



OFFERING MEMORANDUM

## Luxury Warehouse

4415 W Hargrave Ave., Post Falls, ID 83854



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# TABLE OF CONTENTS

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

PROPERTY OVERVIEW

PROPERTY PHOTOS

AREA OVERVIEW

DEMOGRAPHICS

SALE COMPARABLES



# EXECUTIVE SUMMARY

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# EXECUTIVE SUMMARY

Constructed in 2020, this state-of-the-art facility encompasses a total of 39,036 square feet, strategically divided to enhance operational efficiency. The building features an impressive 10,956 square feet of elegantly designed office space, coupled with an expansive 28,080 square feet of warehouse area. All set upon a generous 4.77-acre site, this property is engineered to cater to a diverse range of business operations.

The office section is fully equipped with high-speed Gigabit Ethernet, available in each of the 16 or more office spaces, alongside comprehensive WIFI coverage. Air conditioning in the offices ensures a comfortable working environment, while practical enhancements include a full kitchen in the breakroom for staff convenience.

Warehouse operations are supported by four large gas heaters and effortless logistics facilitated by two nine-foot by nine-foot loading dock high doors, along with one ten-foot by twelve-foot and one fourteen-foot by eighteen-foot ground level doors. Safety and security are paramount, with a fire sprinkler system and an extensive 80-camera security system.

Additional features include a robust 600-amp power supply with scope for enhancement, and substantial parking with over 63 spaces available. The property also allows for significant expansion potential, with preliminary arrangements made for extending the building and adding further structures on a ready-to-develop front pad site.

Further enhancing its appeal, the loading dock area is prepared for heating installation, maximizing functionality during colder months. This property presents a rare opportunity for business owners and investors alike. This industrial facility represents both a strategic investment and an operational advantage in a comprehensive, modern package.



YEAR BUILT  
**2020**



AVAILABLE SF:  
**39,036**



ZONING  
**LIGHT  
INDUSTRIAL**







# INVESTMENT HIGHLIGHTS

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# INVESTMENT HIGHLIGHTS

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## LOCATION

The Bighorn Industrial Lots in Post Falls, Idaho, offer a prime location with excellent access to Interstate 90 and Spokane International Airport. These versatile lots are suited for a range of industrial uses, including manufacturing and warehousing. They feature flexible zoning, modern infrastructure, and the potential for future expansion. The lots benefit from a growing economic environment and a supportive network of nearby commercial and industrial developments, making them an ideal choice for businesses seeking adaptability and connectivity.

## AMENITIES

This warehouse offers extensive amenities for efficient operations. It includes an 80-camera security system and gigabit Ethernet for robust connectivity. Safety is ensured with a fire sprinkler system. It has a full kitchen break room, a conference room with views of the warehouse, and 16+ large, bright offices.

The property includes a 2-bay sunken loading dock pre-plumbed for heating, a fenced back parking yard, and over 63 parking spaces. It has two 4-stall bathrooms, one family bathroom, 20' wall heights, and a peak height of 28'5". Power is supplied by a 600 Amp 120/240V single phase system with the ability to add 3-phase power. The facility operates on a septic system, community water, and natural gas.

## VERSATILITY

This 39,036-square-foot light industrial warehouse offers exceptional versatility to accommodate a range of business operations. With its expansive floor plan, the facility provides ample space for storage, manufacturing, or distribution. The warehouse's design allows for future expansion, with the capability to add an additional 10,000 square feet of warehouse space to meet growing needs or diversify operations.

Additionally, the property includes a pre-prepped pad ready for the construction of a 7,000 to 8,000-square-foot building. This feature provides further flexibility, allowing businesses to develop additional space for specialized functions, office areas, or additional storage as required. Together, these elements make the property a highly adaptable solution for businesses looking to scale operations, optimize space usage, and support future growth.

## OPPORTUNITY

Adjacent and to the West, is another 4.77 acre parcel of vacant land, also zoned light industrial, that is for sale for \$695,000. The two properties combined would ensure ample space for future growth and development.

## PROPERTY SUMMARY

<b>ADDRESS:</b>	4415 W Hargrave Ave
<b>PARCEL:</b>	0L3040030040
<b>LOT SIZE:</b>	207,781 SF
<b>BLDG SIZE:</b>	39,036 SF
<b>LOT ACRES:</b>	4.77 Acres
<b>COUNTY:</b>	Kootenai
<b>MARKET:</b>	Owner Occupants
<b>ZONING:</b>	Light Industrial
<b>PRICE:</b>	\$8,000,000
<b>PRICE PER SF:</b>	\$204.93

## OPPORTUNITY PROPERTY

<b>ADDRESS:</b>	L5B3 W Hargrave Ave
<b>PARCEL:</b>	0L3040030050
<b>LOT ACRES:</b>	4.77 Acres
<b>ZONING:</b>	Light Industrial
<b>PRICE:</b>	\$695,000
<b>PRICE PER ACRE:</b>	\$145,702



# PROPERTY OVERVIEW

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4.77 Acre Additional Parcel Available





# PROPERTY OVERVIEW

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## FIRST FLOOR

The first floor comprises 28,080 square feet of warehouse space, featuring a 535 square foot maintenance shop and a 1,087 square foot potential showroom. It is equipped with Sterling gas heaters, a fire sprinkler system, and an additional 8,100 square feet of office space with air conditioning and a full kitchen break area. The office area includes two bathrooms with four toilets each, numerous spacious offices, and room for an open desk workspace. The design also accommodates a future 10,000 square foot expansion at the north end.

## SECOND FLOOR

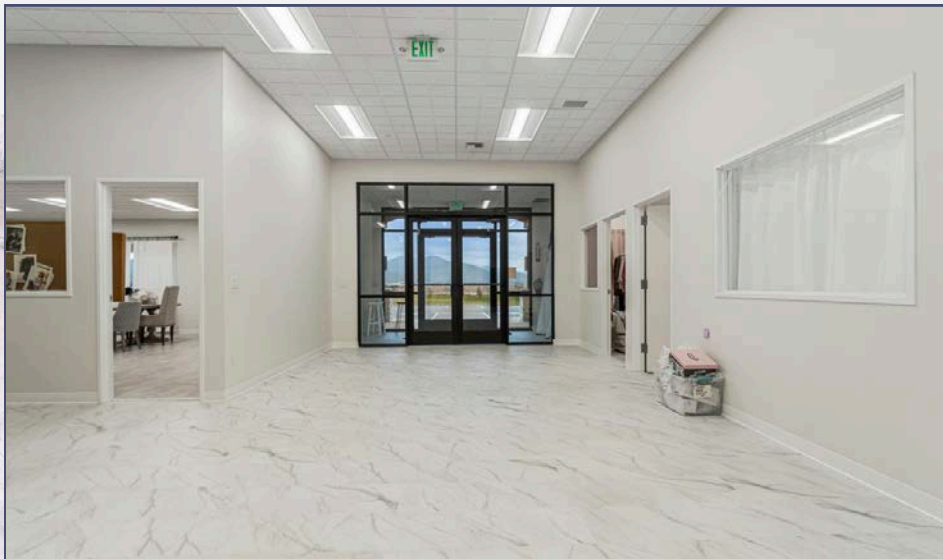
The 2,856 square foot second floor features a shared bathroom, four offices, a mechanical room, closet storage, and a conference room with views of the warehouse operations. It is also equipped with central A/C, and an open deck with serene mountain and territorial views.

## CONSTRUCTION

The building features a robust construction of steel and wood framing, with metal siding and roofing, and metal-trimmed windows. It is insulated with R-21 Batt Insulation in the exterior walls and RE-11 Sound Batt Insulation in the interior walls. The structure uses 2x8 and 2x4 wood construction in many areas, with a 6-inch concrete slab in the warehouse and a 4-inch concrete slab in the office area.

## DETAILED EXTRAS

The property offers a well-planned layout that enhances both functionality and accessibility. It features a dedicated bike rack for eco-friendly transportation and ADA-compliant parking spaces for all visitors. Employees also benefit from a wall of lockers for personal storage. At the rear, a 6-foot galvanized metal chain link fence provides a secure and private storage area. Additionally, a 7,200 square foot building pad, measuring 120 by 60 feet, is ready for future development with essential utilities in place, including a 1-inch water stub, gas and electric stubs, and a designated drain field site.







PROPERTY  
PHOTOS

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# AREA OVERVIEW

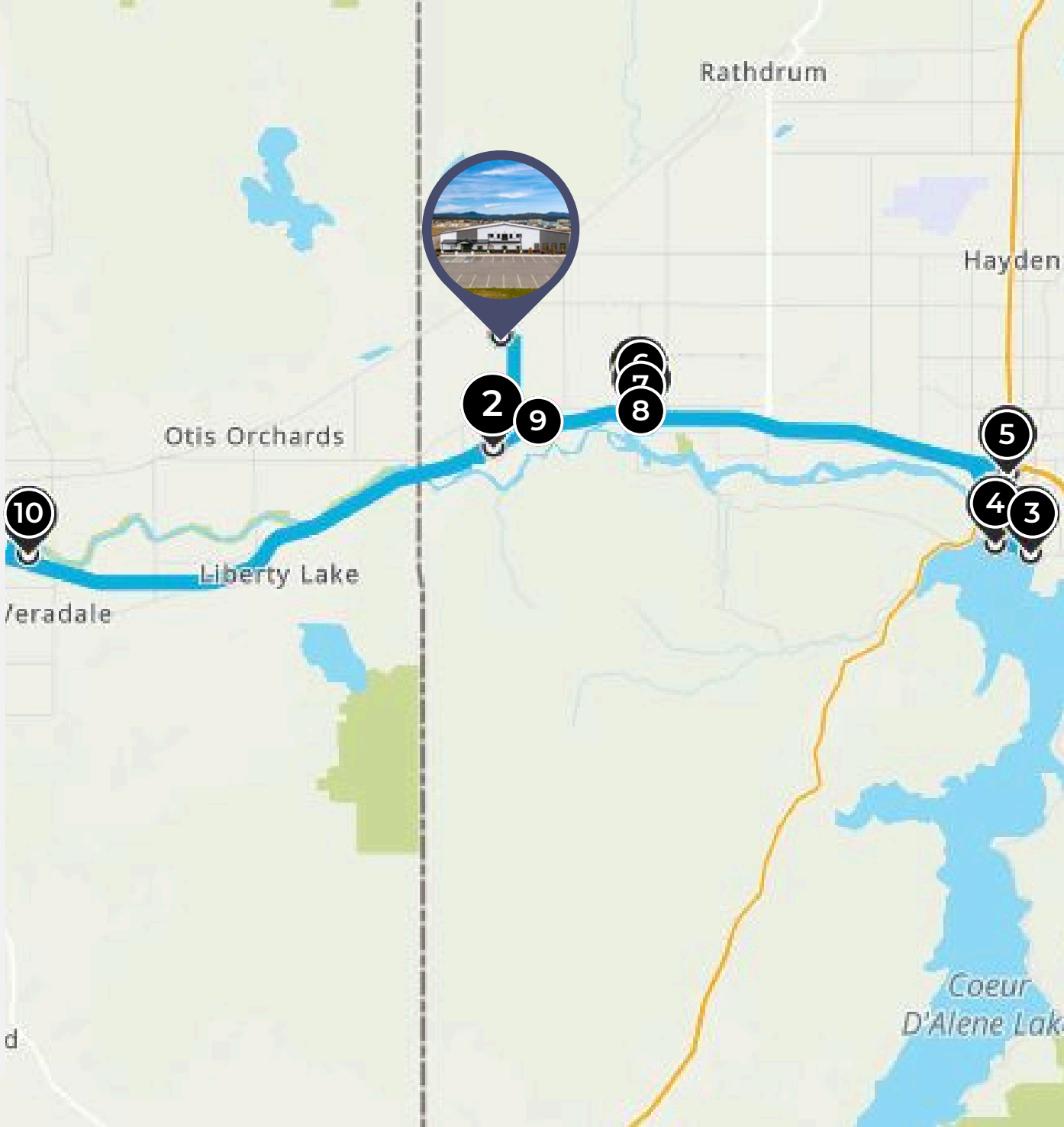
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# AREA AMENITIES

- 1 Spokane International Airport
- 2 Riverbend Commerce Park
- 3 Coeur d'Alene Resort
- 4 North Idaho College
- 5 Kootenai Health
- 6 Post Falls Public Library
- 7 Parks and Recreation Facilities
- 8 Downtown Post Falls
- 9 Interstate 90 (I-90)
- 10 Spokane Valley Mall





# AREA OVERVIEW



## GROWTH

Post Falls, Idaho, is experiencing notable growth, driven by its appealing quality of life and strategic location near Spokane, Washington. The city's affordable cost of living and vibrant community atmosphere have attracted both new residents and businesses. This has led to an expansion in residential and commercial developments, including new schools, parks, and shopping centers.

As Post Falls continues to grow, it is becoming a hub for industry and technology, supported by local investments in infrastructure. The city successfully blends rapid development with its small-town charm, making it an attractive place for businesses and individuals seeking a dynamic yet welcoming environment.



## WHAT'S COMING

Post Falls is experiencing vibrant growth with several key developments on the horizon. The Riverbend Commerce Park is attracting new industries, boosting local employment and economic activity. The city is also expanding its retail and dining options, enhancing amenities for residents.

On the residential front, new housing projects are underway, including modern apartments and single-family homes, to accommodate the growing population. Infrastructure improvements, such as road expansions, are also in progress to support this growth while preserving the city's small-town charm.



## STRATEGIC LOCATION

Post Falls, Idaho, boasts a strategic location that enhances its appeal as a business and residential hub. Situated approximately 30 miles east of Spokane, Washington, the city offers convenient access to the Spokane International Airport, which is just a short drive away. This proximity to a major airport facilitates easy travel and logistics for both residents and businesses, linking Post Falls to national and international destinations.

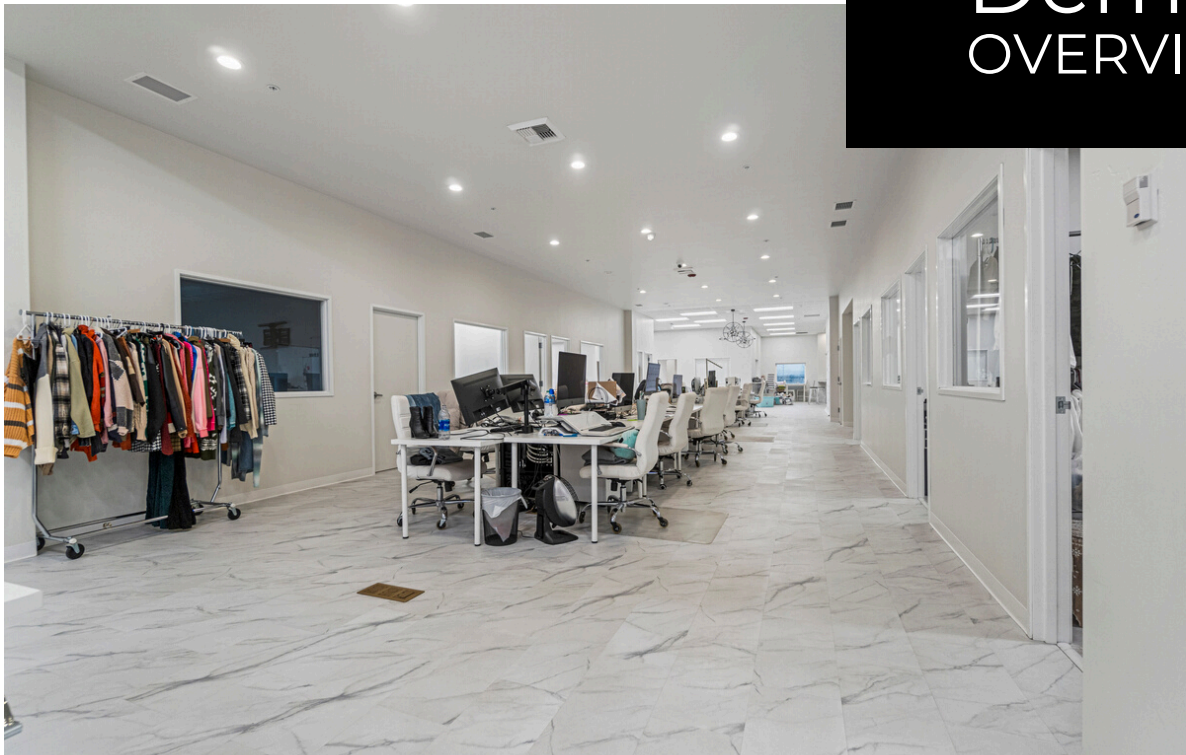
Additionally, Post Falls is directly connected to Interstate 90 (I-90), which runs through the city. This major highway provides seamless transportation east to Missoula, Montana, and west to Seattle, Washington. The ease of access to I-90 supports regional connectivity, making Post Falls a key location for commerce and travel within the Pacific Northwest.





# Demographics

## OVERVIEW





# DEMOGRAPHICS

2022 Summary	1 MILE	3 MILE	5 MILE
Population	1,717	19,076	44,929
Households	624	6,413	15,787
Families	453	4,708	11,471
Median Age	33	35	35
Median HH Income	\$49,556	\$73,031	\$71,927
Mean Household Income	\$69,953	\$85,498	\$85,434



**47,190**  
TOTAL POPULATION



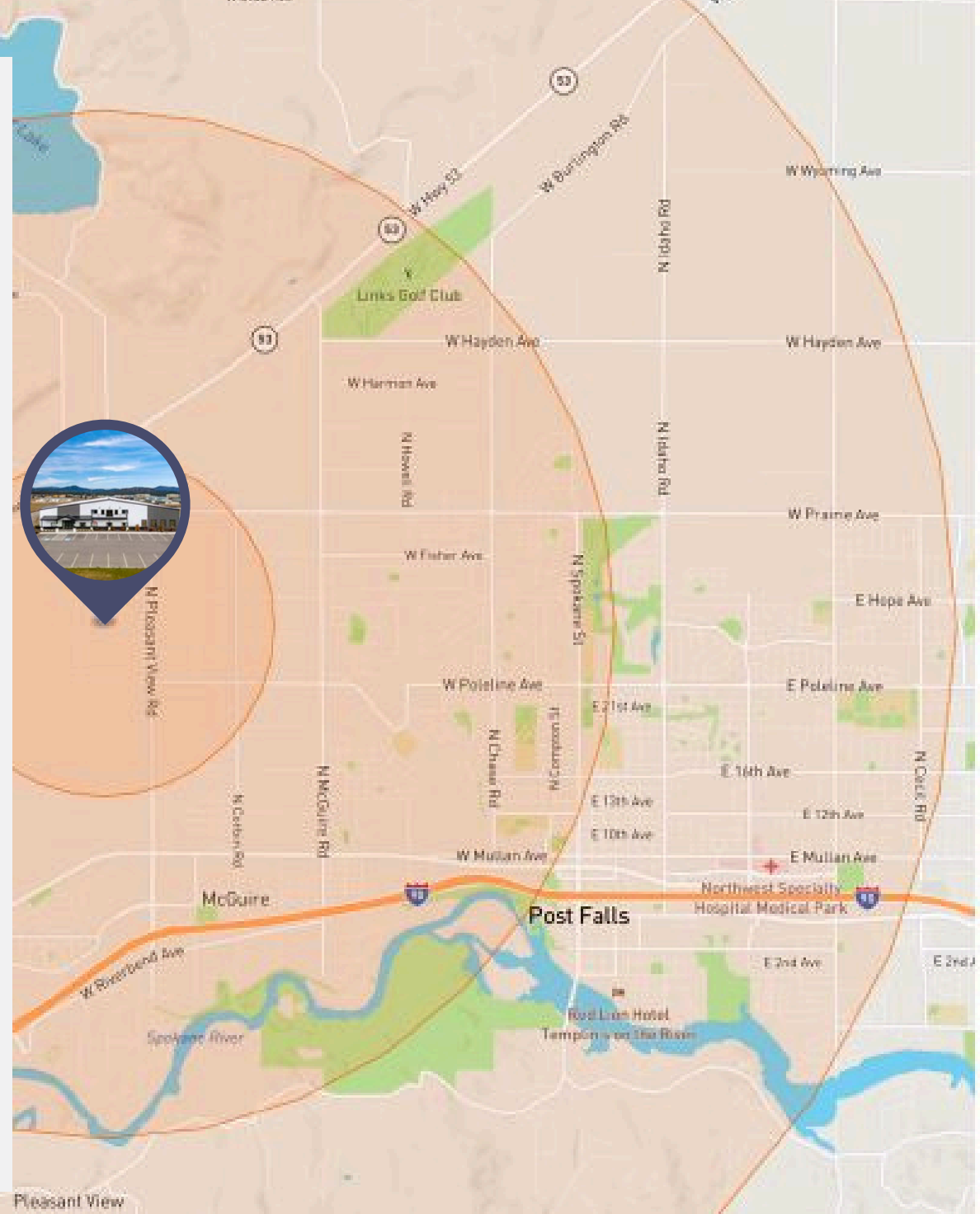
**19,104**  
TOTAL EMPLOYEES



**\$71,042**  
MEDIAN HH INCOME



**\$30,524**  
PER CAPITA INCOME

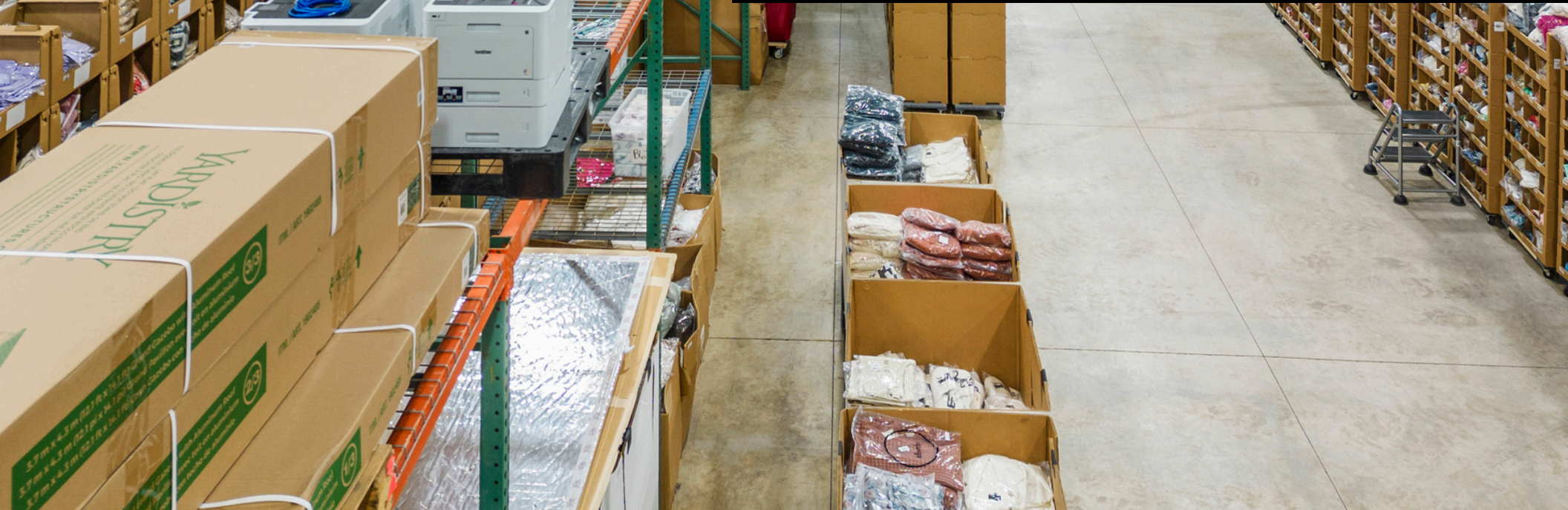






# SALES COMPARABLES

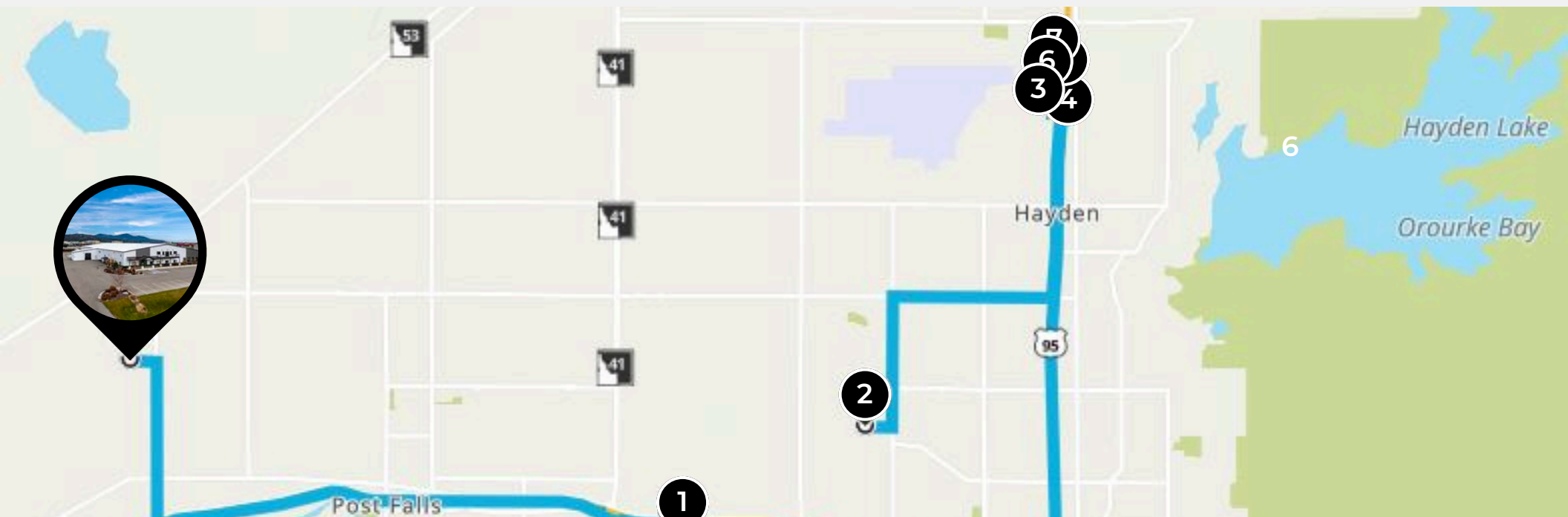
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# SALE COMPARABLES

ADDRESS:	SOLD PRICE	SOLD DATE	SUARE FOOTAGE	ACREAGE
1 5171 E SELTICE WAY, POST FALLS, ID 83854	\$7,500,000	06/28/2024	37,344	5.00
2 1740 W HAYDEN AVE., HAYDEN, ID 83835	\$1,376,350	02/27/2024	5,186	0.36
3 11783 N WARREN ST., HAYDEN, ID 83835	\$1,380,000	12/08/2023	6,700	0.7
4 11258 N WARREN ST., HAYDEN, ID 83835	\$4,000,000	PENDING	9,050	2
5 11521 N WARREN ST., HAYDEN, ID 83835	\$1,800,000	PENDING	8,964	0.68
6 11891 N WARREN ST., HAYDEN, ID 83835	\$1,600,000	PENDING	7,560	0.74
7 3452 W INDUSTRIAL LP., CDA, ID 83815	\$1,700,000	ACTIVE	7,027	2.02







OFFERING MEMORANDUM

# LUXURY WAREHOUSE

4415 W HARGRAVE AVE., POST FALLS, ID 83854

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