



# LIGHT INDUSTRIAL FOR LEASE

New construction industrial/flex space off Seltice Way in Post Falls, offering convenient access to I-90 and the newly constructed Hwy 41 junction. The project features a single building with four separate units, which can be leased together or separately. Fenced yard space may also be negotiable if needed by the tenant. Located close to stores, gas stations, and restaurants, this parcel benefits from high visibility and accessibility.



## PROPERTY FEATURES

- ✓ 2,059 SF up to 9,020 SF
- ✓ Heated Shop Space
- ✓ Concrete Floors
- ✓ Finished Office Space w mezzanine
- ✓ Fenced Yard Space
- ✓ NNN Estimated at \$0.25/FT

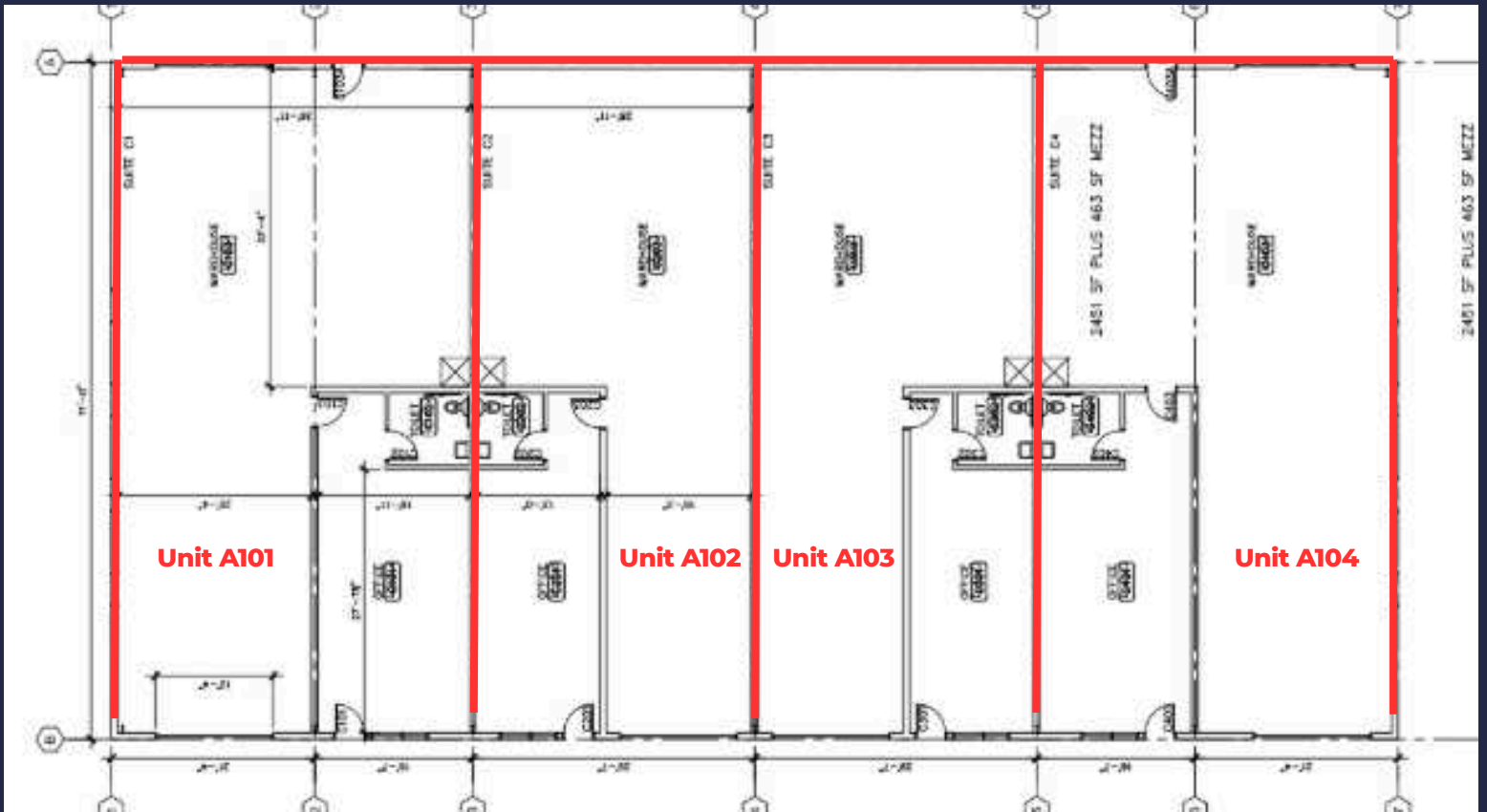


Josh Suhr

208-691-0390

[jsuhr@windermere.com](mailto:jsuhr@windermere.com)

**CONTACT US NOW**

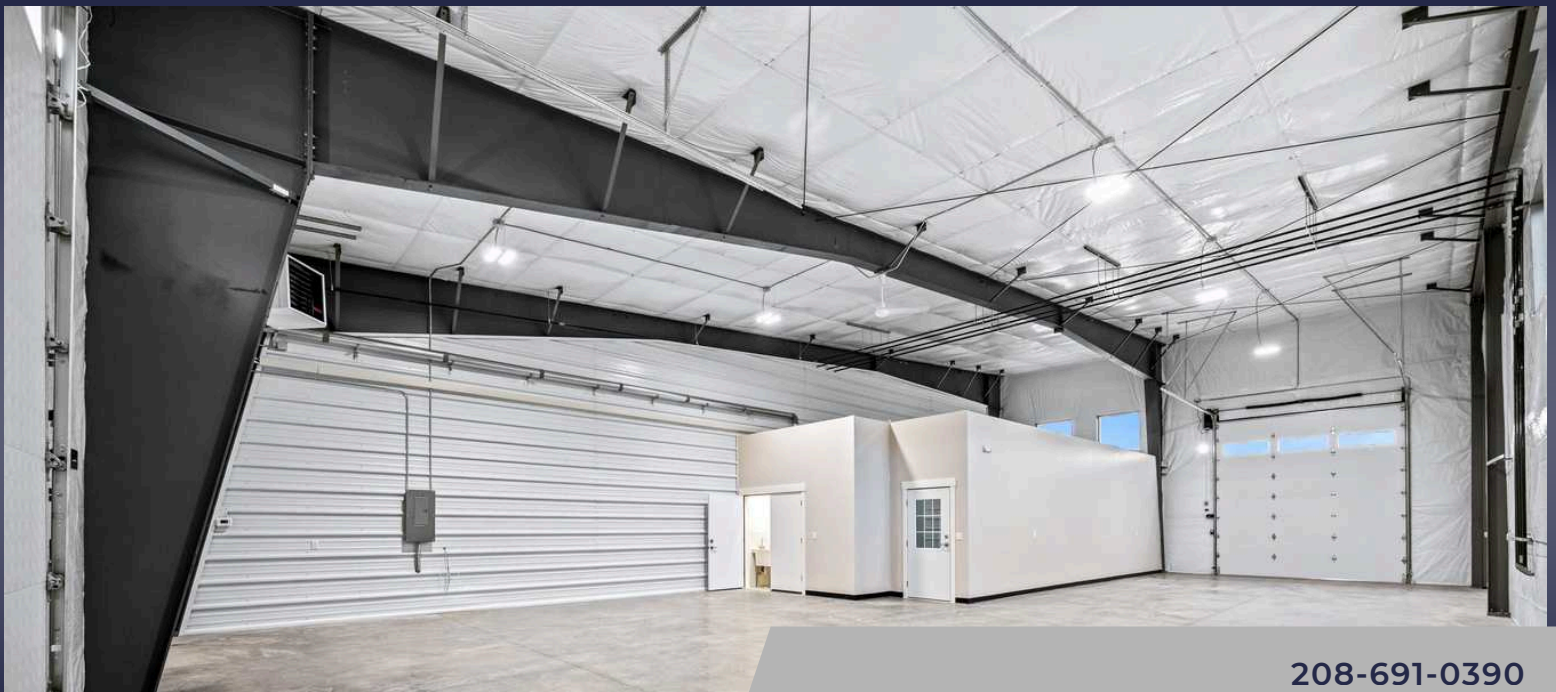


- ✓ A101 - 2,451 SQFT **AVAILABLE**
- ~~A102 - 2,059 SQFT **AVAILABLE**~~
- ✓ A103 - 2,059 SQFT **AVAILABLE**
- ✓ A104 - 2,451 SQFT **AVAILABLE**



**5210 E Seltice Way  
Post Falls ID 83854**

**LEASE RATE \$1.25/SQFT**



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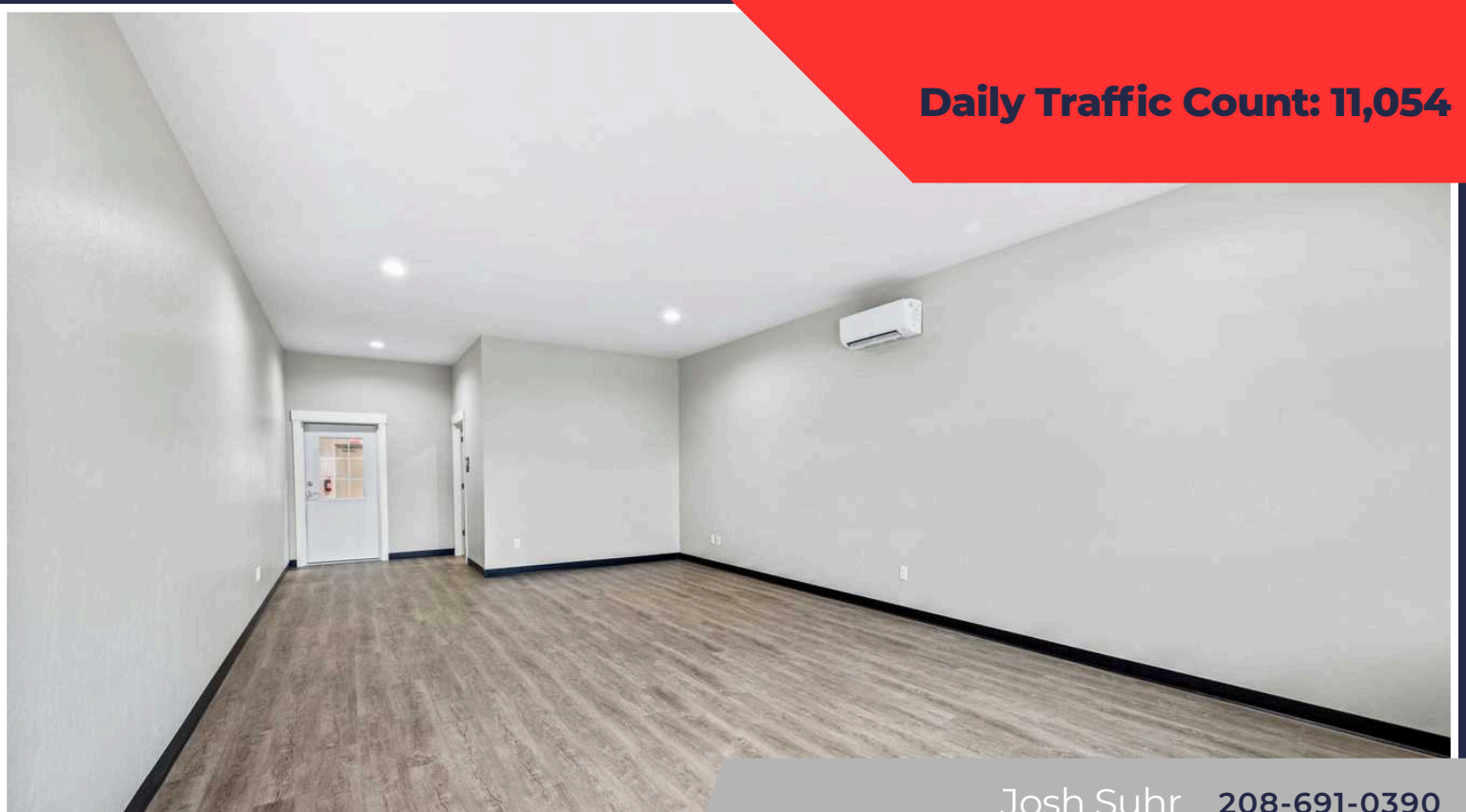
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**Daily Traffic Count: 11,054**



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