



275 INDUSTRIAL PARK

RATE REDUCED | \$8.00/SF/YR. NNN

OFFICE & WAREHOUSE FOR LEASE | SPIRIT LAKE, ID 83869

CONTACT

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HIGHLIGHTS

- 2 acres of industrial land fenced and secured yard.
Partially paved.
- Free span steel construction.
- 400 amps of power. 3 phase nearby.
- Heavily insulated plus radiant floor heating.
- Kitchen, breakroom, bathroom, and office included.
- 6" reinforced concrete slab.



DETAILS

AVAILABLE	SIZE	RATE
Building	9,600 SF	\$8.00/SF/yr. NNN
DEMISED OPTIONS	SIZE	RATE
Suite A	4,800 SF	\$8.00/SF/yr. NNN
Suite B	4,800 SF	\$8.00/SF/yr. NNN
LOT SIZE:	2 Acres	GRADE DOORS: 3
BLDG SIZE:	9,600 SF	ZONING: Industrial
YEAR BUILT:	2021	LEASE TYPE: NNN
POWER:	400 amps	AVAILABLE: Immediately

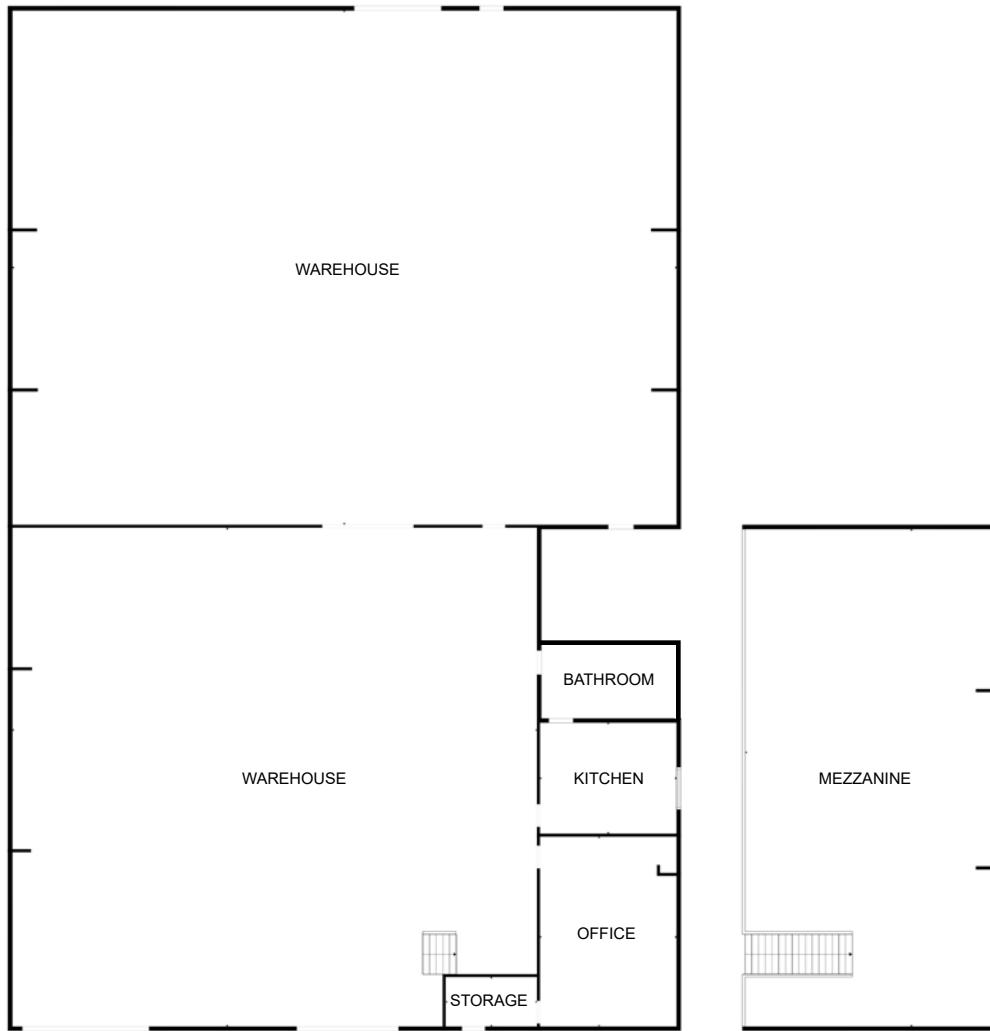
RATE REDUCED!



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FLOOR PLANS

AVAILABLE	SIZE	RATE
Building	9,600 SF	\$8.00/SF/yr. NNN
DEMISED OPTIONS	SIZE	RATE
Suite A	4,800 SF	\$8.00/SF/yr. NNN
Suite B	4,800 SF	\$8.00/SF/yr. NNN

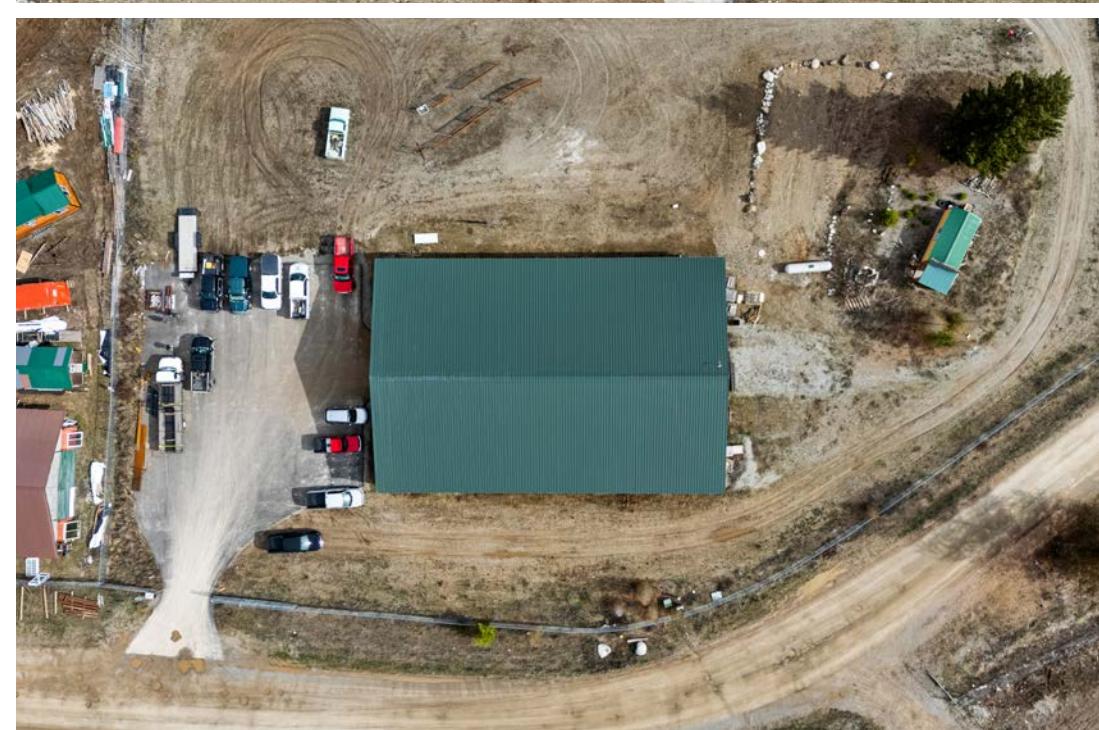


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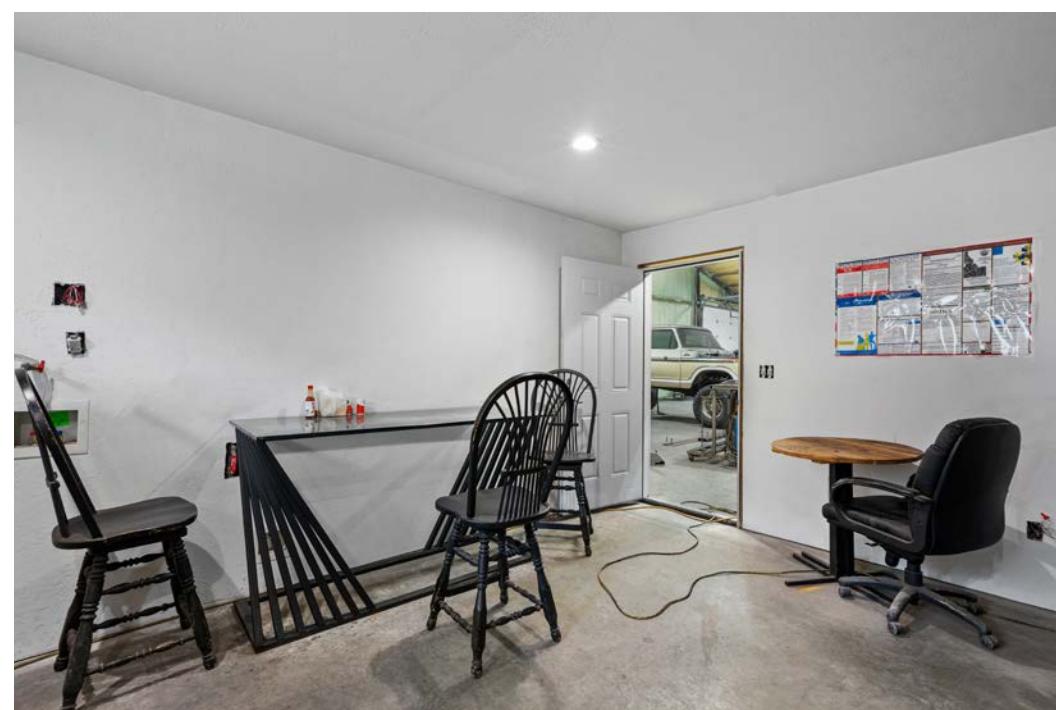


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AREA DEMOGRAPHIC SUMMARY

POPULATION	HOUSEHOLDS	AVG. HOUSEHOLD INC.	EMPLOYEES
3 MI 4,118	3 MI 1,569	3 MI \$91,202	3 MI 3,362
5 MI 6,932	5 MI 2,621	5 MI \$96,528	5 MI 5,659
10 MI 17,824	10 MI 6,873	10 MI \$110,946	10 MI 14,566

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SITE

6,090 VPD



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AERIAL MAP



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