

FOR LEASE

**ASK ABOUT OUR
LEASING INCENTIVES!**

DAUGHARTY COMMERCE PARK

3661 W Daugharty Loop | Hayden, ID 83835

[KIEMLEHAGOOD]

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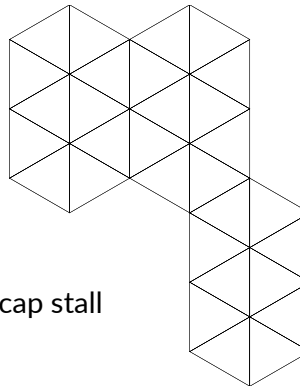
Located in Hayden, Idaho, Daugharty Commerce Park will feature 42 buildings at full buildout, offering flexible opportunities for a variety of users. Positioned just off Dakota Avenue and Atlas Road, and near Coeur d'Alene Airport, the site provides convenient access within a rapidly growing North Idaho corridor.

GENERAL INFORMATION

YEAR BUILT	Phase 1 began in 2023
*Final phase of development expected to be complete Q4 2026	
PARCEL NO.	HL8130010050
ZONING	LI - Light Industrial (Hayden)
PARKING	71 Common on-site parking stalls

BUILDING DETAILS

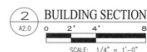
42 TOTAL BUILDINGS	Total based upon completion of final phase of development
TWENTY (20) BUILDINGS	±2,400 SF (40ft x 60ft)
TWENTY (22) BUILDINGS	±4,000 SF (40ft x 100ft)
EACH BUILDING	◦ Two (2) 14ft x 12ft roll up doors ◦ One (1) front office ◦ One (1) restroom ◦ One (1) kitchenette (non-enclosed) ◦ Three (3) man doors ◦ Paved yard area ◦ Ceiling height 18ft ◦ Power: Single Phase 400amp ◦ Parking: Three (3) regular stalls, One (1) handicap stall





UNIT NO.	AVAILABLE	ADDRESS	SIZE	DIMENSIONS	MONTHLY RATE PSF	LEASE TYPE	MONTHLY RATE	MONTHLY CAMS
3661	NOW	3661 W Daugharty Loop	±4,000 SF	40ft x 100ft	\$1.00	Modified Gross	\$4,000	\$200
3643	NOW	3643 W Daugharty Loop	±4,000 SF	40ft x 100ft	\$1.00	Modified Gross	\$4,000	\$200
3499	NOW	3499 W Daugharty Loop	±4,000 SF	40ft x 100ft	\$1.00	Modified Gross	\$4,000	\$200
3449	NOW	3449 W Libby Lane	±4,000 SF	40ft x 100ft	\$1.10	Modified Gross	\$4,400	\$200
3425	NOW	3425 W Libby Lane	±4,000 SF	40ft x 100ft	\$1.10	Modified Gross	\$4,400	\$200





DATE:	1/28/2022
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SHEET NO.	A2.0



● ±4,000 SF Units

● ±2,400 SF Units

□ Common Parking

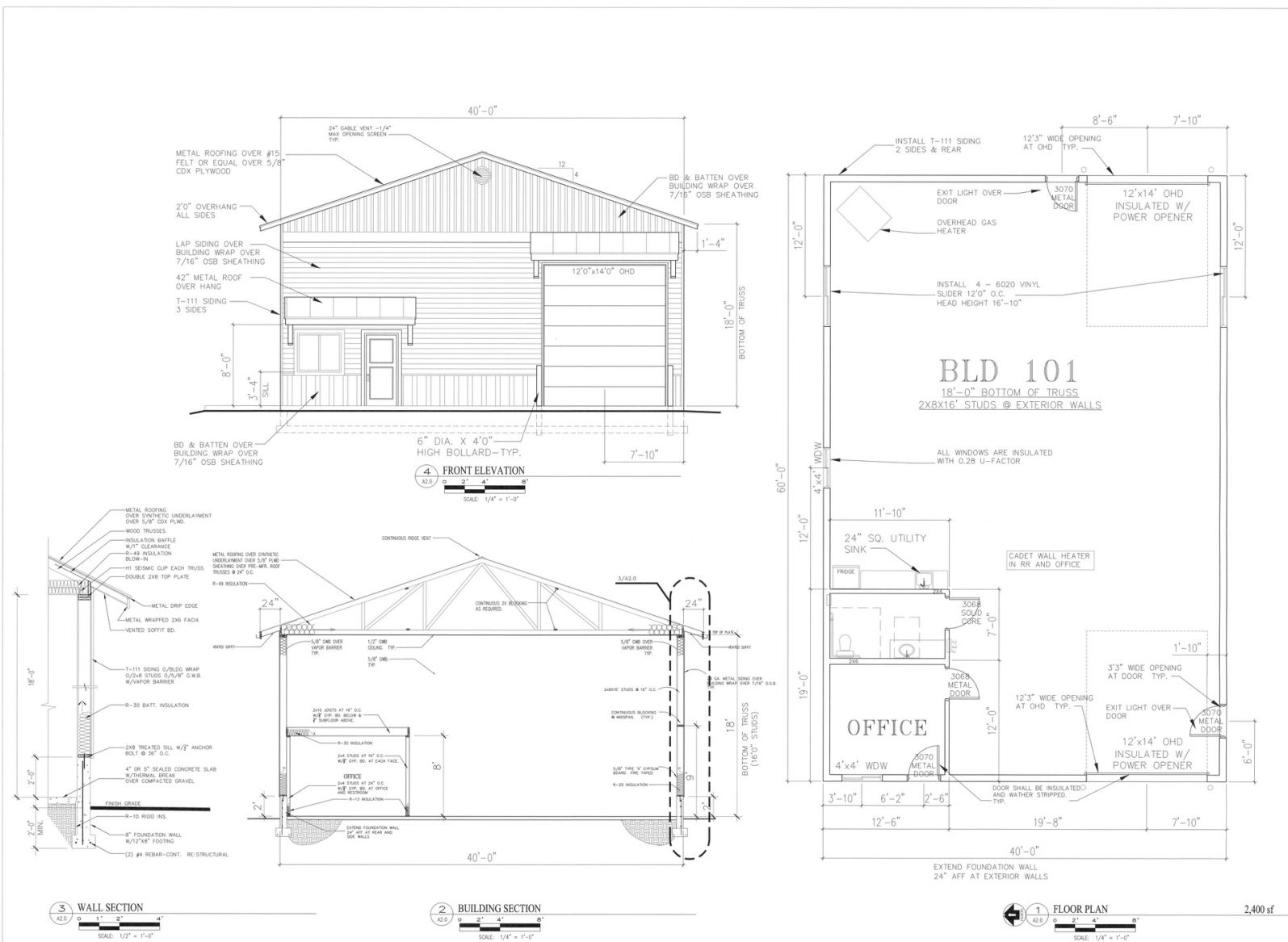
□ Coming Q4 2026

□ Available Units | Coming Sept 1, 2026

***CAM cost covers water, sewer, landscaping, and snow removal.**

UNIT NO.	AVAILABLE	ADDRESS	SIZE	DIMENSIONS	MONTHLY RATE PSF	LEASE TYPE	MONTHLY RATE	MONTHLY CAMS
3526	Sept 1, 2026	3526 W Libby Lane	±2,400 SF	40ft x 60ft	\$1.25	Modified Gross	\$3,000	\$200
3504	Sept 1, 2026	3504 W Libby Lane	±2,400 SF	40ft x 60ft	\$1.25	Modified Gross	\$3,000	\$200
3488	Sept 1, 2026	3488 W Libby Lane	±2,400 SF	40ft x 60ft	\$1.25	Modified Gross	\$3,000	\$200
3464	Sept 1, 2026	3465 W Libby Lane	±2,400 SF	40ft x 60ft	\$1.25	Modified Gross	\$3,000	\$200





REVISIONS

WYATT ARCHITECTS AND ASSOCIATES

JAMES A. MCARTHUR, A.I.A.

1000 S. SHAWNEE BLVD.
SUITE 200
IDAHO FALLS, ID 83403
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LEFT-60-FOOT BLDG FLOOR PLAN

ATLAS INDUSTRIAL PARK, 60' BLDG

2131 W HAYDEN AVE., HAYDEN, ID

LICENSED ARCHITECT
A-183

JAMES MCARTHUR
STATE OF IDAHO

DATE: 12/14/2021

PROJECT: 21-28

DRAWN BY: JAS

SHEET NO. A2.0



8 NEW BUILDINGS COMING Q4 2026!





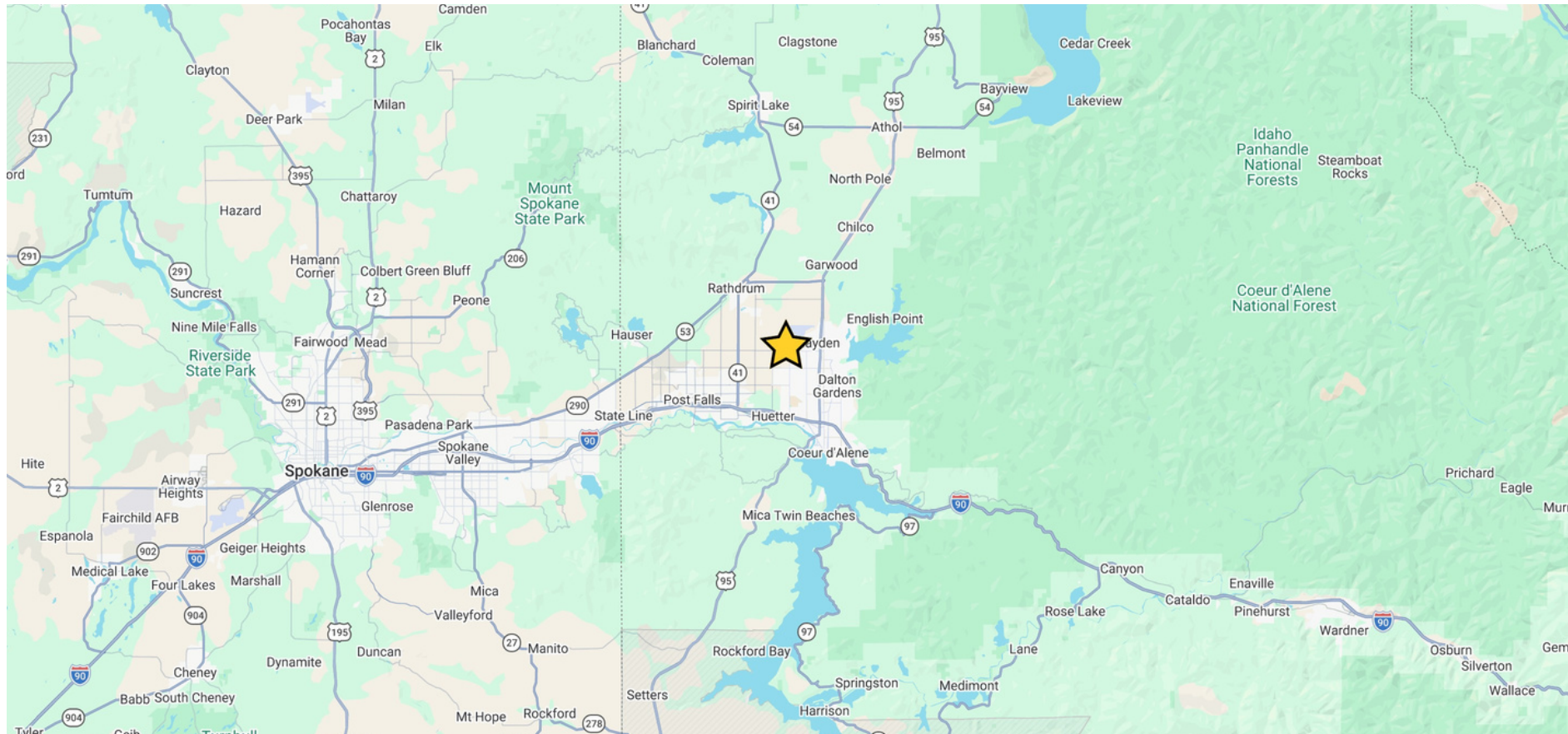
DESTINATION	TIME	DISTANCE
Spokane International Airport	±44 Minutes	±38 Miles
Sandpoint, ID	±47 Minutes	±42 Miles
Moscow, ID	±1 hour 40 Minutes	±89 Miles
Coeur d'Alene, ID	18 Minutes	±8 Miles

STREET	AVERAGE DAILY TRAFFIC
W Dakota Avenue	±695 ADT
N Atlas Road	±3,126 ADT
Hayden Avenue	±7,101 ADT



DEMOGRAPHICS	1 MI	3 MI	5MI
EST POPULATION 2025	1,859	35,866	93,885
PROJ. POPULATION 2030	2,043	39,043	101,929
EST HOUSEHOLDS 2025	748	13,530	37,174
MEDIAN AGE	41.2	39.1	39.7
2025 AVERAGE HHI	\$118,019	\$113,524	\$104,258
2025 MEDIAN HHI	\$89,473	\$91,914	\$84,114





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