

FOR LEASE >>>>

LIGHT INDUSTRIAL BUILDING

4508 W GRANGE AVE, SUITE 1 & 2 - POST FALLS, ID 83854

BIGHORN INDUSTRIAL PARK



7FOLD
REALTY
ADVISORS

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BERKSHIRE | JACKLIN
HATHAWAY | REAL ESTATE

COMMERCIAL DIVISION™



PROPERTY HIGHLIGHTS

- ± 5,980 SF WAREHOUSE SPACE
- ± 1,200 SF EXECUTIVE SPACE
- ± 92' X 130' YARD SPACE
- 4 EACH 16' X 14' ROLL UP DOORS
- 17' EVE HEIGHT & 22'-6" CEILING HEIGHT
- UTILITIES: GAS, WATER, ELECTRIC & SEPTIC
- 3 PHASE POWER
- 3 EXECUTIVE OFFICES & 2 BATHROOMS
- NNN COSTS ALSO INCLUDE WATER, LAWN CARE, SNOW REMOVAL & HVAC MAINTENANCE
- INSULATED & HEATED WAREHOUSE

[CLICK TO VIEW FULL PROPERTY SITE & PHOTOS](#)



PROPERTY DETAILS

LEASE RATE:	1.25/SF NNN
BLDG SQ FT	7,180 SF
NNN ESTIMATE:	.17/SF/MONTH
LOT SIZE:	MULTI-TENANT
PARCEL #:	0L1200020050
ZONING:	INDUSTRIAL
YEAR BUILT:	2022
TAXES (2025):	\$6,001.97

PROPERTY OVERVIEW

This building offers heated warehouse space with a dedicated office area, plus yard space for equipment storage. The property includes four roll-up doors allowing pull-through access to the rear yard, along with a functional shop layout designed for contractors and service businesses that need room to work and store equipment.

Located in West Post Falls with easy access to I-90, the site provides strong regional connectivity in a business-friendly Idaho environment with competitive operating costs.



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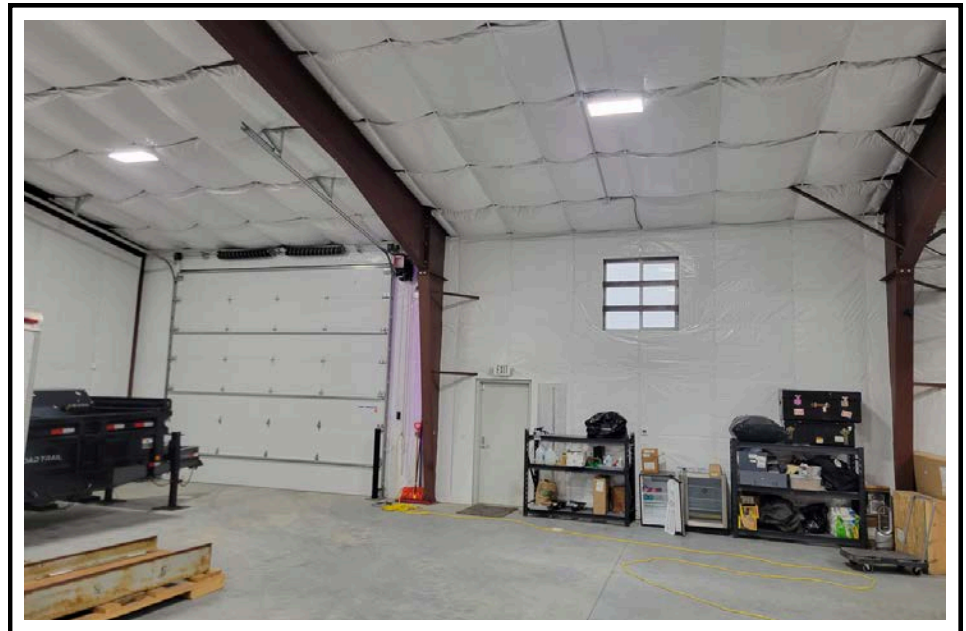
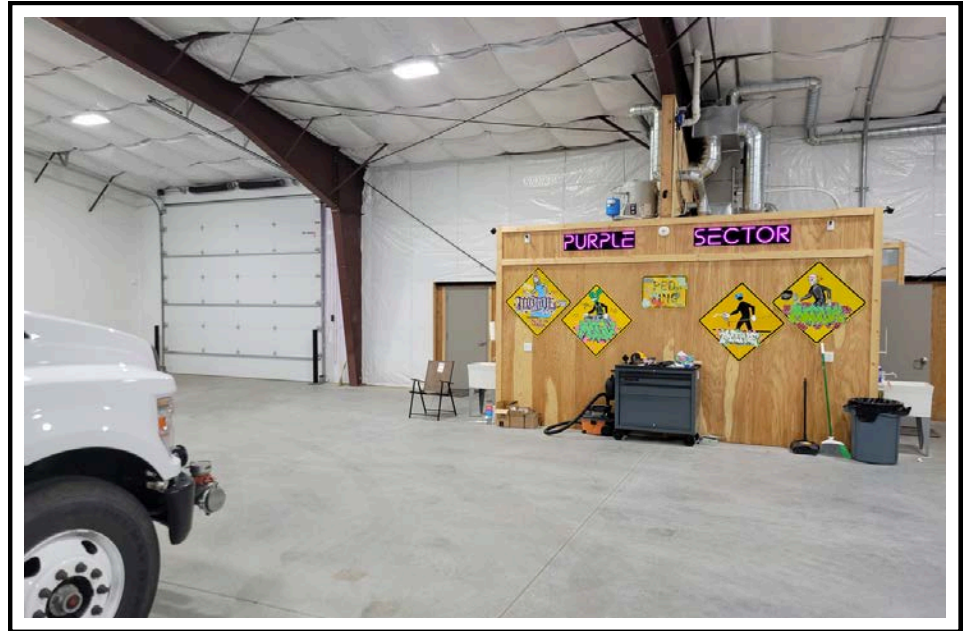


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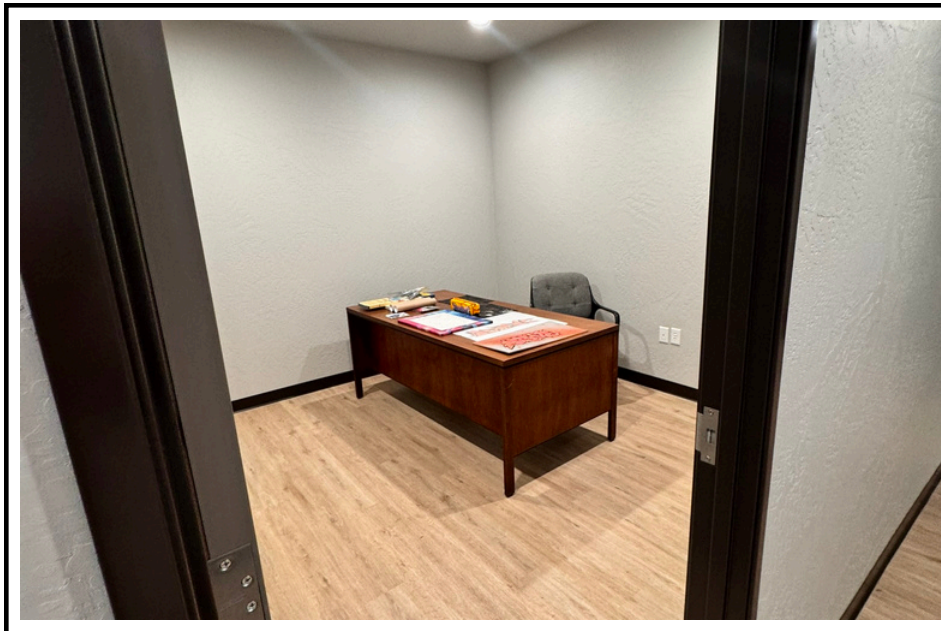
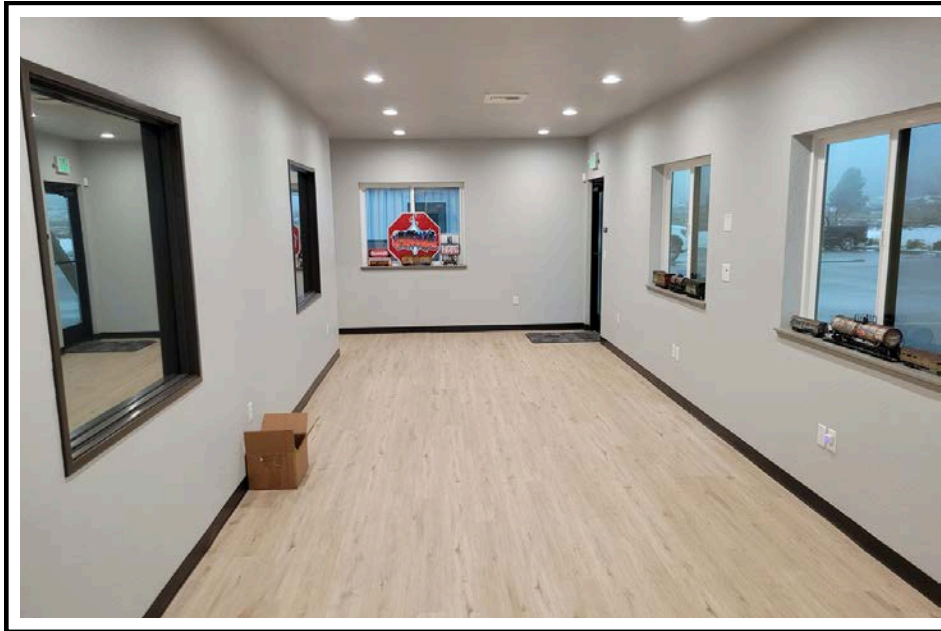
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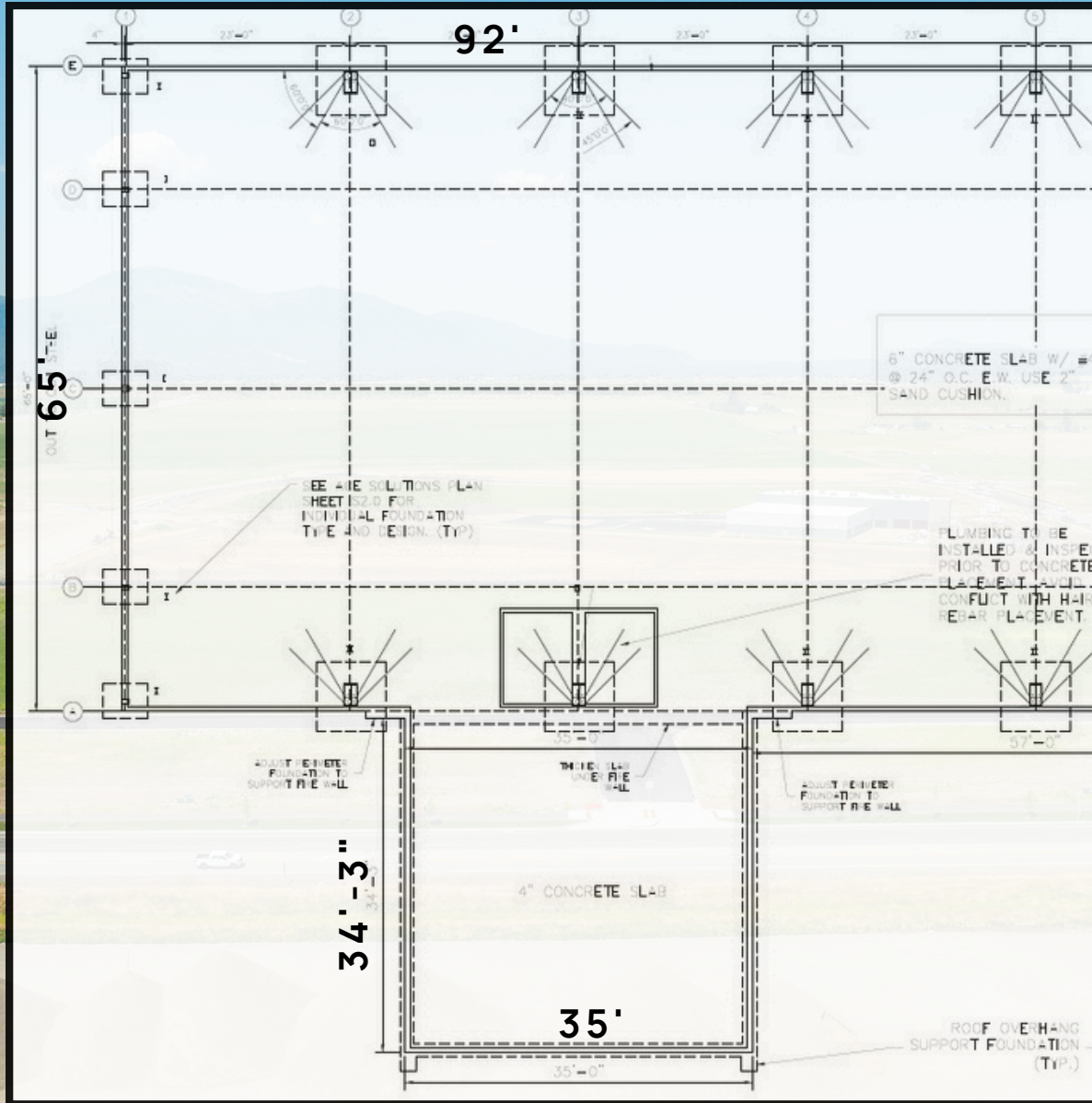
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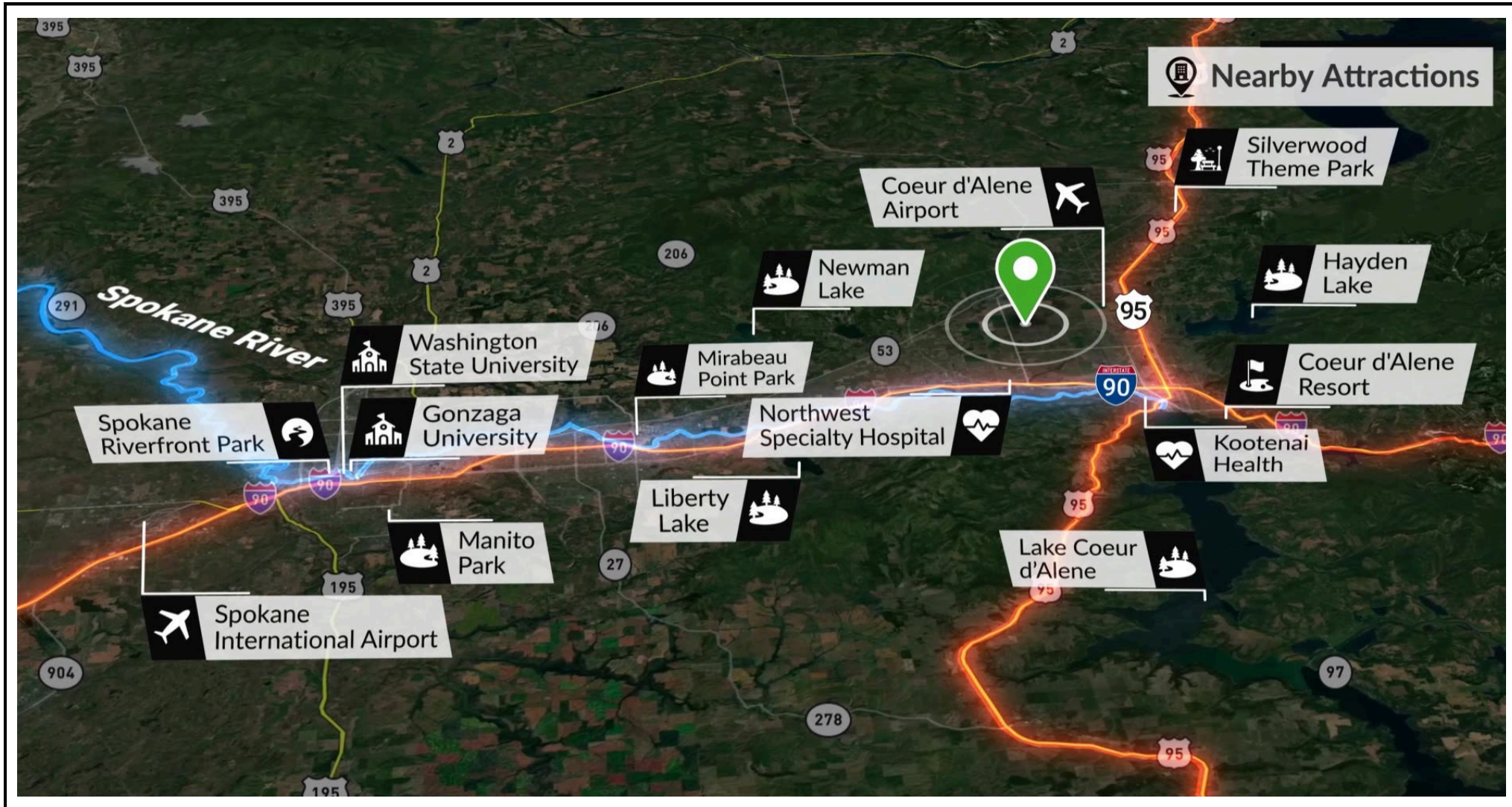
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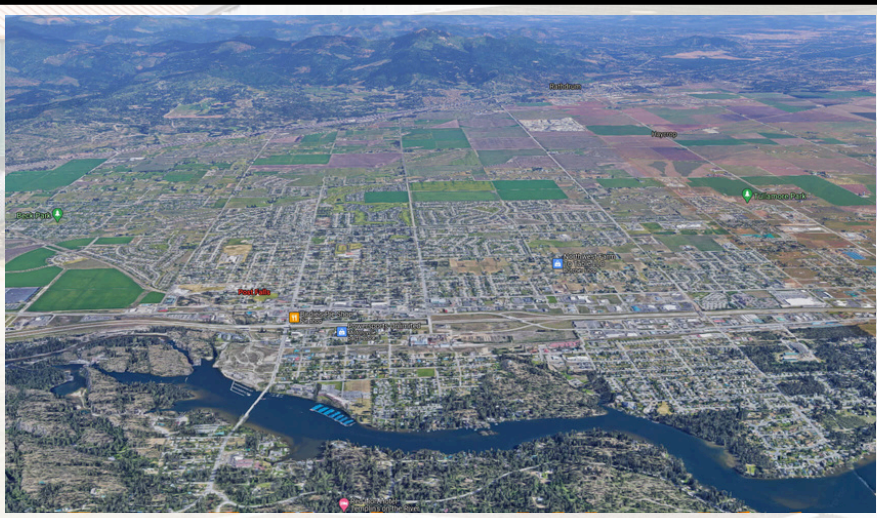
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FLOOR PLAN









LOCATION DESCRIPTION

Post Falls is one of North Idaho's fastest growing and most strategically positioned communities, offering direct access to rivers, mountains, and four season outdoor recreation including boating, hiking, skiing, and golf. Located along the Spokane River and minutes from Coeur d'Alene, the city combines natural beauty with everyday livability. Well planned neighborhoods, expanding retail corridors, and proximity to regional amenities make Post Falls attractive for both residents and businesses seeking room to grow. Beyond lifestyle, Post Falls continues to attract business owners and executives drawn by Idaho's favorable tax structure, business friendly regulations, and lower operating costs. The city benefits from immediate access to I 90, close proximity to Spokane's workforce and airport, and a strong sense of community without the congestion of larger metro markets. For those seeking long term stability, accessibility, and quality of life, Post Falls stands out as a place where people invest, operate, and stay.



LOCATION DETAILS

COUNTY:

KOOTENAI

POPULATION GROWTH:

One of Idaho's fastest growing cities with 2% annual population growth

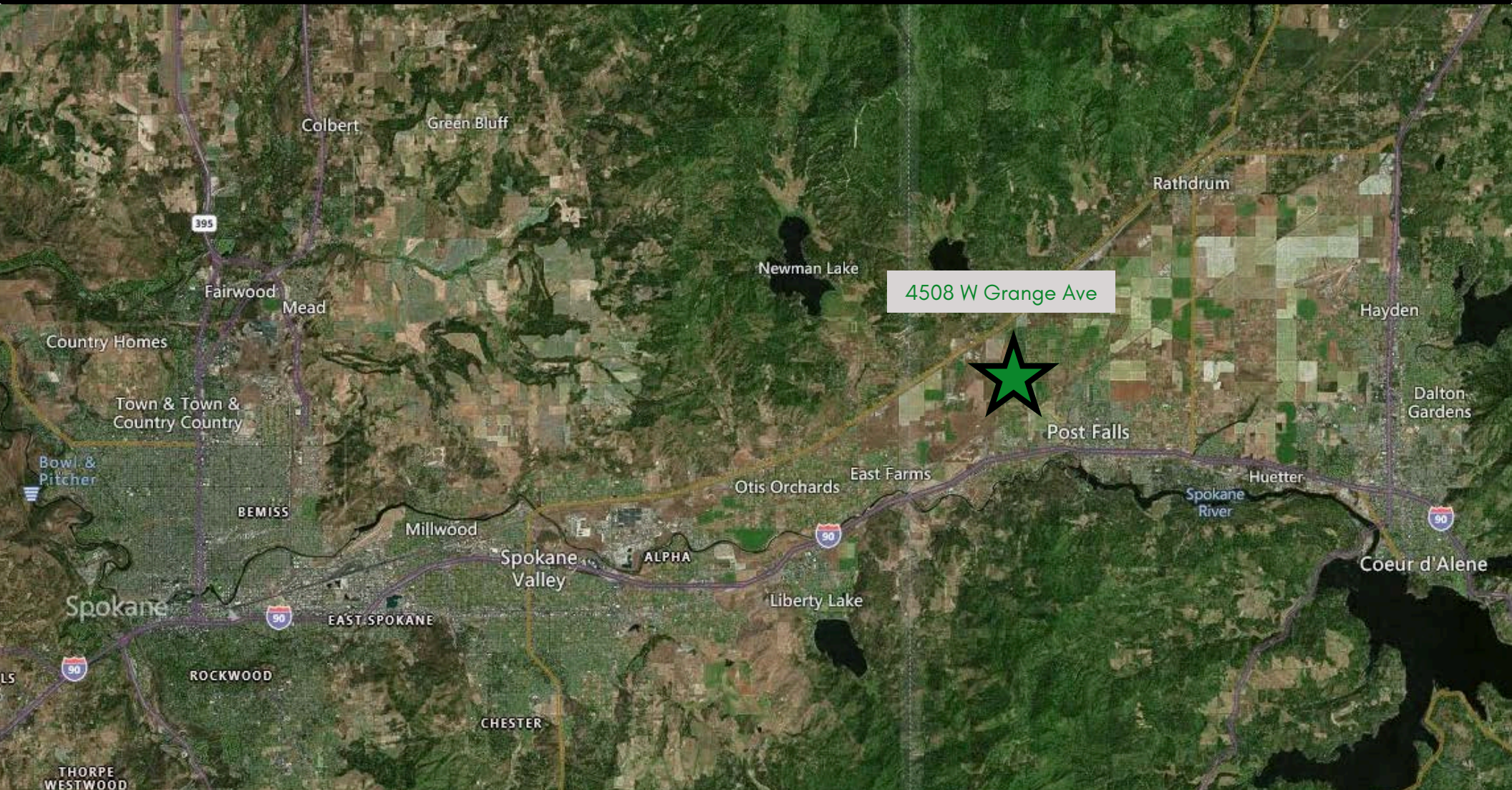
TOURISM & LIFESTYLE:

Known for the Spokane River, abundant outdoor recreation, and a family-friendly community.

ACCESSIBILITY:

Conveniently located just minutes from I-90, providing easy regional connectivity.

LOCATION



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 **COMMERCIAL DIVISION™**

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