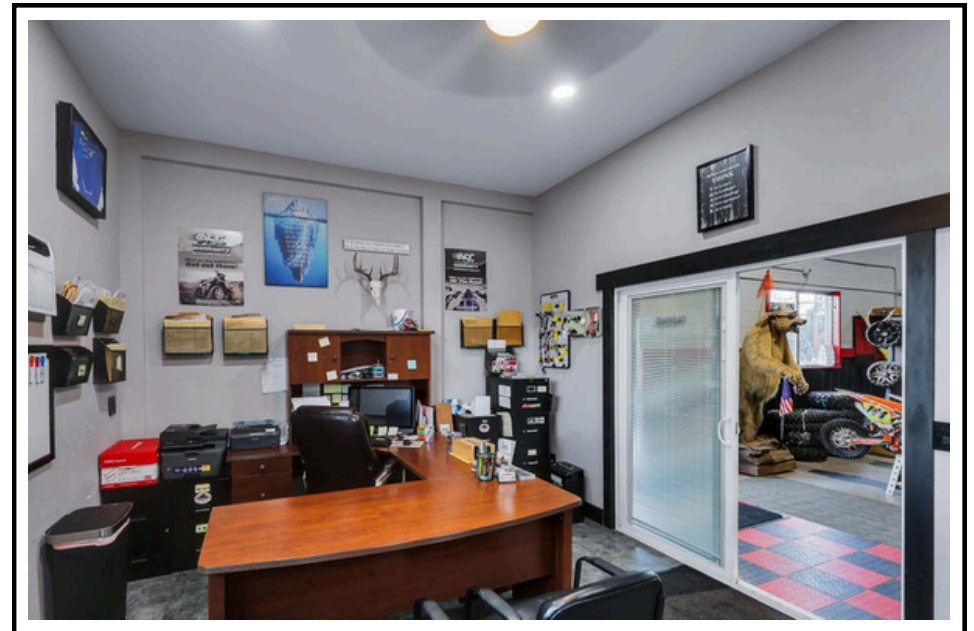
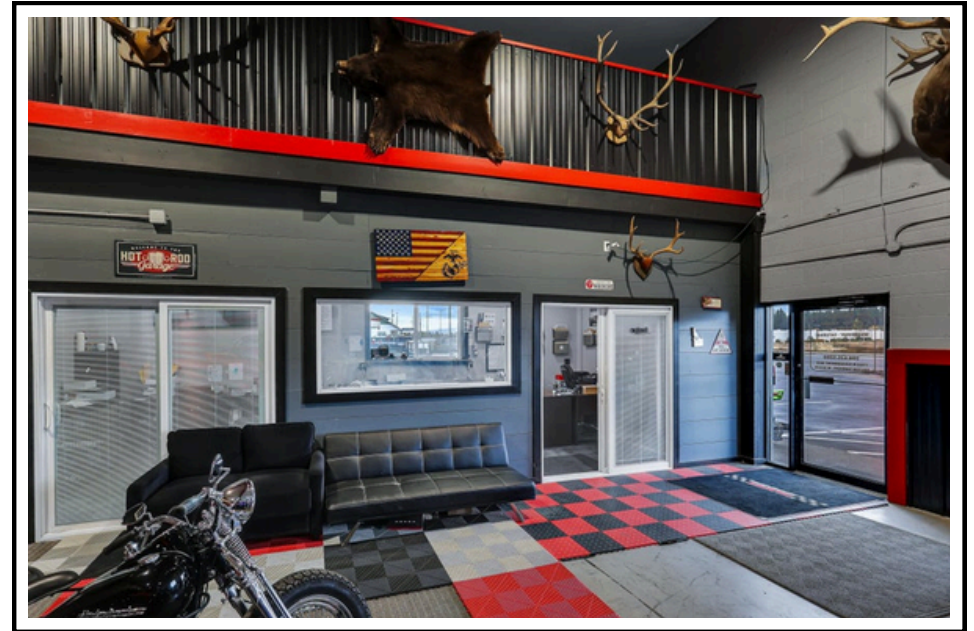
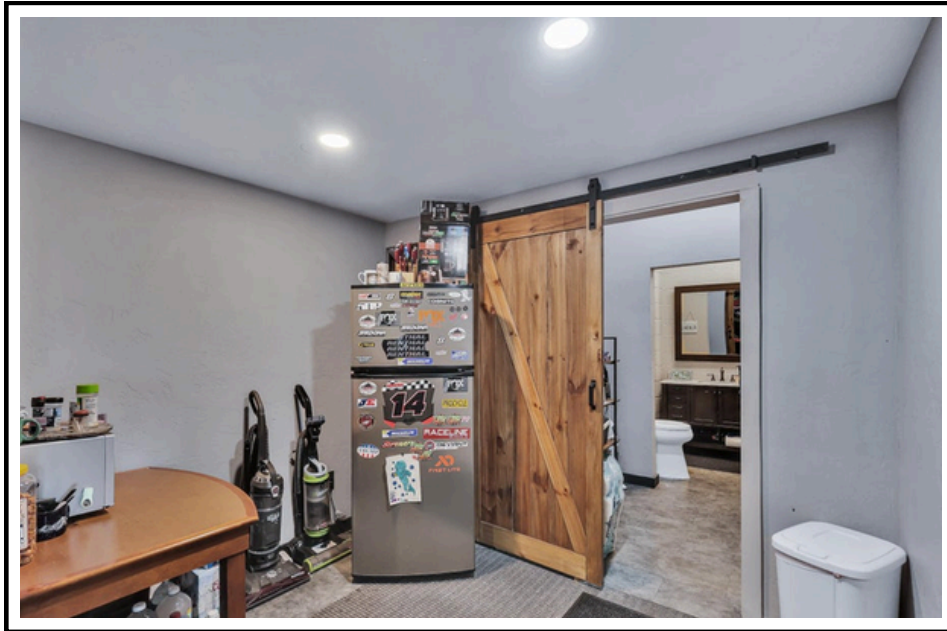


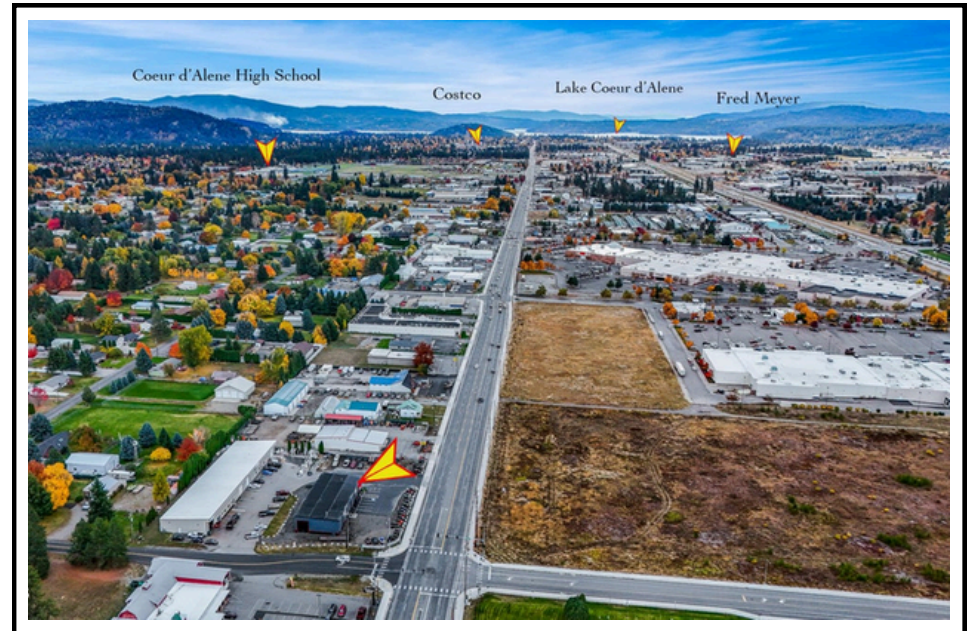
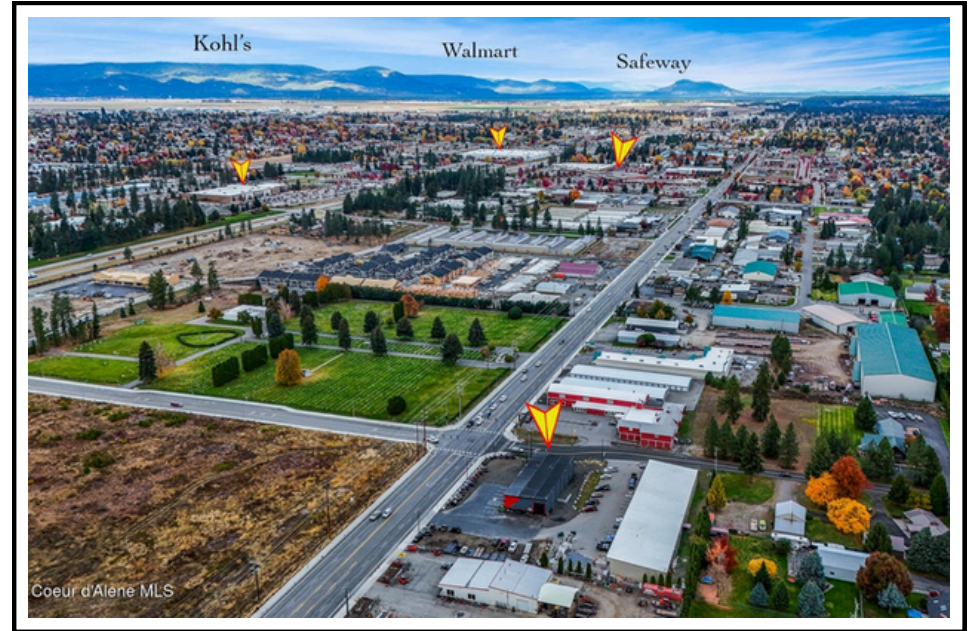
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1 MILE RADIUS			3 MILE RADIUS			5 MILE RADIUS		
POPULATION	TOTAL RETAIL EXPENDITURE	AVG. HOUSE-HOLD INC.	POPULATION	TOTAL RETAIL EXPENDITURE	AVG. HOUSE-HOLD INC.	POPULATION	TOTAL RETAIL EXPENDITURE	AVG. HOUSE-HOLD INC.
<b>4,526</b>	<b>\$49M</b>	<b>\$75,980</b>	<b>16,924</b>	<b>\$64 M</b>	<b>\$84,375</b>	<b>38,450</b>	<b>\$187 M</b>	<b>\$84,375</b>



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