

# OFFICE/WAREHOUSE SPACE FOR LEASE



## WAREHOUSE/OFFICE SPACE

Office/Warehouse space ideal for your business or upscale storage. Each unit offers a  $\pm 1,238$  SF warehouse with  $\pm 240$  SF office/loft. The warehouse is 47' deep with 18' clear height and a 12' x 14' roll-up door with an electric opener. Up to  $\pm 5,952$  SF contiguous space available

### PROPERTY DETAILS

<b>TOTAL BUILDING SIZE</b>	$\pm 35,712$ SF
<b>TOTAL LOT SIZE</b>	$\pm 2.22$ Acres
<b>PARCEL NO.</b>	H6698002003A
<b>YEAR BUILT</b>	2024



KIEMLEHAGOOD.COM

## 208 TRADE STATIONS

SWC of Hayden Ave & Ramsey Rd  
Hayden, ID 83835

**View  
Location**



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**AMBER LUNCEFORD**

PROPERTY MANAGER  
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**KIEMLE  
HAGOOD**

# SITE PLAN & AVAILABILITY

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### EACH AVAILABLE UNIT:

#### LEASE RATE:

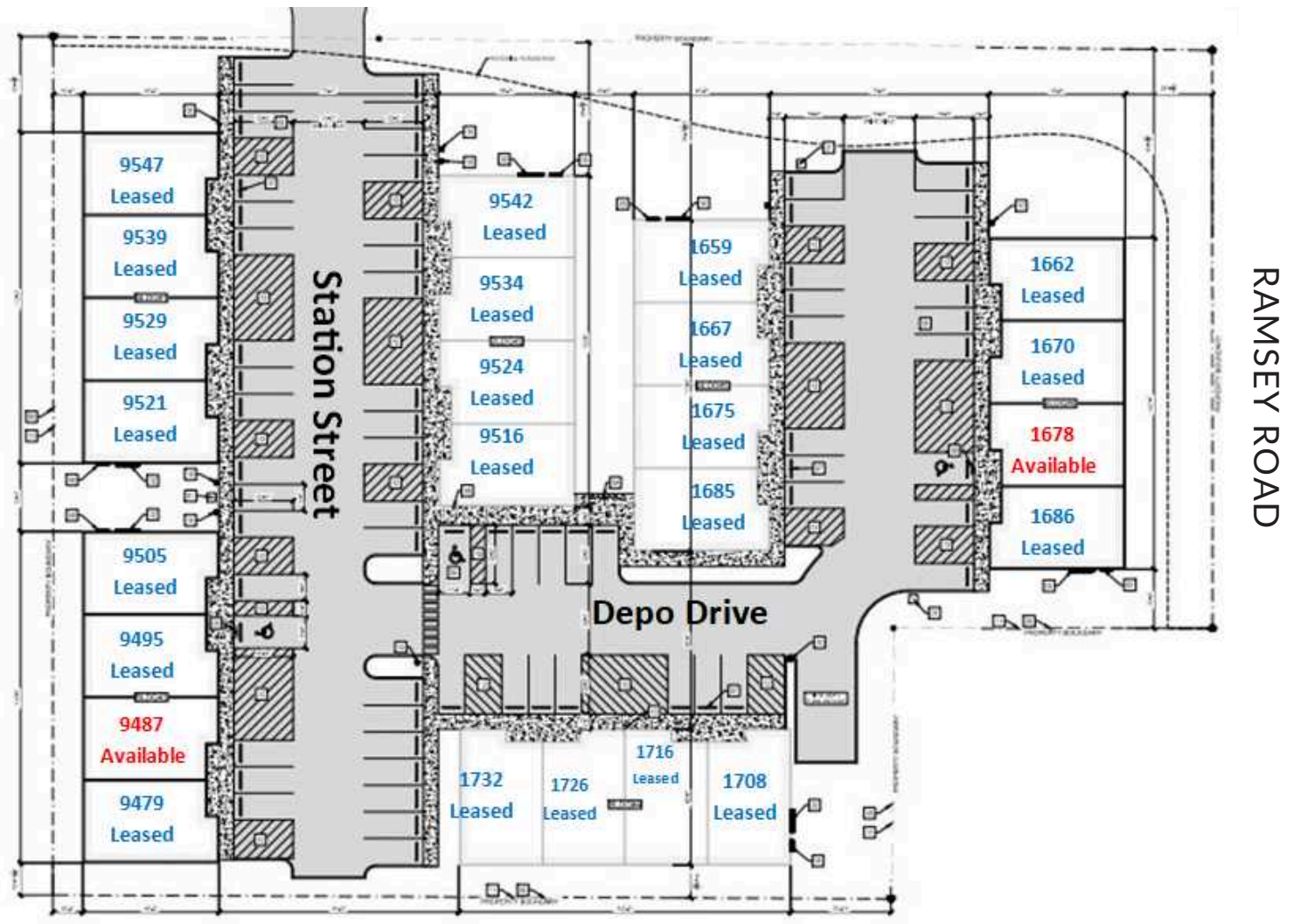
\$1.25 PSF/Month, Modified Gross

#### UNIT SIZE:

±1,248 SF with ±240 SF Loft (±1,488 SF Total)  
with up to ±5,952 SF contiguous space available

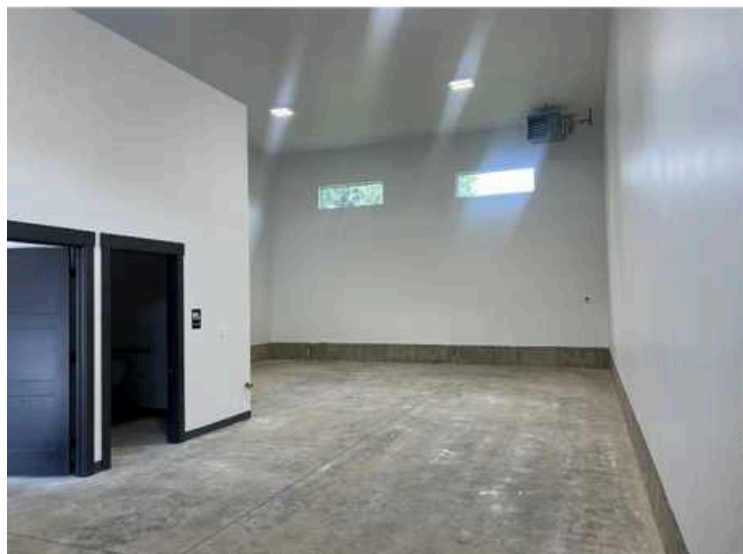
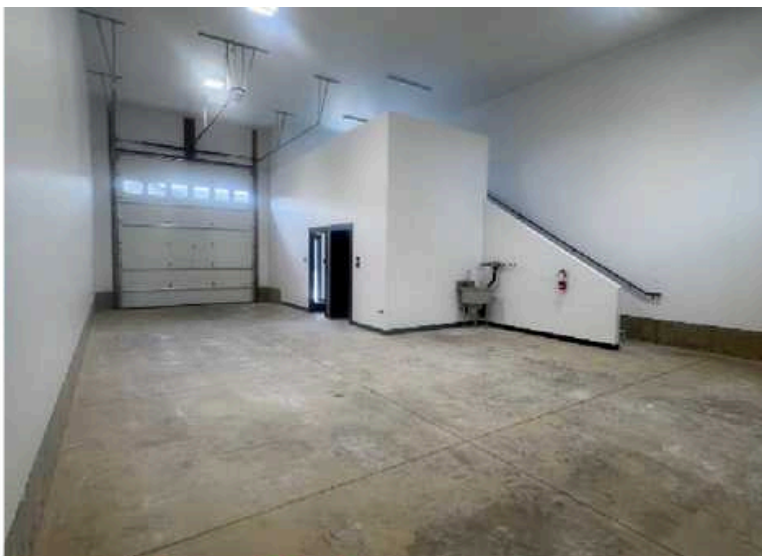
- Warehouse space features a depth of 47 feet and an 18-foot clearance height
  - 12' x 14' roll up door with electric opener
  - Loft area for storage or office space

### HAYDEN AVENUE



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## PAT EBERLIN

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## AMBER LUNCEFORD

### Property Manager

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### OFFICE LOCATIONS

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

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