

Discounted rent of  
\$16,000 per month  
offered for a sublease  
expiring October 31, 2026

# FOR SUBLEASE



## INDUSTRIAL BUILDING

6164 W Seltice Way  
Post Falls, ID 83854

### SINGLE TENANT INDUSTRIAL BUILDING AVAILABLE FOR SUBLEASE

<b>SUBLEASE TERM</b>	Expires 10/31/2026
<b>LEASE RATE</b>	\$0.76 PSF (\$16,000 /Month), MG <del>\$0.85 PSF (\$17,850 /Month), MG</del>
<b>TOTAL AVAILABLE SPACE</b>	±21,000 SF
<b>OFFICE</b>	±6,000 SF
<b>WAREHOUSE</b>	±15,000 SF

\*Tenant shall pay all utilities and property expenses excluding taxes and Landlord's Insurance

- 3 Phase Power
- 6 Inch Concrete Floors
- 45 Parking Stalls
- 2 - 12' x 14' Grade-Level Doors
- 1 - 4' High Loading Dock



**VIEW  
LOCATION**



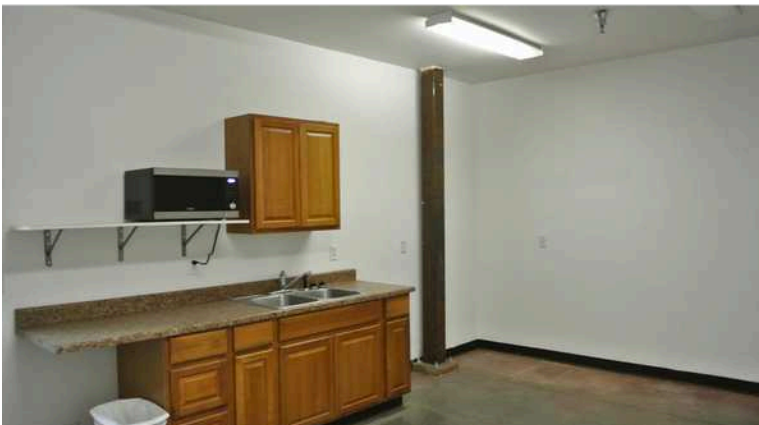
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**KIEMLE  
HAGOOD**



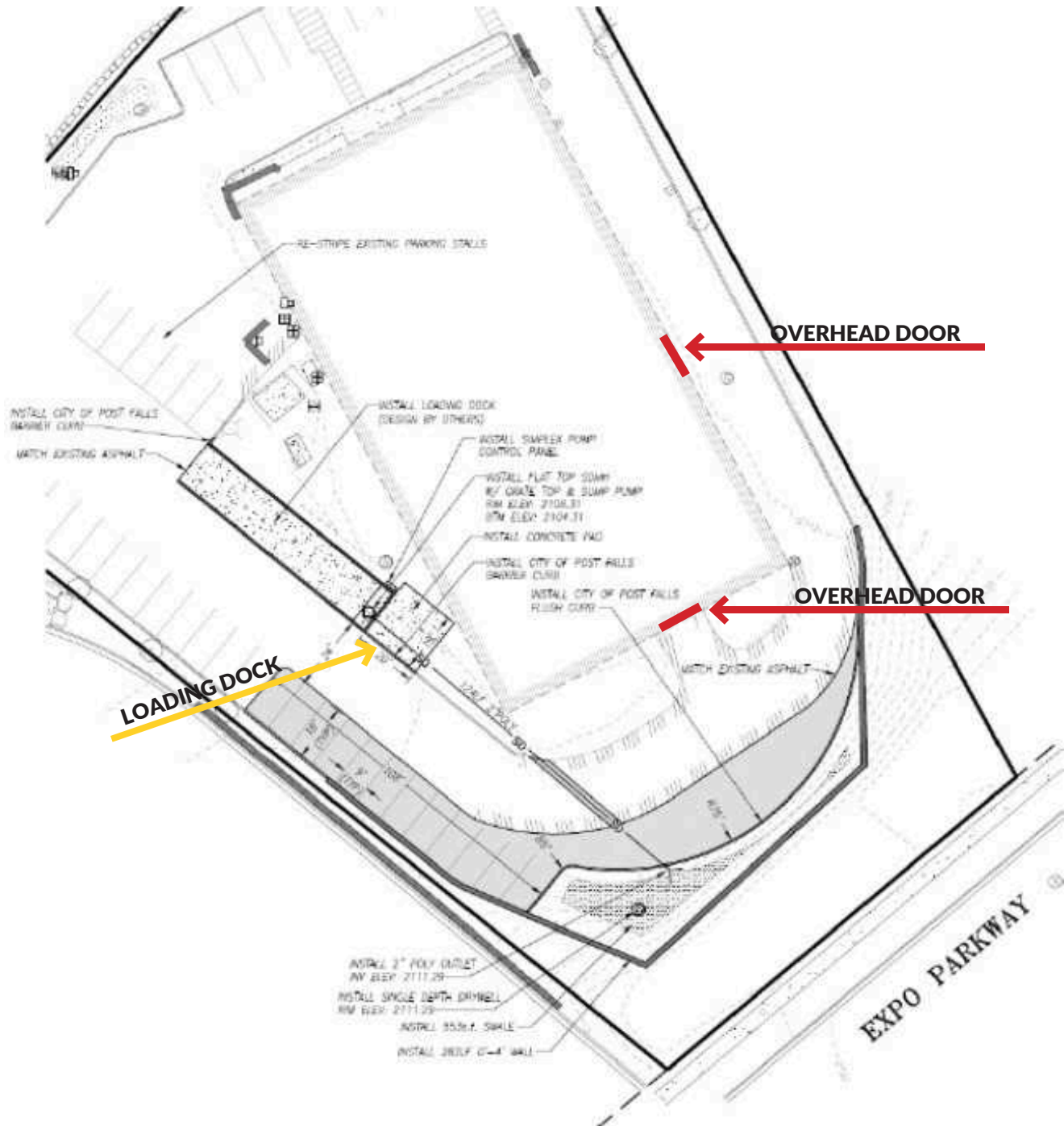
# INTERIOR PHOTOS

**INDUSTRIAL BUILDING**  
6164 W Seltice Way | PostFalls ,ID 83854



# SITE PLAN

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# PROPERTY PHOTOS

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# SURROUNDING AREA

**INDUSTRIAL BUILDING**  
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## TRAFFIC COUNTS

### INTERSTATE 90

±195,259 ADT

### SELTICE WAY

±26,997 ADT

## DISTANCE / DRIVE TIMES

COEUR D'ALENE, IDAHO ±13.4 MILES / 21 MINUTES

SPOKANE, WA ±20.5 MILES / 25 MINUTES

ELLENSBURG, WA ±192 MILES / 2 HOURS, 55 MINUTES

MISSOULA, MT ±178 MILES / 2 HOURS, 49 MINUTES

## MARY KIENBAUM

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### CO-LISTED WITH

## BOBBY CARMODY

509.290.3938 | <https://www.theagencyre.com/>

**KIEMLE**  
**HAGOOD**

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

### OFFICE LOCATIONS

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

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