



764 S. Clearwater Loop Suite C, Post Falls, ID - FOR LEASE



Warehouse with 2nd Floor Space

- Leasable Space: 10,624 SFT
- 1st Floor Warehouse: 6,624 SFT
- 2nd Floor: 4,000 SFT
- Total Building Size: 34,408 SFT
- Overhead Doors: (1) - 16' x 14'
- Dock Doors: (1) - 10' x 10'
- Zoning: Industrial
- 400A - 277/480V - 3 Phase
- Clear Height - Main warehouse
- 23' Under Mezzanine - 12'
- Access to major roads - I-90, Trent Ave, Hwy 41

Price: \$.80/SFT
NNN's: \$2.95/SFT/YR

STEVEN DAINES

Phone/sms:
509.590.9114

steven@dainescapital.com



[CLICK TO SEE PROPERTY VIDEO](#)



DAINES CAPITAL
COMMERCIAL REAL ESTATE



764 S. Clearwater Loop Suite C, Post Falls, ID FOR LEASE

Beck Rd & I-90 Exit (1 Mile)

Trent Ave (4 Miles)



STEVEN DAINES

Phone/sms: 509.590.9114

steven@dainescapital.com



DAINES CAPITAL
COMMERCIAL REAL ESTATE



764 S. Clearwater Loop Suite C, Post Falls, ID FOR LEASE

DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILE
Population	2,109	14,235
Households	767	5,181
Median Age	37	38
Median HH Income	\$59,515	\$78,247
Daytime Employees	2,429	4,840
Population Growth '22-27	10.95%	9.5%
Household Growth '22-27	11.08%	9.69%

No representation, express or implied, is made as to the accuracy of information contained herein. All information is from sources deemed reliable and submitted subject to errors, omissions, change or terms and conditions without notice. Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.



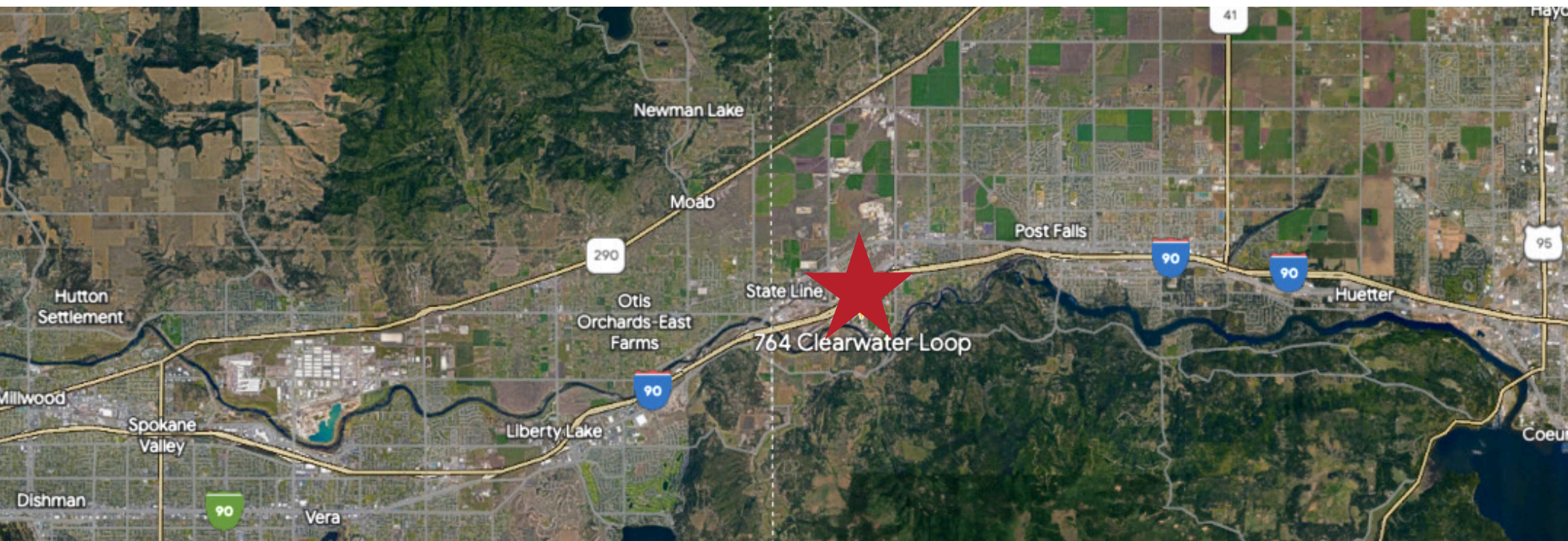


764 S. Clearwater Loop Suite C, Post Falls, ID

FOR LEASE

TRAFFIC

COLLECTION ST	CROSS ST	TRAFFIC VOL	YEAR	DISTANCE
I-90	View Rd.	4,106	2022	0.4 miles
W Riverbend Ave	Clearwater Loop NE	501	2022	0.31 miles



STEVEN DAINES

Phone/sms: 509.590.9114

steven@dainescapital.com



DAINES CAPITAL
COMMERCIAL REAL ESTATE



764 S. Clearwater Loop Suite C, Post Falls, ID FOR LEASE



STEVEN DAINES

Phone/sms: 509.590.9114

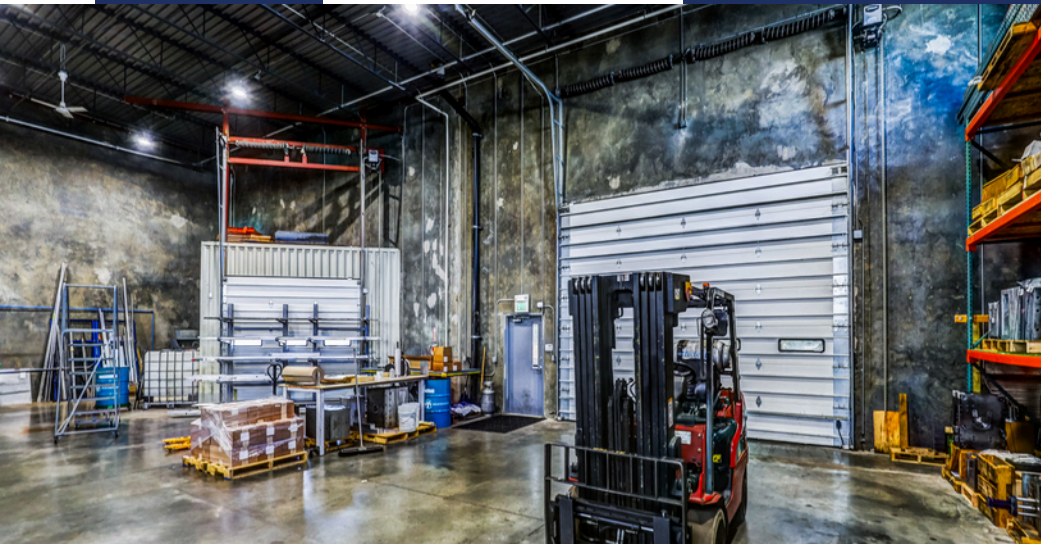
steven@dainescapital.com



DAINES CAPITAL
COMMERCIAL REAL ESTATE



764 S. Clearwater Loop Suite C, Post Falls, ID FOR LEASE



All HVAC rooftop units replaced May 2023 - Upgraded LED lighting throughout building Piped for compressed air throughout suite



STEVEN DAINES

Phone/sms: 509.590.9114

steven@dainescapital.com



DAINES CAPITAL
COMMERCIAL REAL ESTATE