

FOR LEASE



LEGACY RIVERBEND

4653 & 4655 W Saint Joe Avenue
Post Falls, ID 83854

NEW CONSTRUCTION INDUSTRIAL/FLEX SPACE IN RIVERBEND INDUSTRIAL PARK

- 12 units ranging in size $\pm 1,014$ SF up to $\pm 3,254$ SF
- Building A units can be combined
- Building B can be leased to one single tenant
- Each unit has 14' overhead door, man door, ADA restrooms and optional mezzanine
- Gas furnace, optional air conditioning and 3-phase power available

LEASE DETAILS

Lease Rate: \$1.50 PSF, NNN
Space Range: $\pm 1,014$ SF up to 3,254 SF

**VIEW
LOCATION**



JERAMIE TERZULLI

208.819.6004

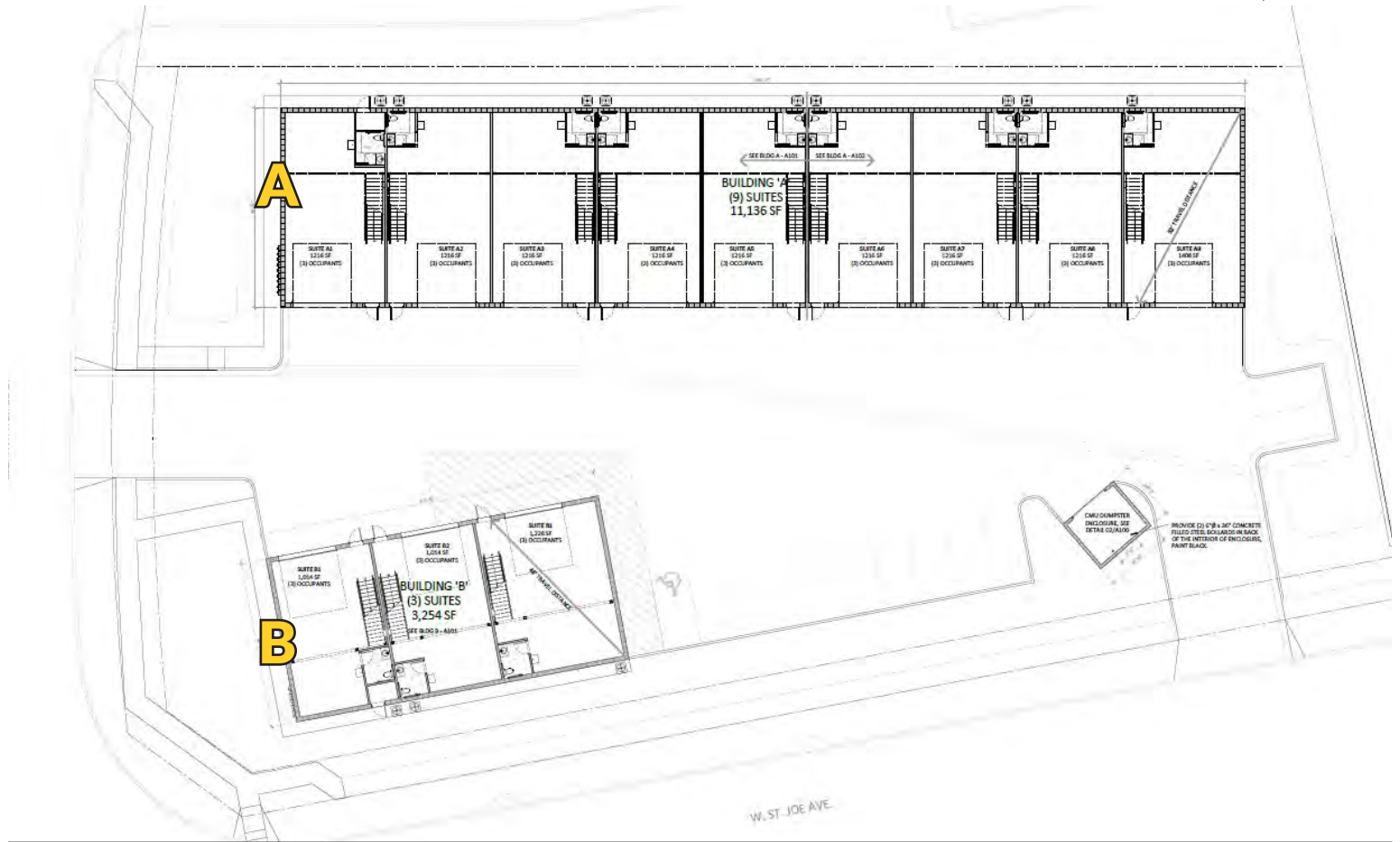
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**KIEMLE
HAGOOD**

SITE PLAN

INDUSTRIAL/FLEX SPACE

4653 & 4655 W Saint Joe Avenue
Post Falls, ID 83854



BUILDING A | ±11,136 SF

9 Suites Available

±1,216 SF up to 1,408 SF

**Units can be combined*

BUILDING B | ±3,254 SF

3 Suites Available

±1,014 SF up to 1,226 SF

**Can be leased to a single tenant*



INDUSTRIAL/FLEX SPACE

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DISTANCE / DRIVE TIMES

COEUR D'ALENE	12.3 MILES / 19 MINUTES
MISSOULA	176.7 MILES / 2 HOURS, 45 MINUTES
SPOKANE	21.3 MILES / 27 MINUTES
MOSES LAKE	124.7 MILES / 1 HOUR, 56 MINUTES
ELLENSBURG	193.2 MILES / 2 HOURS, 55 MINUTES
SEATTLE	299.5 MILES / 4 HOURS, 33 MINUTES

JERAMIE TERZULLI

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1579 W RIVERSTONE DRIVE, SUITE 102
COEUR D'ALENE, ID 83814

**KIEMLE
HAGOOD**

OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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