

# TOK

COMMERCIAL

## 275 INDUSTRIAL PARK

RATE REDUCED | \$8.00/SF/YR. NNN

OFFICE & WAREHOUSE FOR LEASE | SPIRIT LAKE, ID 83869

CONTACT

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HIGHLIGHTS

2 acres of industrial land fenced and secured yard.  
Partially paved.

Free span steel construction.

400 amps of power. 3 phase nearby.

Heavily insulated plus radiant floor heating.

Kitchen, breakroom, bathroom, and office included.

6" reinforced concrete slab.

DETAILS

### RATE REDUCED!

AVAILABLE	SIZE	RATE
Building	9,600 SF	<b>\$8.00/SF/yr. NNN</b>

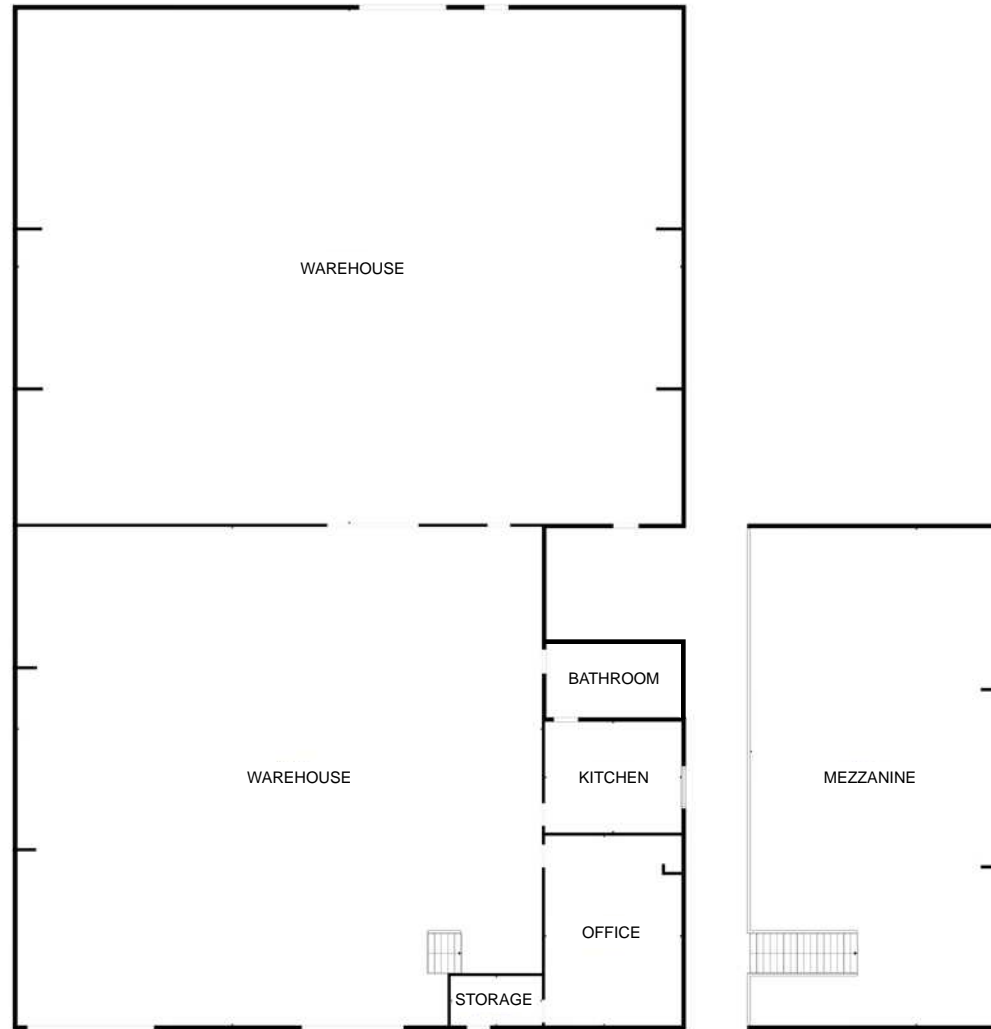
DEMISED OPTIONS	SIZE	RATE
Suite A	4,800 SF	<b>\$8.00/SF/yr. NNN</b>
Suite B	4,800 SF	<b>\$8.00/SF/yr. NNN</b>

<b>LOT SIZE:</b>	2 Acres	<b>GRADE DOORS:</b>	3
<b>BLDG SIZE:</b>	9,600 SF	<b>ZONING:</b>	Industrial
<b>YEAR BUILT:</b>	2021	<b>LEASE TYPE:</b>	NNN
<b>POWER:</b>	400 amps	<b>AVAILABLE:</b>	Immediately

# FLOOR PLANS

**RATE REDUCED!**

AVAILABLE	SIZE	RATE
Building	9,600 SF	<b>\$8.00/SF/yr.</b> NNN
DEMISED OPTIONS	SIZE	RATE
Suite A	4,800 SF	<b>\$8.00/SF/yr.</b> NNN
Suite B	4,800 SF	<b>\$8.00/SF/yr.</b> NNN



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**OFFICE**



**KITCHEN**



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## — AREA DEMOGRAPHIC SUMMARY —

POPULATION	HOUSEHOLDS	AVG. HOUSEHOLD INC.	EMPLOYEES
3 MI   4,118	3 MI   1,569	3 MI   \$91,202	3 MI   3,362
5 MI   6,932	5 MI   2,621	5 MI   \$96,528	5 MI   5,659
10 MI   17,824	10 MI   6,873	10 MI   \$110,946	10 MI   14,566

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# AERIAL MAP



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