

# FOR LEASE



## LEGACY RIVERBEND

4653 & 4655 W Saint Joe Avenue  
Post Falls, ID 83854

### NEW CONSTRUCTION INDUSTRIAL/FLEX SPACE IN RIVERBEND INDUSTRIAL PARK

- 12 units ranging in size  $\pm 1,014$  SF up to  $\pm 3,254$  SF
- Building A units can be combined
- Building B can be leased to one single tenant
- Each unit has 14' overhead door, man door, ADA restrooms and optional mezzanine
- Gas furnace, optional air conditioning and 3-phase power available

#### LEASE DETAILS

Lease Rate: \$1.50 PSF, NNN

Space Range:  $\pm 1,014$  SF up to 3,254 SF

**VIEW  
LOCATION**



**JERAMIE TERZULLI**

208.819.6004

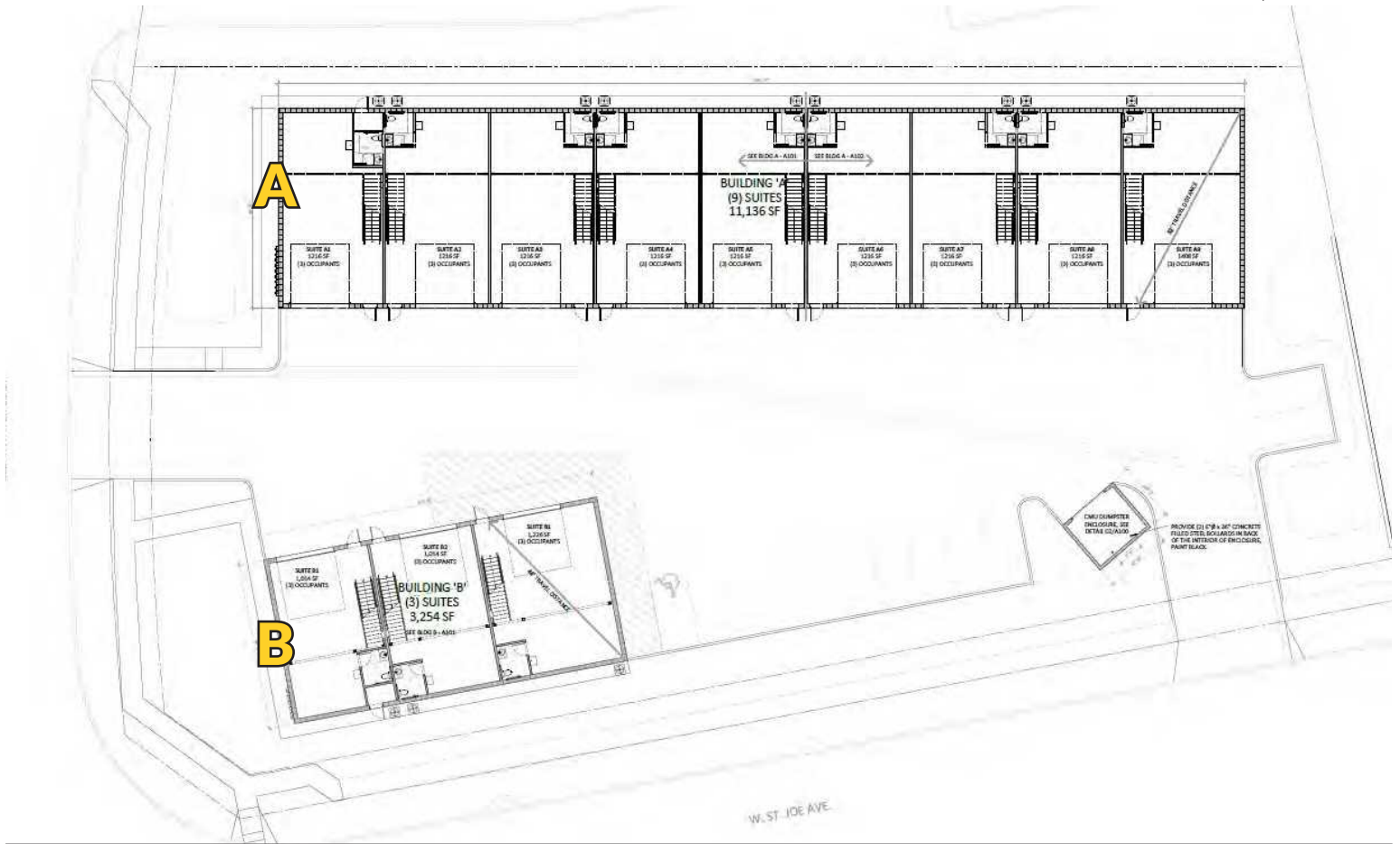
jeramie.terzulli@kiemlehaood.com

**KIEMLE  
HAGOOD**

# SITE PLAN

INDUSTRIAL/FLEX SPACE

4653 & 4655 W Saint Joe Avenue  
Post Falls, ID 83854



## BUILDING A | ±11,136 SF

9 Suites Available

±1,216 SF up to 1,408 SF

*\*Units can be combined*

## BUILDING B | ±3,254 SF

3 Suites Available

±1,014 SF up to 1,226 SF

*\*Can be leased to a single tenant*



# INDUSTRIAL/FLEX SPACE

4653 & 4655 W Saint Joe Avenue  
Post Falls, ID 83854



## DISTANCE / DRIVE TIMES

|               |                                   |
|---------------|-----------------------------------|
| COEUR D'ALENE | 12.3 MILES / 19 MINUTES           |
| MISSOULA      | 176.7 MILES / 2 HOURS, 45 MINUTES |
| SPOKANE       | 21.3 MILES / 27 MINUTES           |
| MOSES LAKE    | 124.7 MILES / 1 HOUR, 56 MINUTES  |
| ELLENSBURG    | 193.2 MILES / 2 HOURS, 55 MINUTES |
| SEATTLE       | 299.5 MILES / 4 HOURS, 33 MINUTES |

### JERAMIE TERZULLI

208.819.6004

jeramie.terzulli@kiemlehagood.com

1579 W RIVERSTONE DRIVE, SUITE 102  
COEUR D'ALENE, ID 83814

**KIEMLE  
HAGOOD**

#### OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.

Kiemle Hagood respects the intellectual property of others:

If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of the owner of an exclusive right that is allegedly infringed; and provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found to be valid.