

# TOK

COMMERCIAL

# GOVERNMENT WAY WAREHOUSE

2226 N. GOVERNMENT WAY / CDA, ID 83814

N 4TH ST



GOVERNMENT WAY

E BORAH AVE



Central Coeur d'Alene location.

Highly visible from I-90 wth signage opportunity.

Easy access from Government Way.

Ample offstreet parking.

Large fenced parcel for yard or excess parking.

2 grade-level doors.

SPACE	SIZE	RATE
Warehouse	2,500 SF	\$1.15/SF, NNN

<b>Lease Term:</b>	Negotiable
<b>Lease Type:</b>	NNN
<b>Available:</b>	Immediately
<b>Lot Size:</b>	1.40 Acres
<b>Year Built:</b>	2024
<b>Zoning:</b>	CDA C-17

CONTACT

**DON CRAWFORD**

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HIGHLIGHTS



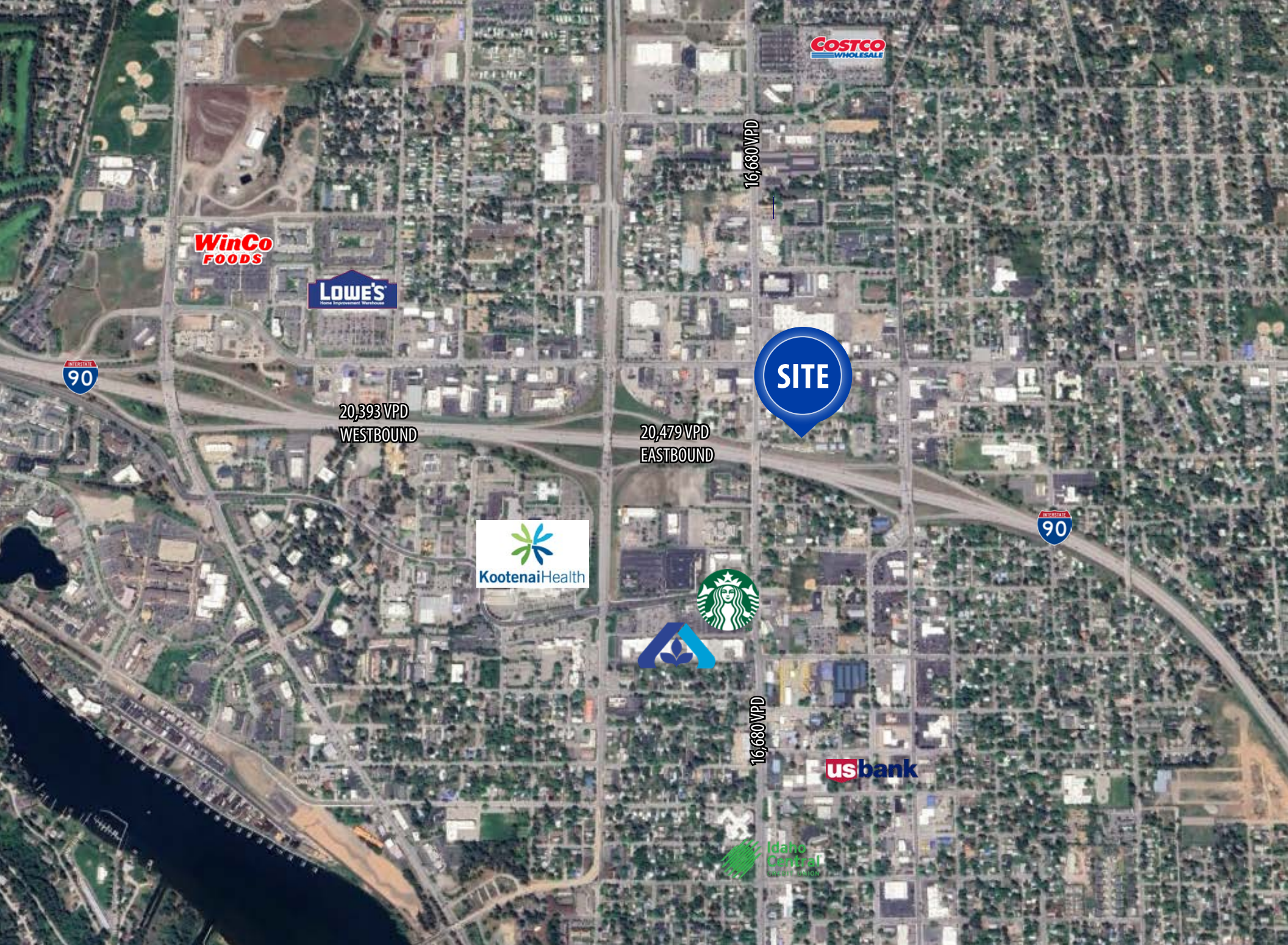
DETAILS





<b>UTILITIES</b>	ELECTRIC & GAS
<b>CLEAR HEIGHT</b>	16'
<b>GRADE DOORS</b>	2





**COSTCO**  
WHOLESALE

**WinCo**  
FOODS

**LOWE'S**  
Home Improvement Warehouse

16,680 VPD

**SITE**

INTERSTATE  
90

20,393 VPD  
WESTBOUND

20,479 VPD  
EASTBOUND

INTERSTATE  
90

  
Kootenai Health

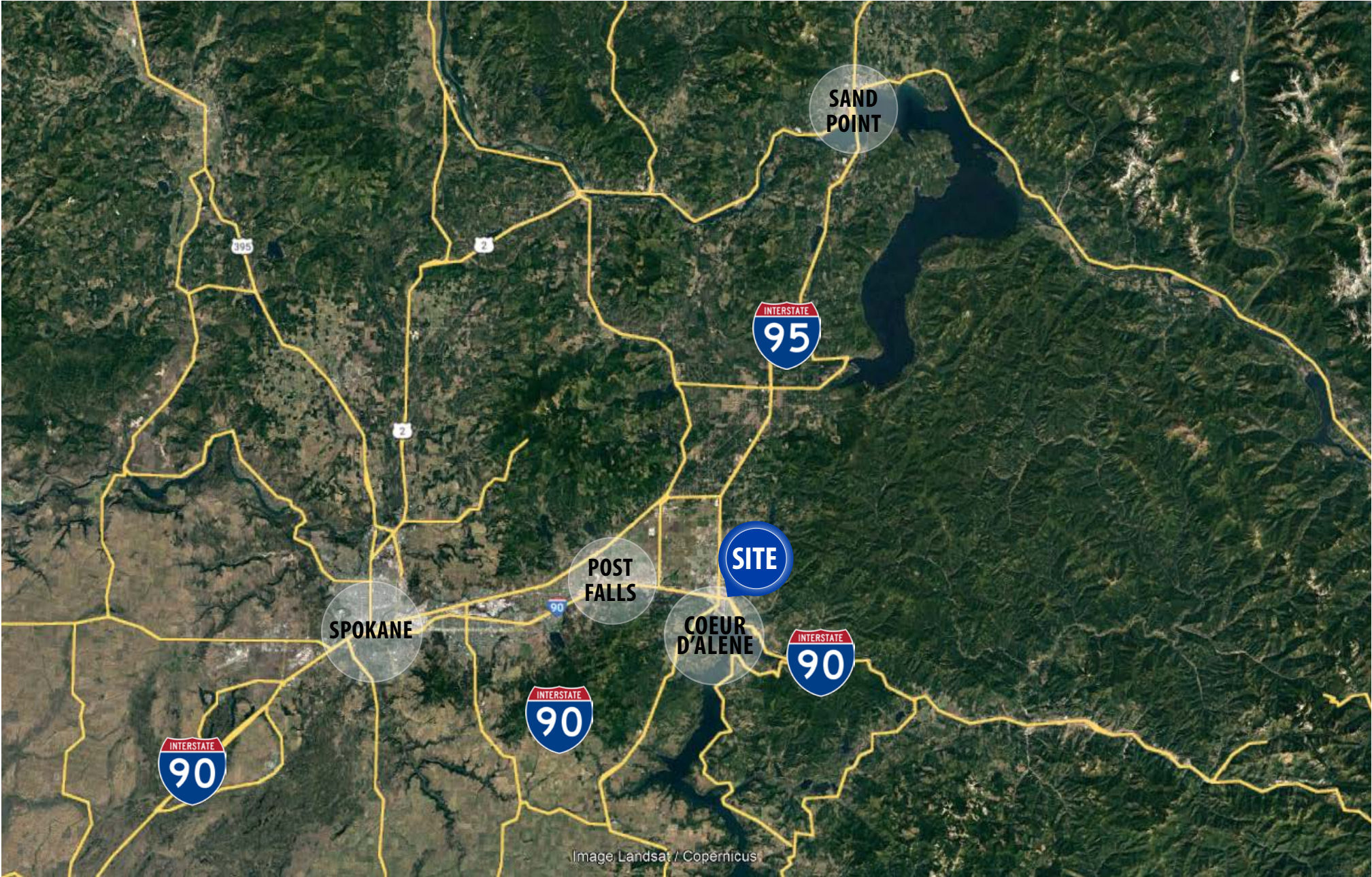


16,680 VPD

**usbank**

  
Idaho  
Central  
Credit Union

# 35 MINUTE DRIVE TO SPOKANE



## GOVERNMENT WAY WAREHOUSE

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