

HIGH VISIBILITY OFFICE/WAREHOUSE UNITS FOR LEASE



Images are for illustration purposes only

Offered at
\$13.20
PSF Annual, NNN

Est. NNN \$1.80 PSF Annual

AIN: 124501
Acres: 2.07 Acres
Zoned: Commercial

Newly built 8-unit, 12,000 square foot office/warehouse building located in between Coeur d'Alene and Post Falls on Seltice Way, just east of Huetter Road with exceptional visibility along I-90. Perfect for your small business. All units are 1,500 square feet (60ft x 25ft) and include a 114 square foot office area with window, recessed lighting, mini-split heat pump and a separate ADA bathroom with electric cadet heater. Warehouse area is fully finished and insulated with ceiling mounted gas heater, LED lighting, 200 Amp single phase power, 12x14 foot roll up door and a window for extra natural light. Building has private well and septic system.



4687 W Seltice Way,
Coeur d'Alene, ID 83814



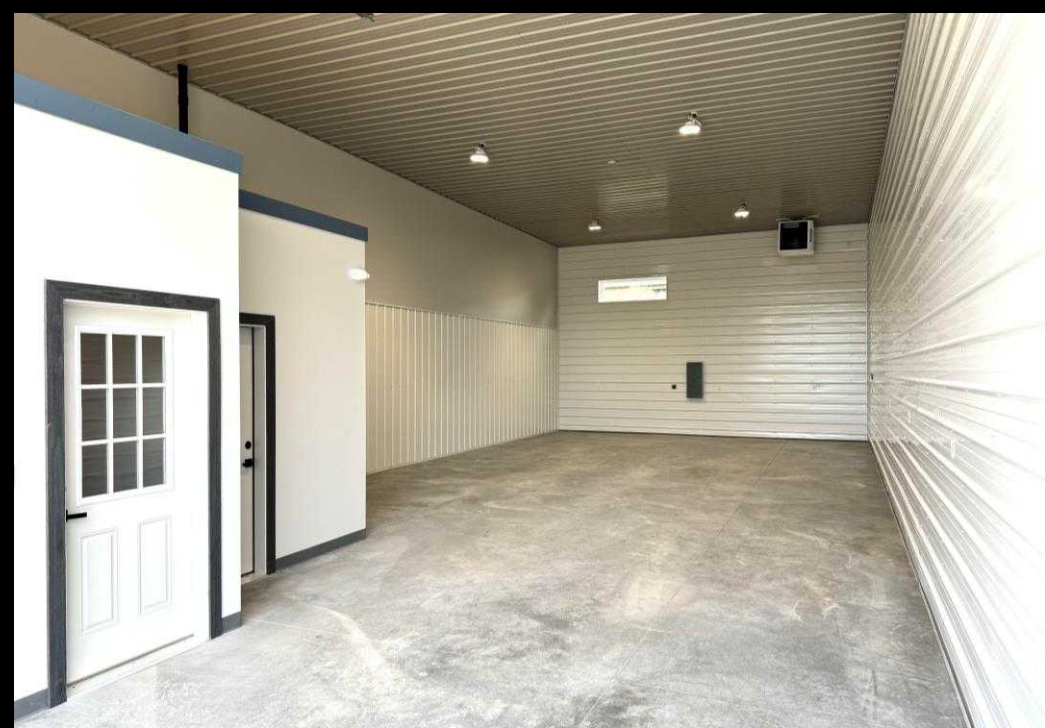
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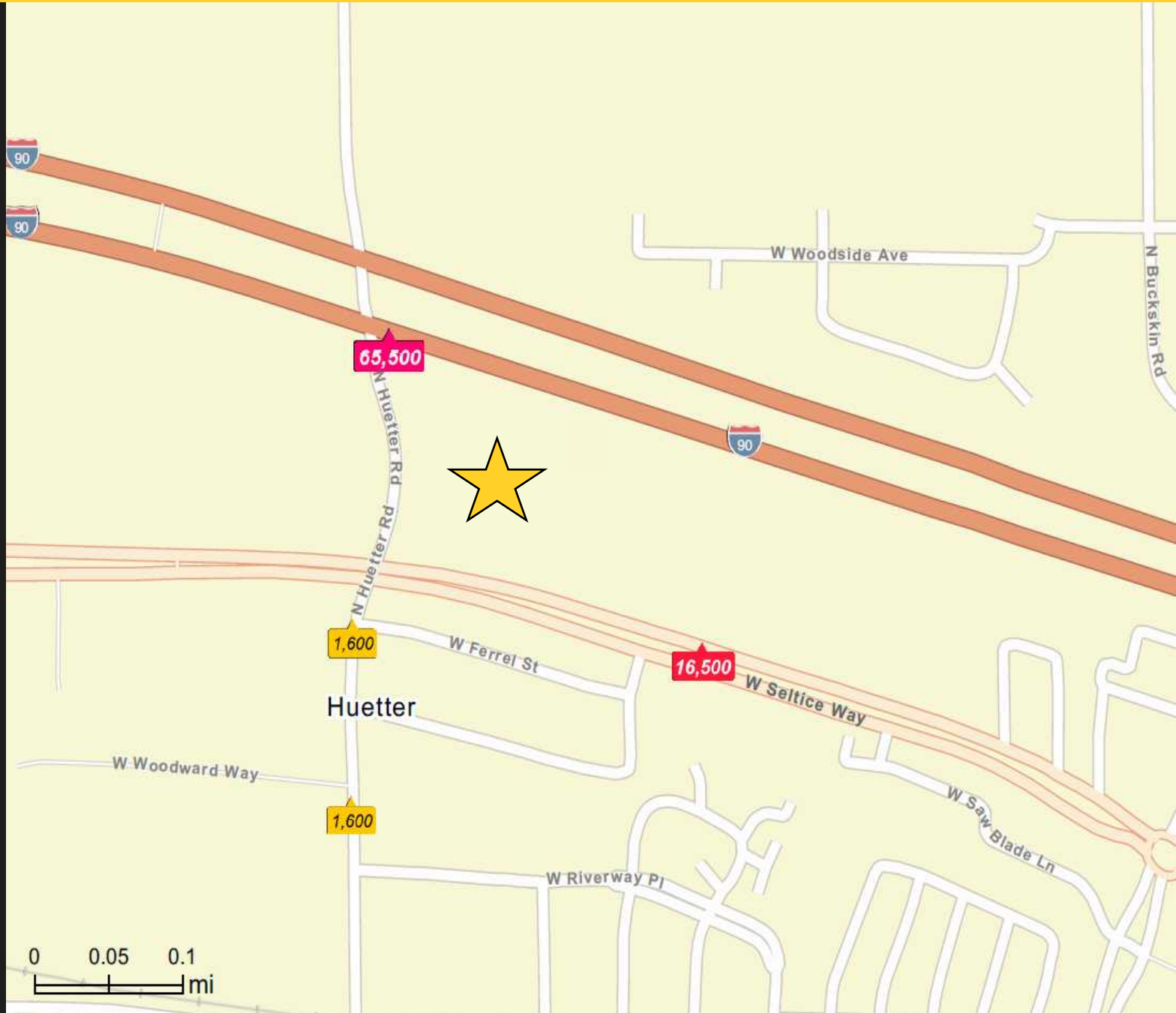
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TRAFFIC COUNTS

1-MILE

Distance:	Street:	Count:
0.14	W Seltice Way	16500
0.15	I-90 East Bound	65500
0.19	W Ferrel St	1600
0.27	North Huetter Road	1600
0.52	N Huetter Rd	3000
0.53	Buckskin Road	120
0.55	Maplewood Ave	1100
0.64	East Maplewood Avenue	1100
0.74	North Foothill Drive	490
0.79	I- 90	540
0.80	W Nez Perce Rd	480
0.84	I- 90	56000
0.84	Atlas Rd	9000
0.88	Lancaster Road	300
0.90	West Nez Perce Road	620
0.91	East Seltice Way	9000
0.93	E Seltice Way	560
0.95	I- 90	1200
0.96	Atlas Rd	8812
0.98	West Seltice Way	13500
1.01	E Seltice Way	10000
1.04	North Atlas Road	8900
1.07	East Mullan Avenue	780
1.08	West Fairway Drive	1200
0.74	North Foothill Drive	490



**Street
View**



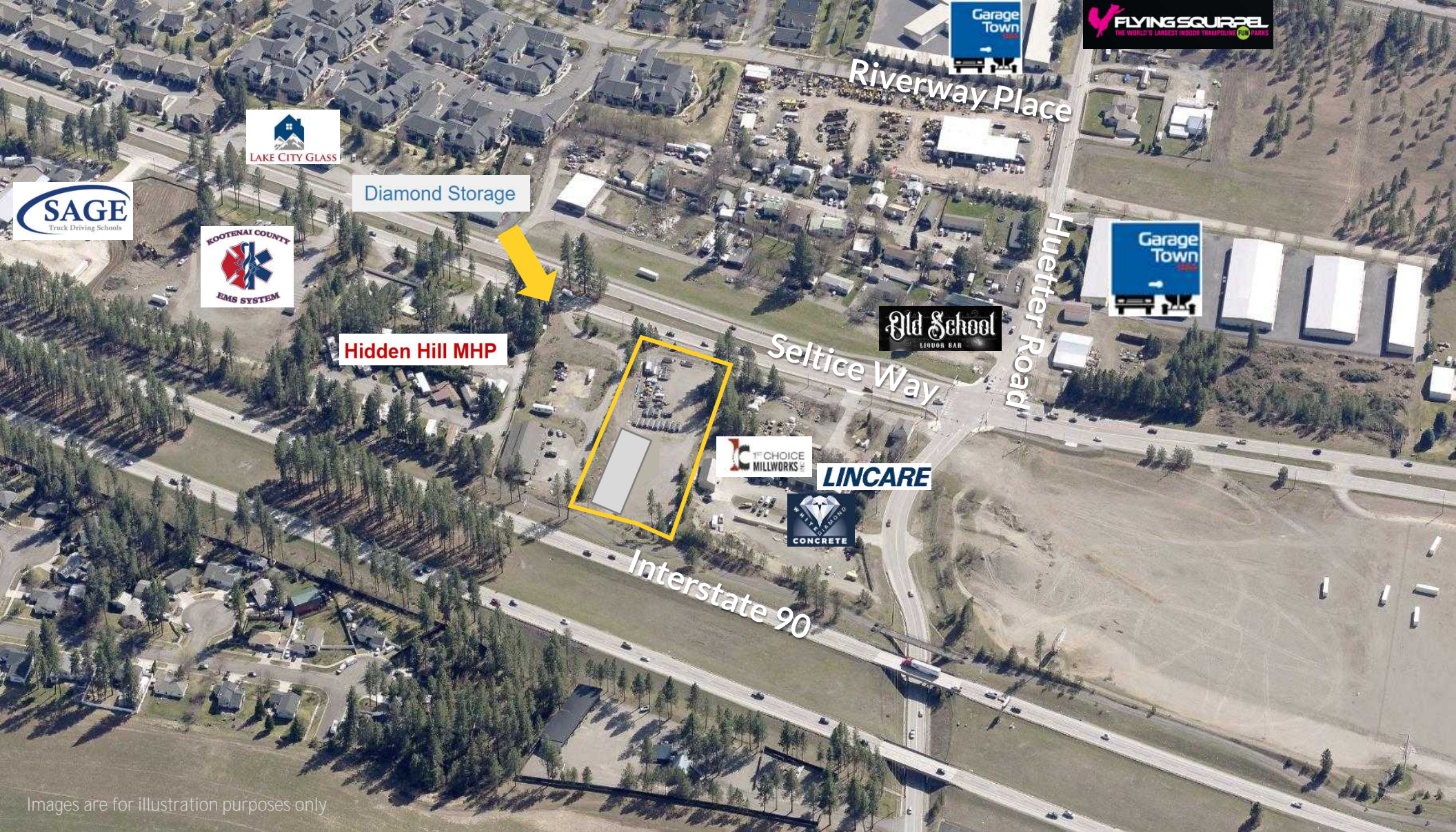
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OFFICE LOCATIONS
SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

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