

FOR LEASE



HAYDEN OFFICE/WAREHOUSE

1016 W Hayden Avenue | Hayden, ID 83835

KIEMLEHAGOOD

CASEY BRAZIL

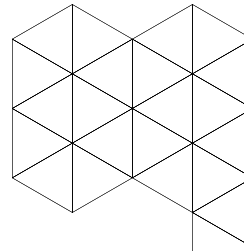
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LEASE RATE	\$12.00 PSF /YR
EST. NNN RATE	\$3.00 PSF
BUILDING AVAILABLE	April 1, 2026
TOTAL BUILDING SIZE	±3,260 SF
OFFICE/RETAIL SPACE	±930 SF
WAREHOUSE SPACE	±2,070 SF
MEZZANINE SPACE	±260 SF
YEAR BUILT	2007
LOT SIZE	±0.33 AC (±14,375 SF)
PARKING	10 Parking Stalls
ZONING	Commercial
PARCEL	H58800010060

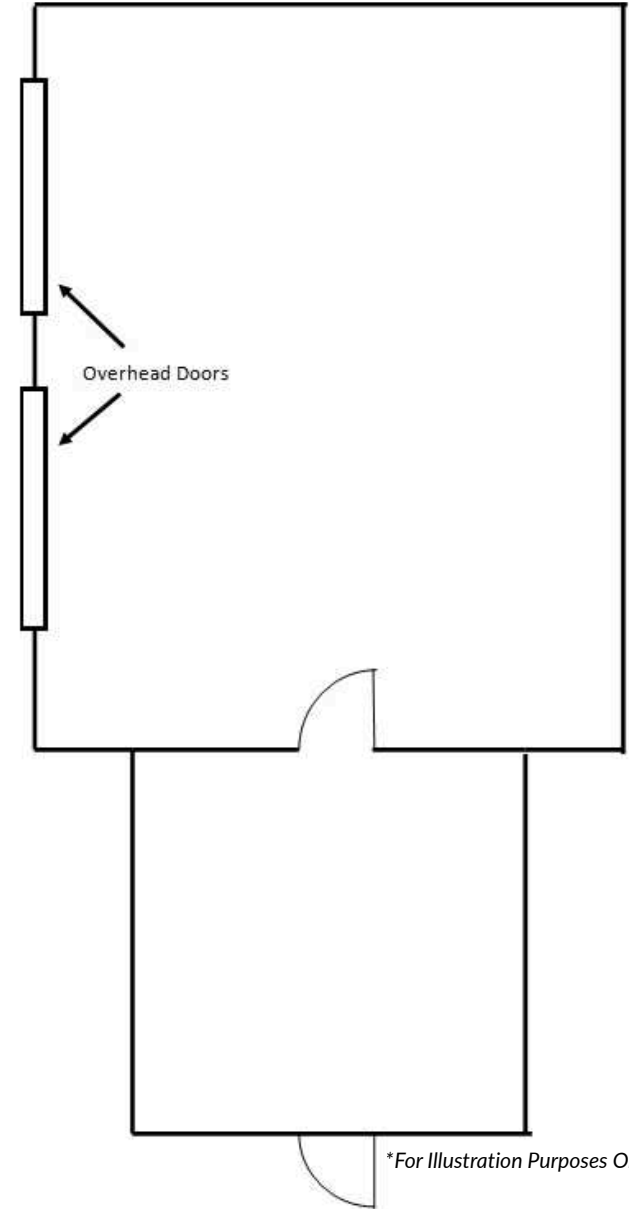


This ±3,260 square foot office/warehouse space in Hayden, Idaho offers a functional and flexible layout ideal for a variety of business operations. The space includes approximately ±2,000 square feet of warehouse, ±900 square feet of office, and a ±360 square foot mezzanine, providing a balanced mix of administrative and operational areas. The warehouse features 16-foot clear height and two(2) 14-foot overhead doors, allowing for efficient loading, storage, and workflow. This well designed space is suited for businesses seeking practical industrial functionality with dedicated office support.

- Gas Heat in Shop
- A/C and Gas Forced Air in Office

FLOOR PLAN

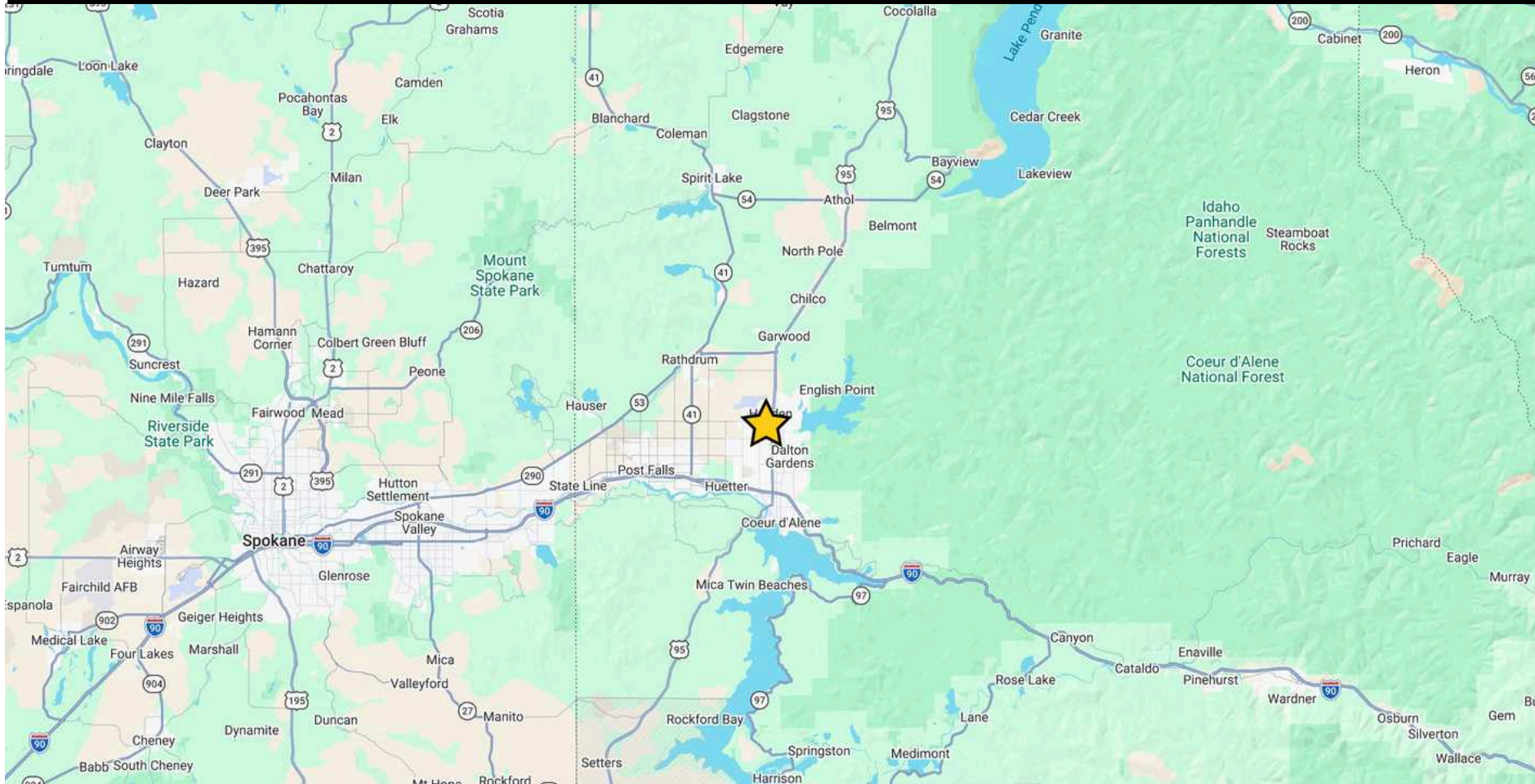
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**For Illustration Purposes Only*



DEMOGRAPHICS	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2025 Estimate Population	6,868	42,296	83,834
2030 Projected Population	7,028	44,377	89,802
2025 Estimated Households	2,805	16,384	33,805
2025 Median Age	45.0	41.5	40.0
2025 Average Household Income	\$90,497	\$114,799	\$105,286
2025 Median Household Income	\$75,713	\$91,104	\$83,796



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