

16978 W TULIP CT

INDUSTRIAL SPACE FOR LEASE | POST FALLS, ID 83854



TO BE FENCED

Newly constructed 7,625 SF warehouse space with two acre leveled, graveled, fenced yard space.

Located conveniently off Tulip Ct. with strong access and visibility off Highway 53 and Prairie Ave.

5,175 SF of dedicated, heated warehouse space with two large gas furnace units.

1,250 SF of dedicated office space with multiple heat/AC mini splits.

Includes one ADA Restroom with shower and one half bath located in the office space.

New overpass coming Q3 of 2026 off Pleasant View.

1,200 SF of outside, poured, covered area.

Four 14' x 14' Grade Doors

HIGHLIGHTS



CONTACT



BRENNEN CRAWFORD

208.755.0920

brennen@tokcommercial.com

DETAILS



SPACE	SIZE	RATE
Building 1	7,625 SF	\$10,500/Mo

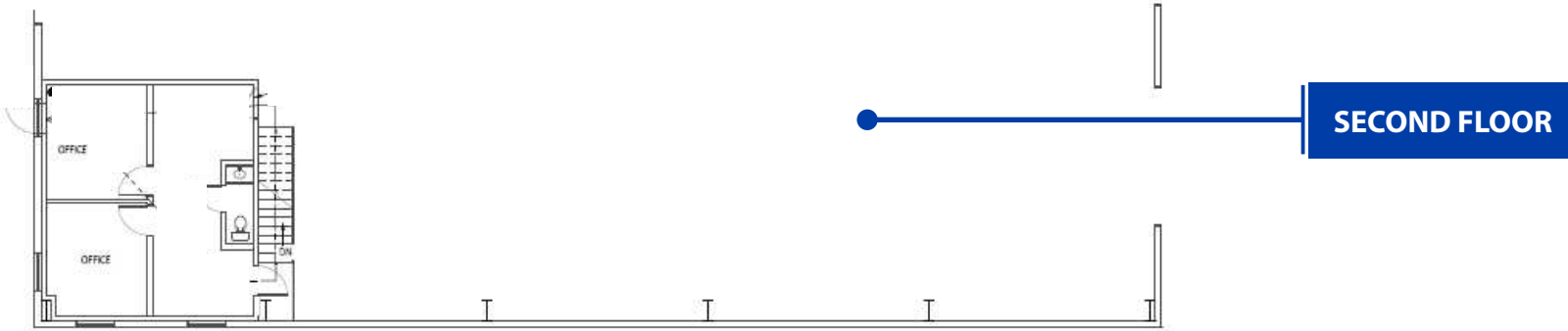
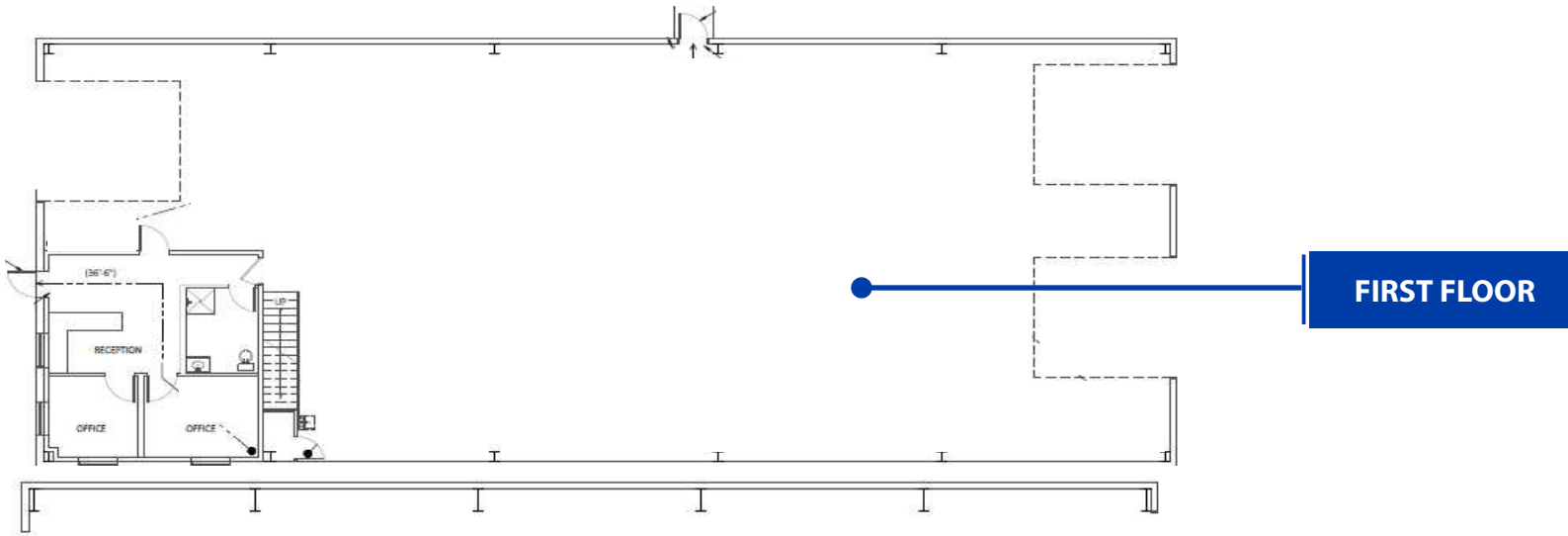
PROPERTY TYPE:	Industrial	AVAILABILITY:	Immediately
BLDG SIZE:	7,625 SF	POWER:	3 phase, 277/480
LOT SIZE:	2.4 AC	YEAR BUILT:	2026
LEASE TYPE:	NNN	GRADE DOORS:	(4) 14'X14'
EST. NNN'S:	\$1.18	CLEAR HEIGHT:	20"
LEASE TERM:	5-10 Years		

UPDATED: 2.11.2026

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FLOOR PLAN

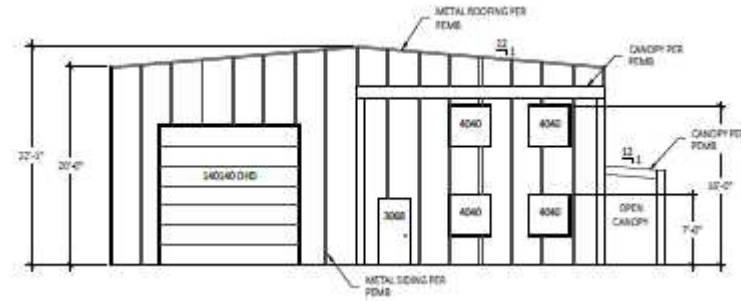


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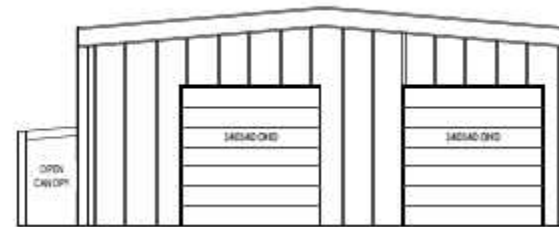
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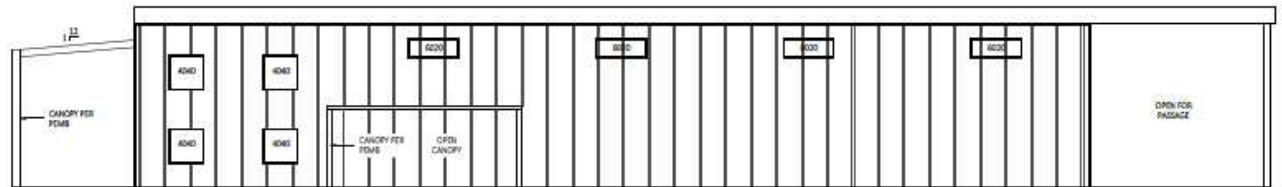
FRONT ELEVATION



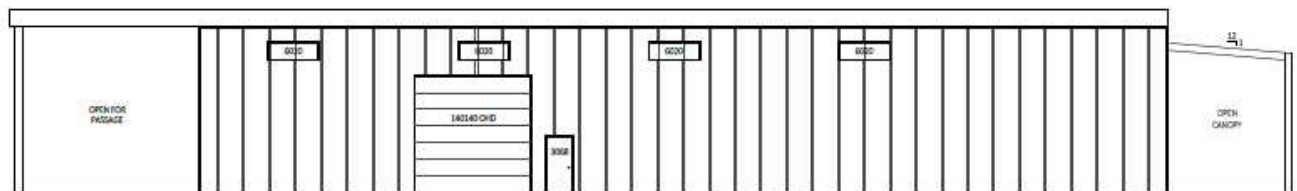
BACK ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



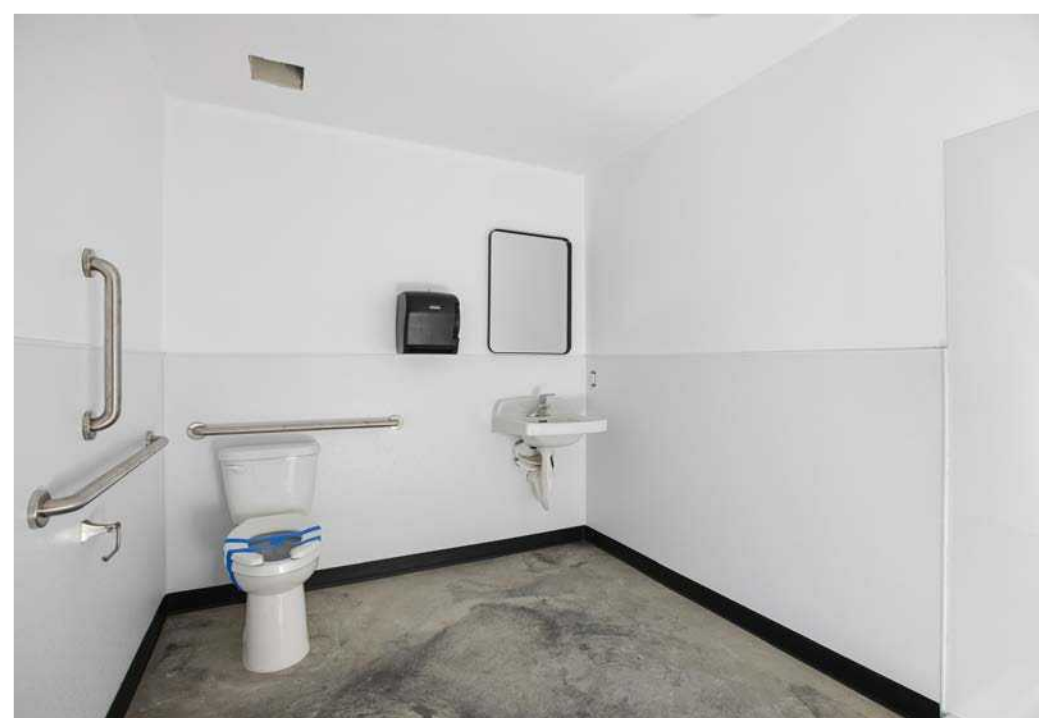


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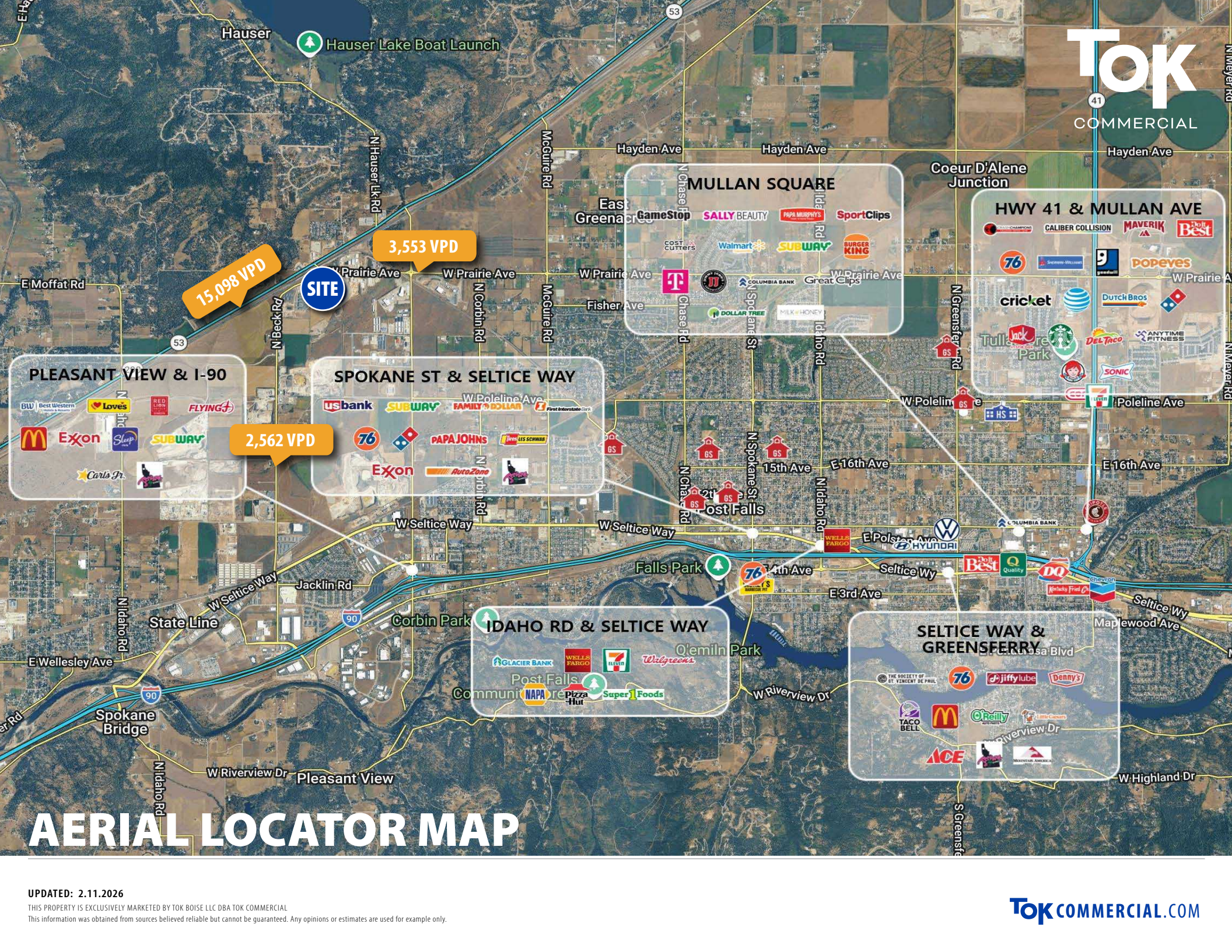
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15,098 VPD

SITE

3,553 VPD

2,562 VPD

MULLAN SQUARE

- GameStop
- SALLY BEAUTY
- PAPA MURPHY'S
- SportClips
- Walmart
- SUBWAY
- BURGER KING
- Cost Cutters
- COLUMBIA BANK
- Great Clips
- DOLLAR TREE
- MILK & HONEY

HWY 41 & MULLAN AVE

- 76
- Caliber Collision
- MAVERIK
- Best
- POPEYES
- cricket
- AT&T
- DUTCH BROS
- Jack-in-the-Box
- Starbucks
- DEL TACO
- ANYTIME FITNESS
- SONIC
- 7-Eleven

PLEASANT VIEW & I-90

- Best Western
- Loves
- RED LION
- FLYING J
- McDonald's
- Exxon
- Sleep
- SUBWAY
- Carls Jr.

SPOKANE ST & SELTICE WAY

- usbank
- SUBWAY
- FAMILY DOLLAR
- 76
- POPEYES
- PAPA JOHN'S
- AutoZone
- Exxon

IDAHO RD & SELTICE WAY

- GLACIER BANK
- WELLS FARGO
- 7-Eleven
- Wigwags
- NAPA
- Pizza Hut
- Super 1 Foods

SELTICE WAY & GREENSFERRY

- 76
- jiffy lube
- Denny's
- TACO BELL
- McDonald's
- O'Reilly
- ACE
- Little Caesars
- Wendy's

AERIAL LOCATOR MAP

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