

WAREHOUSE WITH YARD & OFFICE - FOR LEASE

3415 N HUETTER RD
COEUR D'ALENE, ID 83814



LEASE RATE: \$0.55 SF/Mo NNN

NAIBlack

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FOR LEASE

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COEUR D'ALENE, ID 83814



\$0.55 SF/mo
Lease Rate



±5,463 SF
Building Size

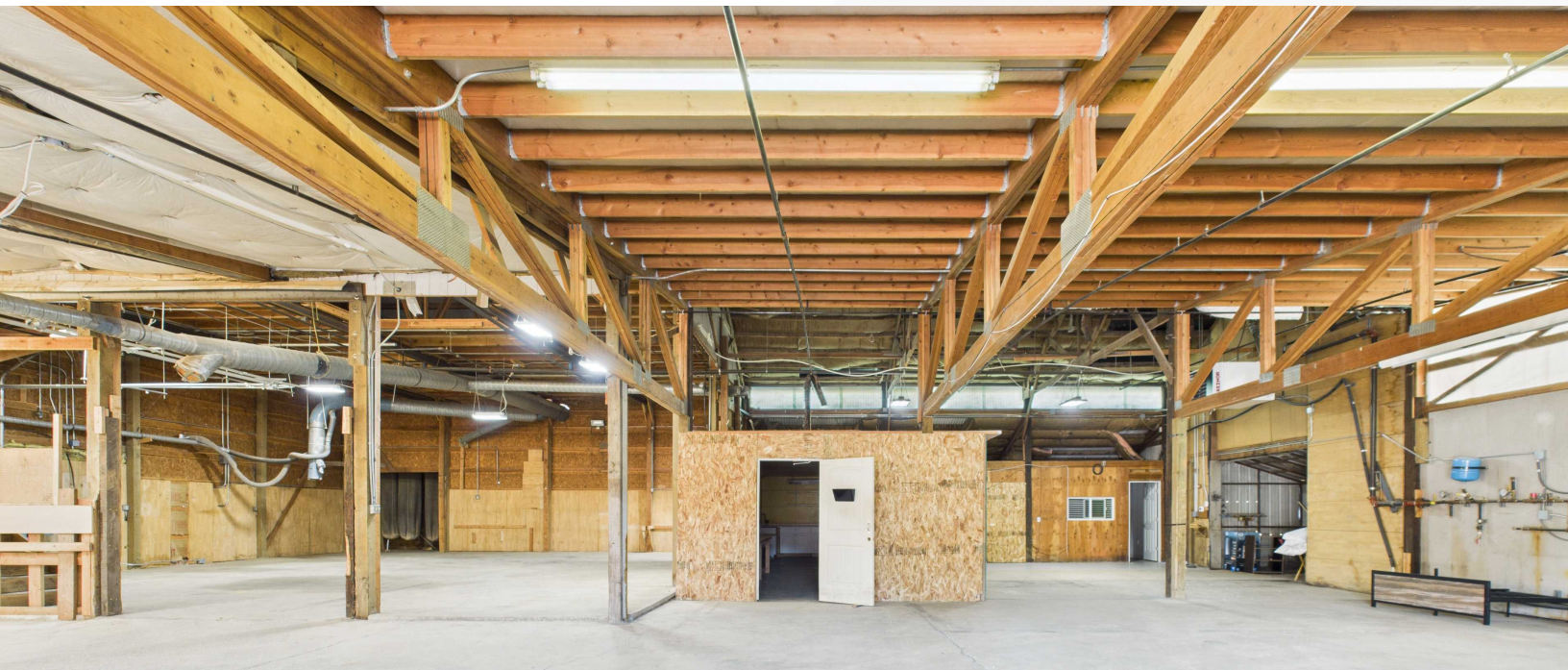


0.65
Acres

Situated at 3415 N Huetter Rd in Coeur d'Alene, Idaho, this versatile warehouse property combines functionality, convenience, and flexibility. The ±5,463 square foot warehouse is complemented by an additional 1,380 square foot mezzanine and a 570 square foot office with kitchenette, creating a well-balanced layout for operational and administrative needs. With a clear height of 8 feet, two 11' x 8' sliding doors, and three-phase power, the building is well-suited for a variety of commercial and industrial users.

The ±0.65-acre site includes a large fenced yard and ample on-site parking, enhancing its appeal for tenants requiring outdoor storage or vehicle accommodation. A lean-to provides an additional 430 square feet of covered storage, further expanding usability. Zoned for mixed-use commercial/industrial, the property offers flexibility for tenants seeking warehouse, service, or light manufacturing space.

Located just minutes from Interstate 90, the property offers excellent accessibility to both eastern and western routes, making it ideal for regional distribution and local business operations. The combination of secure yard space, efficient warehouse layout, and convenient location positions this property as a strong solution for businesses looking to establish or expand their footprint in the rapidly growing Coeur d'Alene market.



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801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

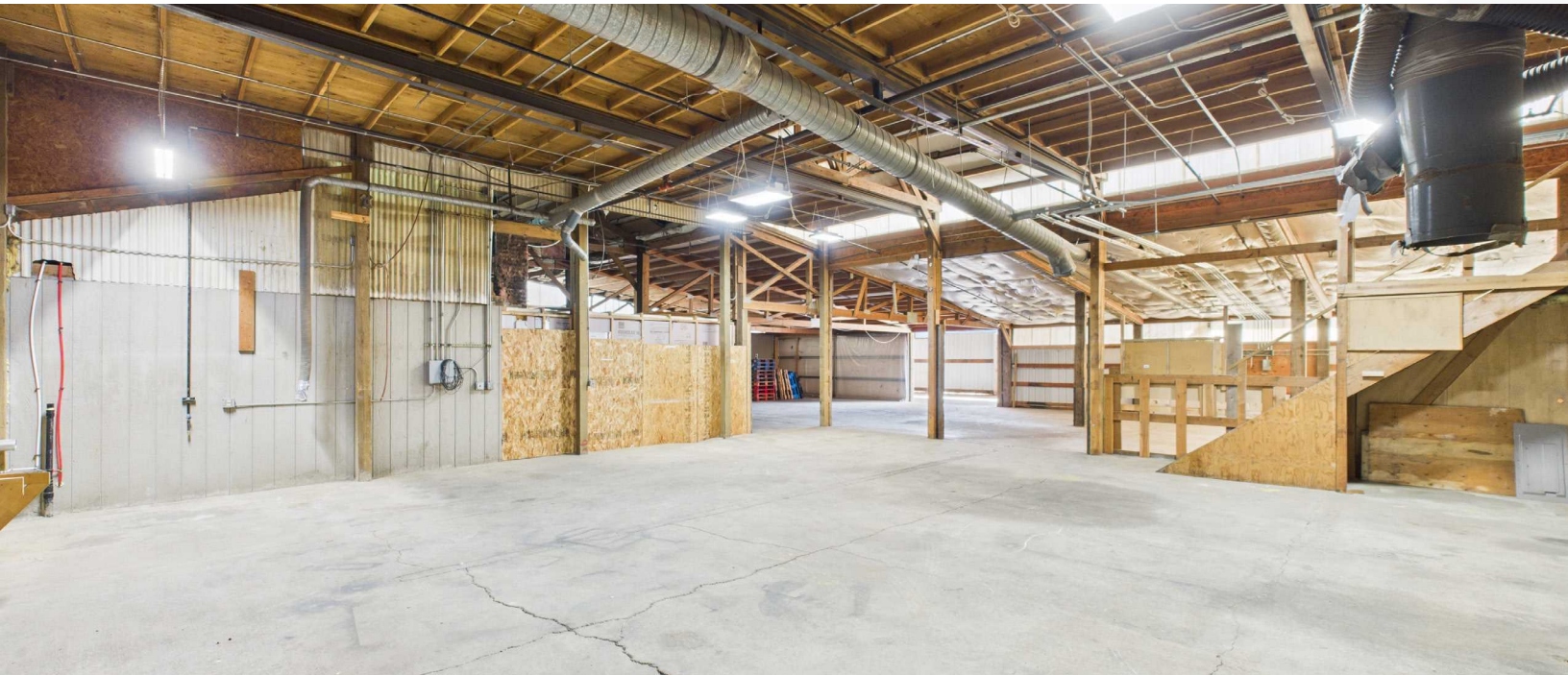
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PROPERTY HIGHLIGHTS

- Building Size: 5,463 SF Warehouse with an additional 1,380 SF mezzanine
- Ample On-site Parking
- Lot Size: ± 0.65 acre with large fence yard
- Clear Height: 8'
- Power: 3 Phase Power
- Zoning: Mixed Use - Commercial / Industrial
- Access: Two 11' x 8' sliding doors for easy loading/unloading

PROPERTY OVERVIEW

Conveniently located in Coeur d'Alene just minutes from I-90, this property offers a flexible layout ideal for warehouse, service, or light industrial users. The site combines warehouse, office, and secure outdoor storage areas, supported by a large fenced yard and additional covered storage. With a functional design, dedicated office amenities, and excellent regional accessibility, the property provides an efficient solution for both operational and administrative needs.



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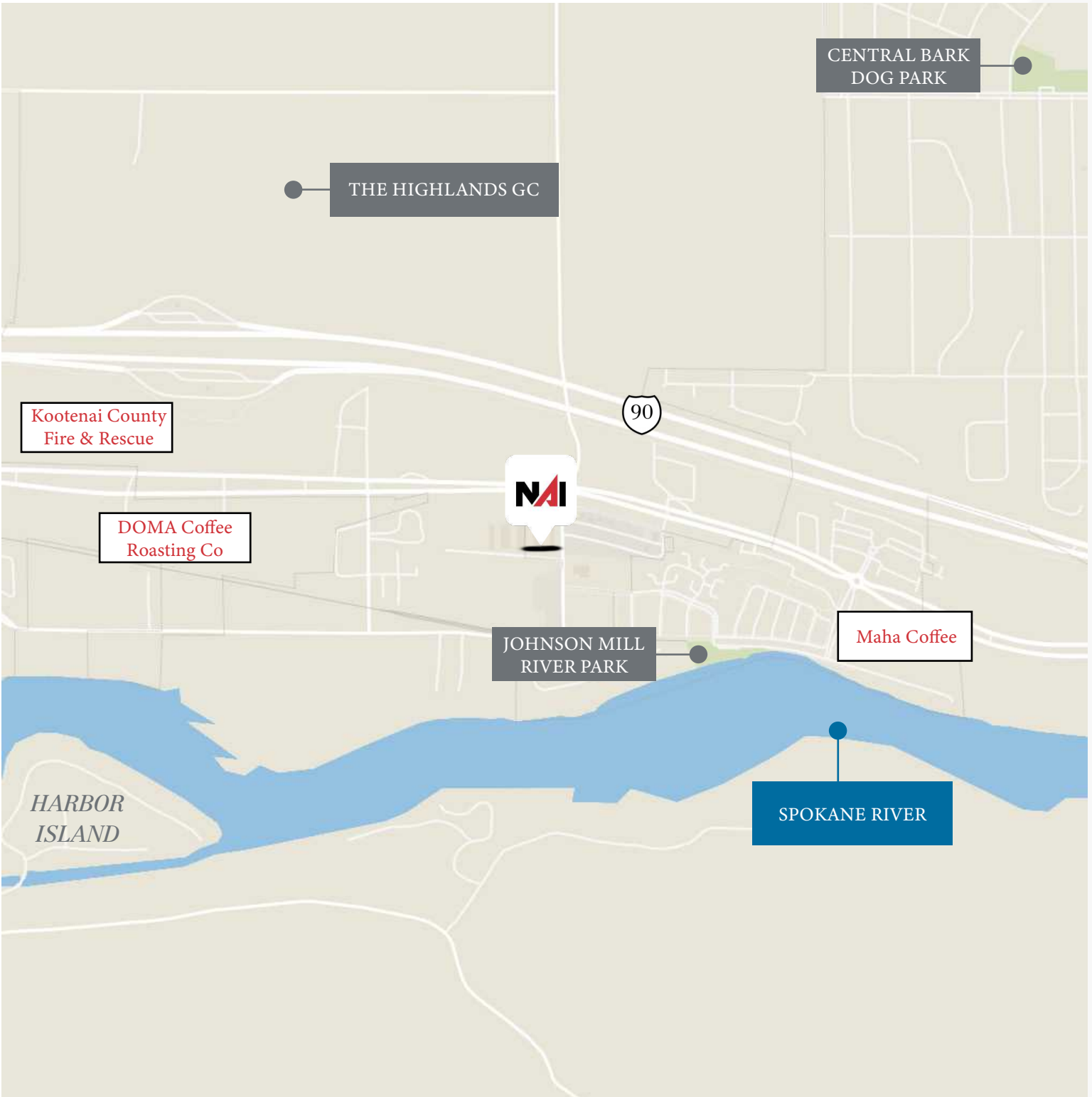
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