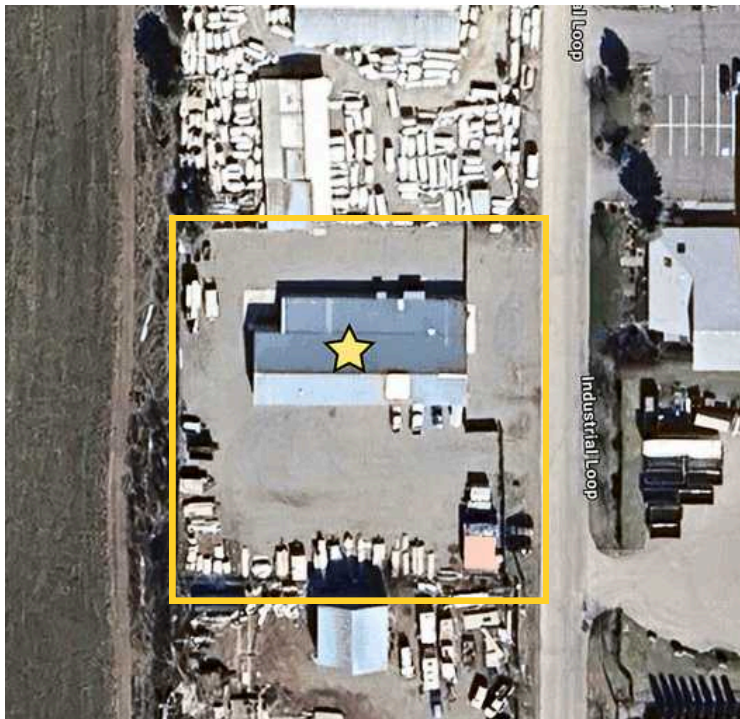


FOR LEASE



INDUSTRIAL OFFICE/FLEX SPACE WITH YARD

3714 W Industrial Loop
Coeur d'Alene, ID 83814

LEASE RATE	\$12.00 PSF /YR
LEASE TYPE	NNN
LOT SIZE	±.964 AC (±41,991 SF)
ZONING	Light Industrial
PARCEL NO.	C17700010140
BUILDING SIZE	±6,868 SF
AVAILABLE SPACE	±5,500 SF
YEAR BUILT	1978

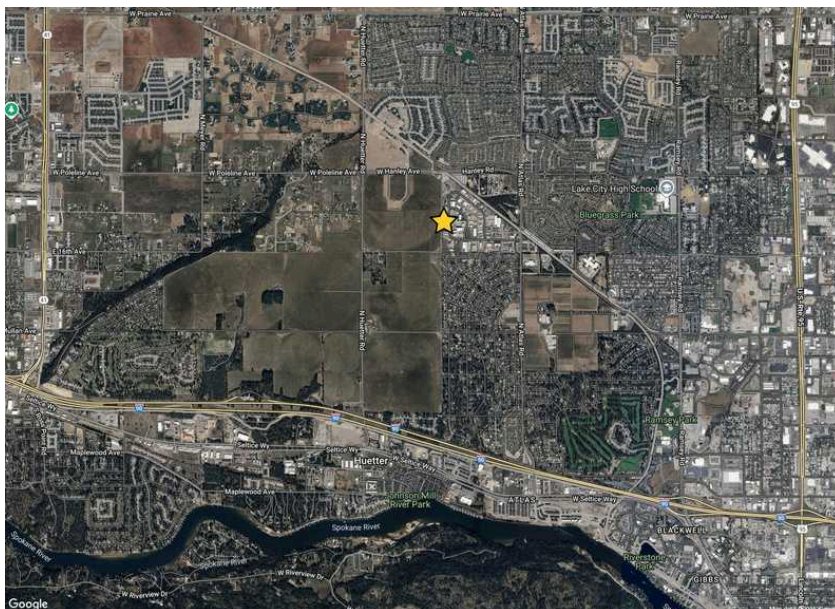
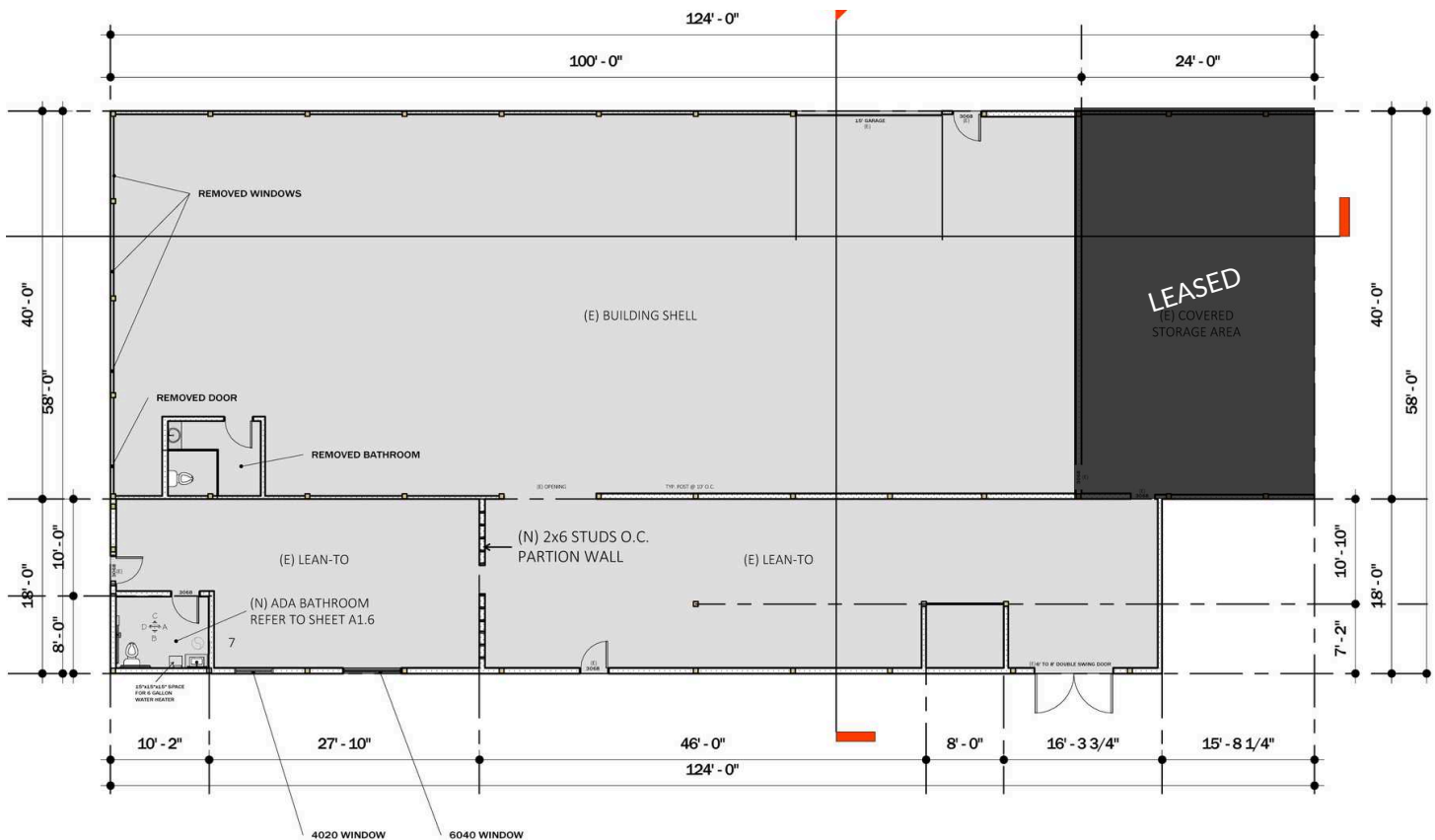
KIEMLE
HAGOOD

ANTHONY "TONY" VILLELLI
208.661.3044
tony.villelli@kiemlehagood.com

TOM VILLELLI
208.659.1821
tom.villelli@kiemlehagood.com

PROPERTY OVERVIEW

Discover a versatile industrial office/flex property situated on a ± 0.964 -acre lot and zoned Light Industrial. Built in 1978, $\pm 5,500$ SF of available space offers a functional combination of office and warehouse space ideal for a variety of business operations. The property features ample yard area, providing room for outdoor storage, parking, or equipment use. Its flexible layout and zoning allow for a wide range of industrial and service-related uses, making it an excellent opportunity for user seeking a well-located, adaptable facility.



DISTANCE AND DRIVE TIMES

Downtown Coeur d'Alene, ID (South)

± 5 Miles, ± 12 Minutes

Spokane International Airport (West)

± 39 Miles, ± 43 Minutes

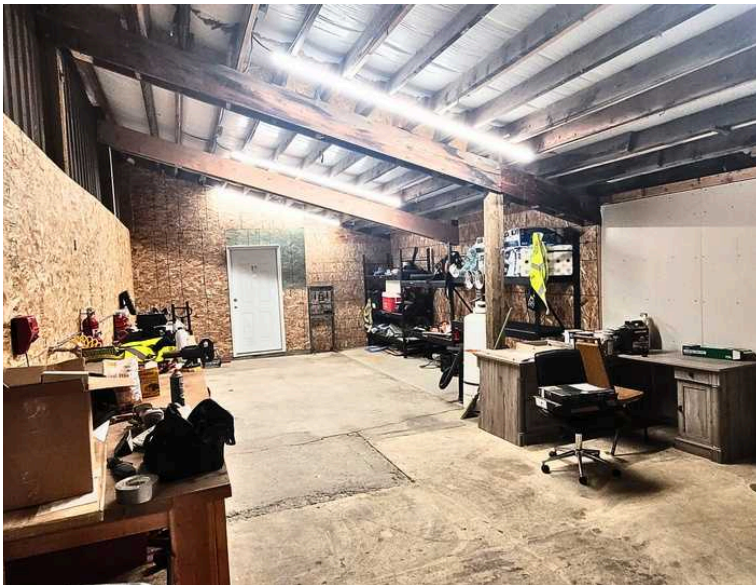
Sandpoint, ID (North)

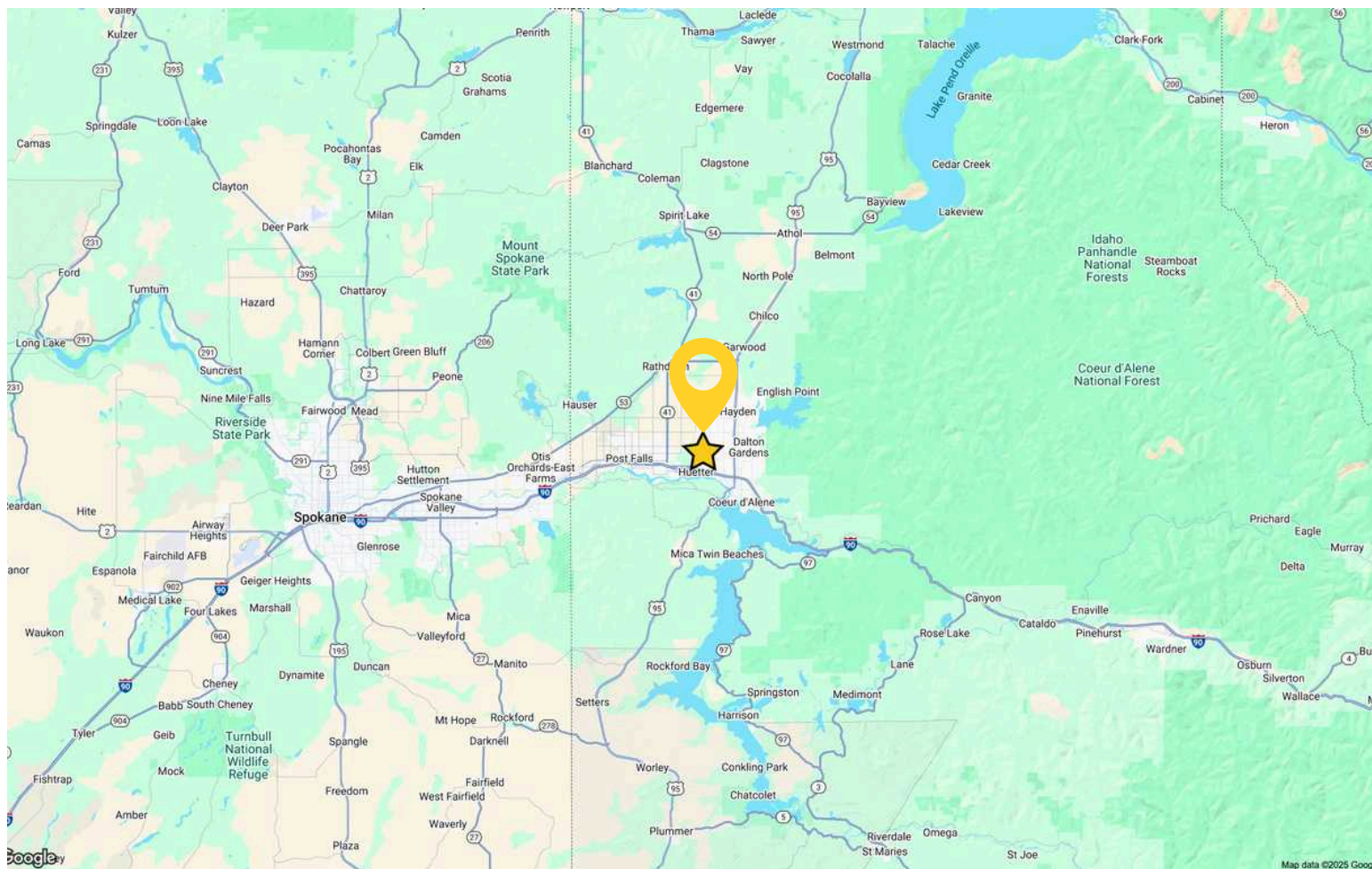
± 45 Miles, ± 55 Minutes

Missoula, MT

± 170 Miles, ± 2 Hours, 39 Minutes

PROPERTY PHOTOS





INDUSTRIAL OFFICE/FLEX SPACE WITH YARD

3714 W Industrial Loop | Coeur d'Alene, ID 83814

[VIEW LOCATION](#)

ANTHONY "TONY" VILLELLI

208.661.3044 | tony.villelli@kiemlehagood.com

TOM VILLELLI

208.659.1821 | tom.villelli@kiemlehagood.com



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OFFICE LOCATIONS

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

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