

# INDUSTRIAL/FLEX BUILDING FOR LEASE



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Offered at  
**\$0.95 PSF, NNN**  
Est. NNN \$0.18 PSF

AIN: 254629  
Acres: 1.8  
Zoned: Industrial

Located at the intersection of W. Seltice and N. Baugh Way, in close proximity to the Beck Road/I-90 Interchange. This 21,000 sf concrete tilt up building sits on 1.8 acres and has 6,000 sf of nicely finished office space with several private offices, reception area with fireplace and large bull pen area. There is 15,000 sf of manufacturing/warehouse space. The building has heavy power (~1,000 amps – 3 phase). The warehouse has ample 220 outlets, compressed air piped throughout, and high intensity/energy efficient fluorescent lighting. The entire building is protected by a fire suppression system. Further, the project has 6-inch concrete floors and two, 12ft x 14ft roll up doors with openers, new roof and fiber in the building. Loading dock that is 4ft high, 24 ft wide x 20 ft across. New access from Baugh Way and Seltice Way, creating efficient flow/ingress /egress for tractor trailers, Fed ex, UPS, etc. City water and sewer serve the premises. Great access to I-90. Paved parking with 45 stalls and nicely landscaped. Located near Cabela's, Walmart near the state line.



6164 W Seltice Way, Post Falls, ID 83854

**ROB KANNAPIEN, CCIM**

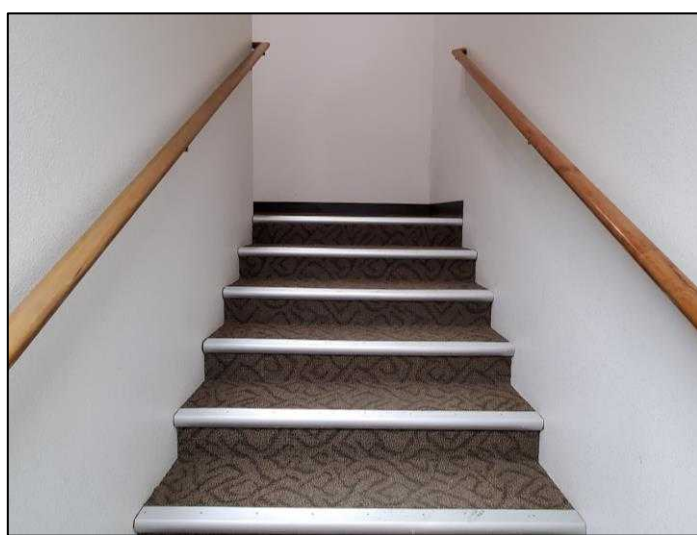
208.704.3832  
robk@ccim.net

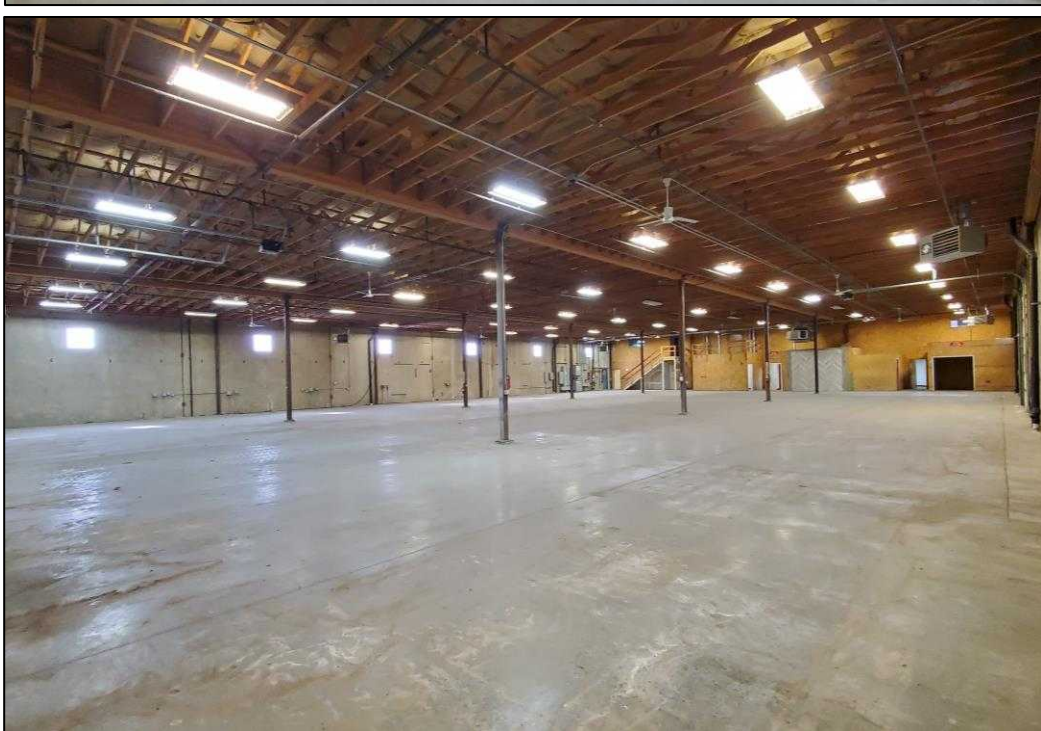
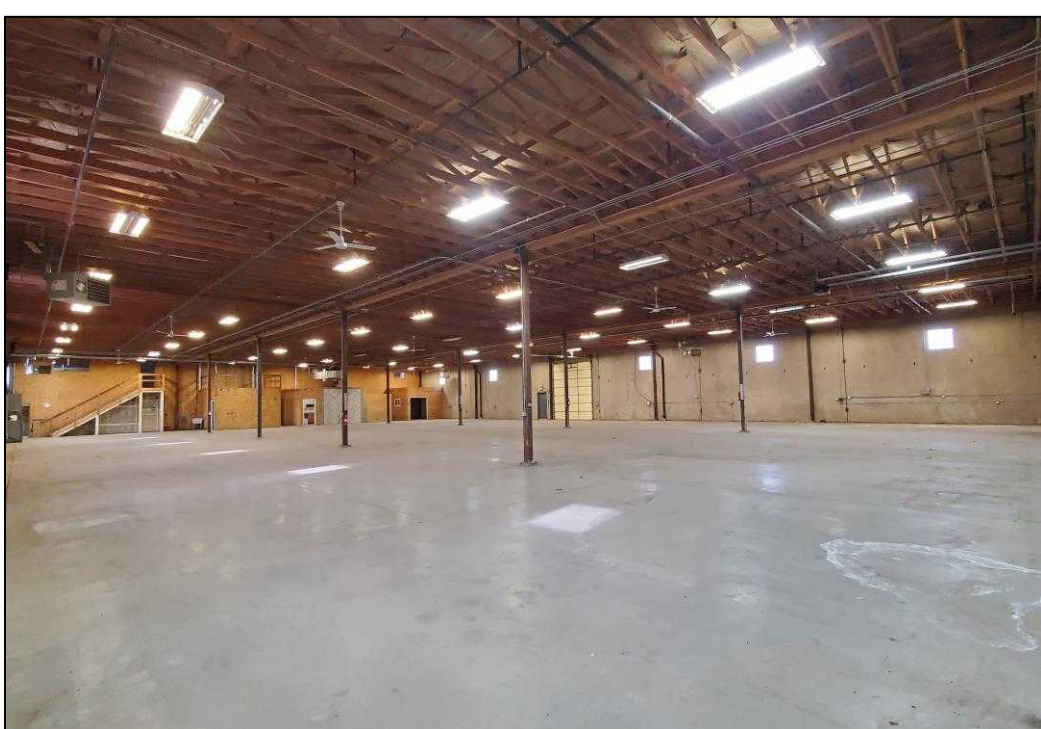
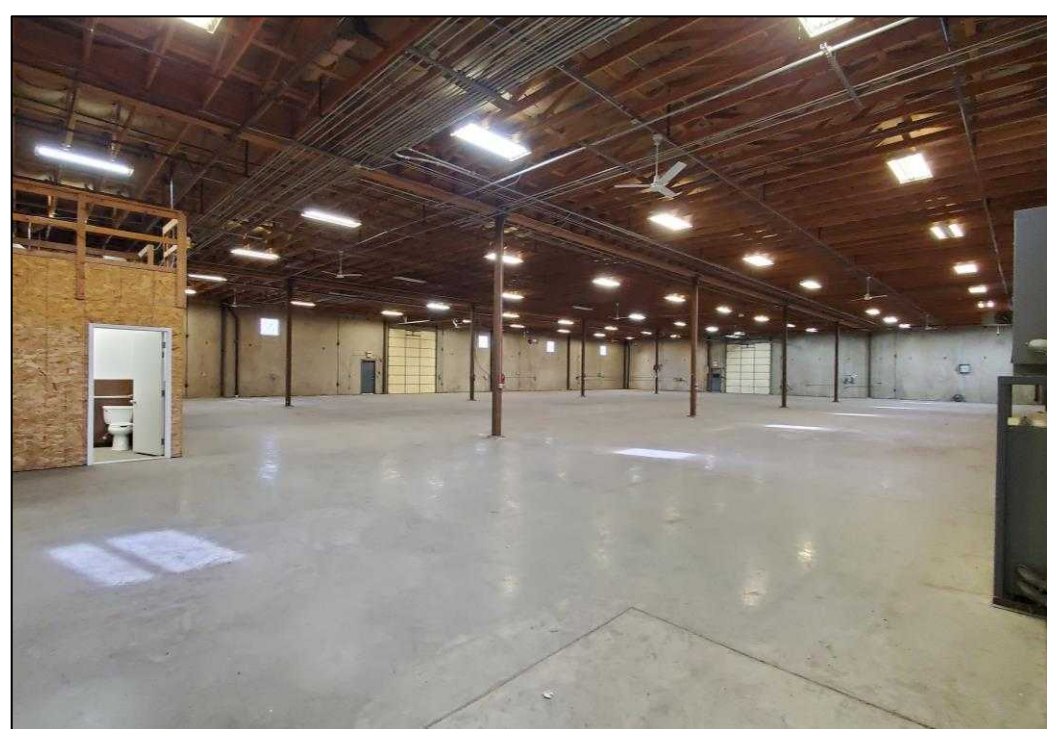
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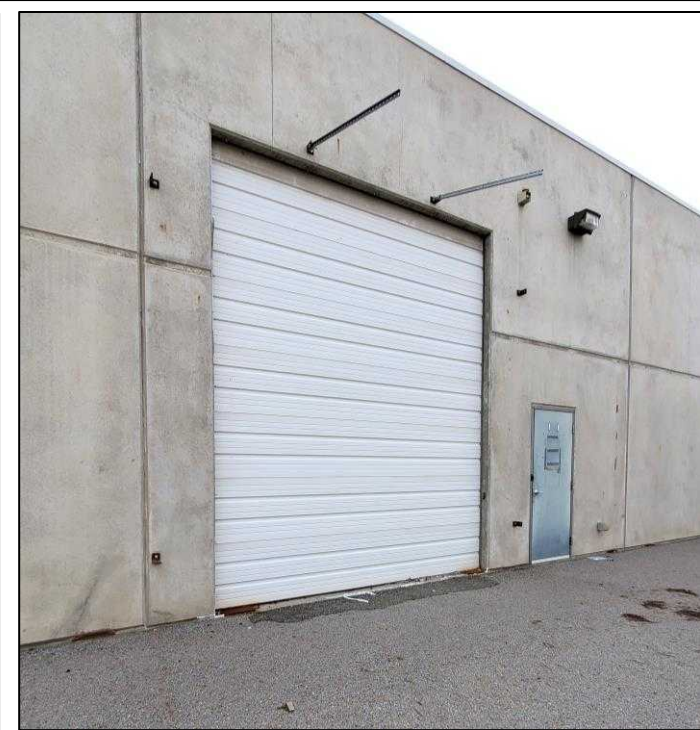
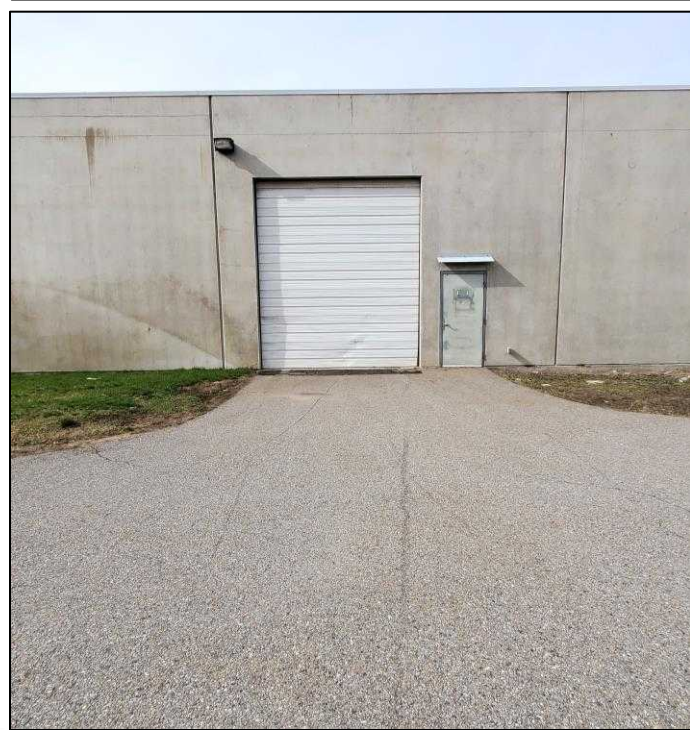


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208.704.3832

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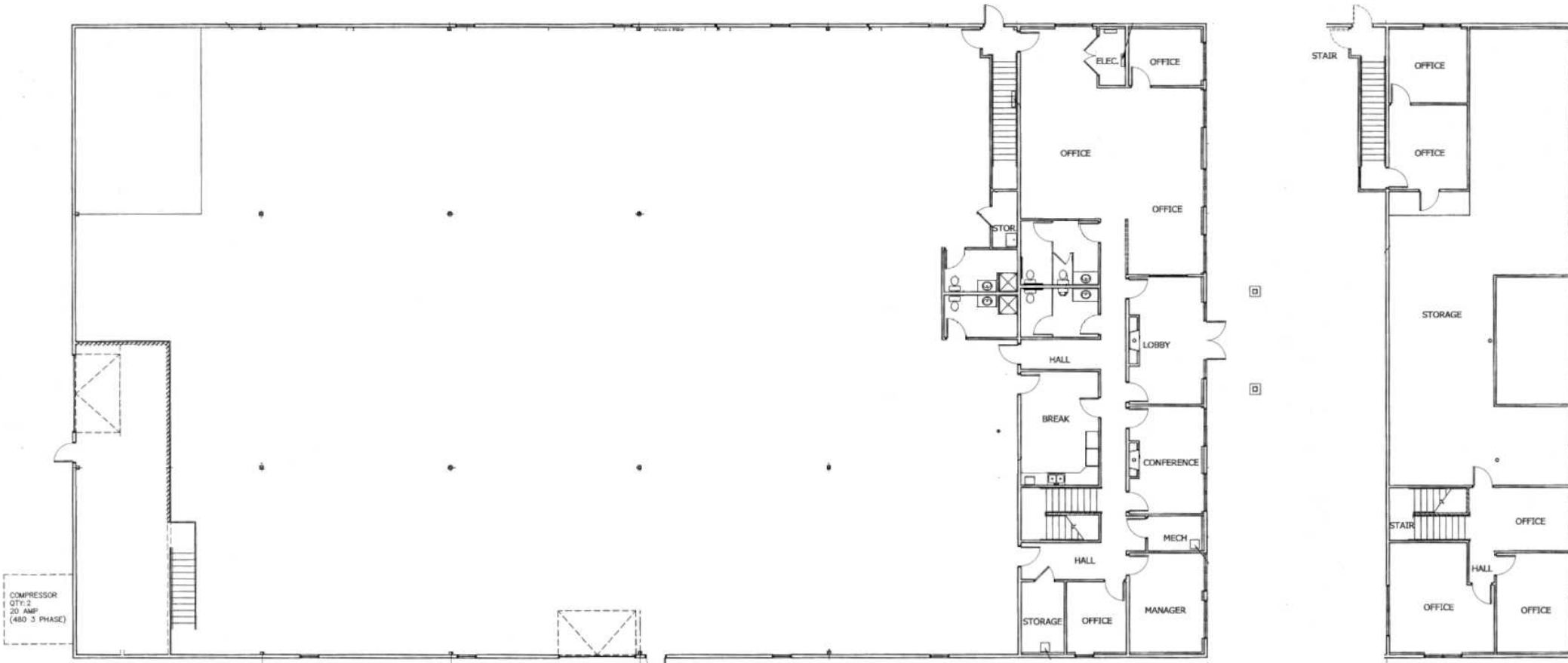
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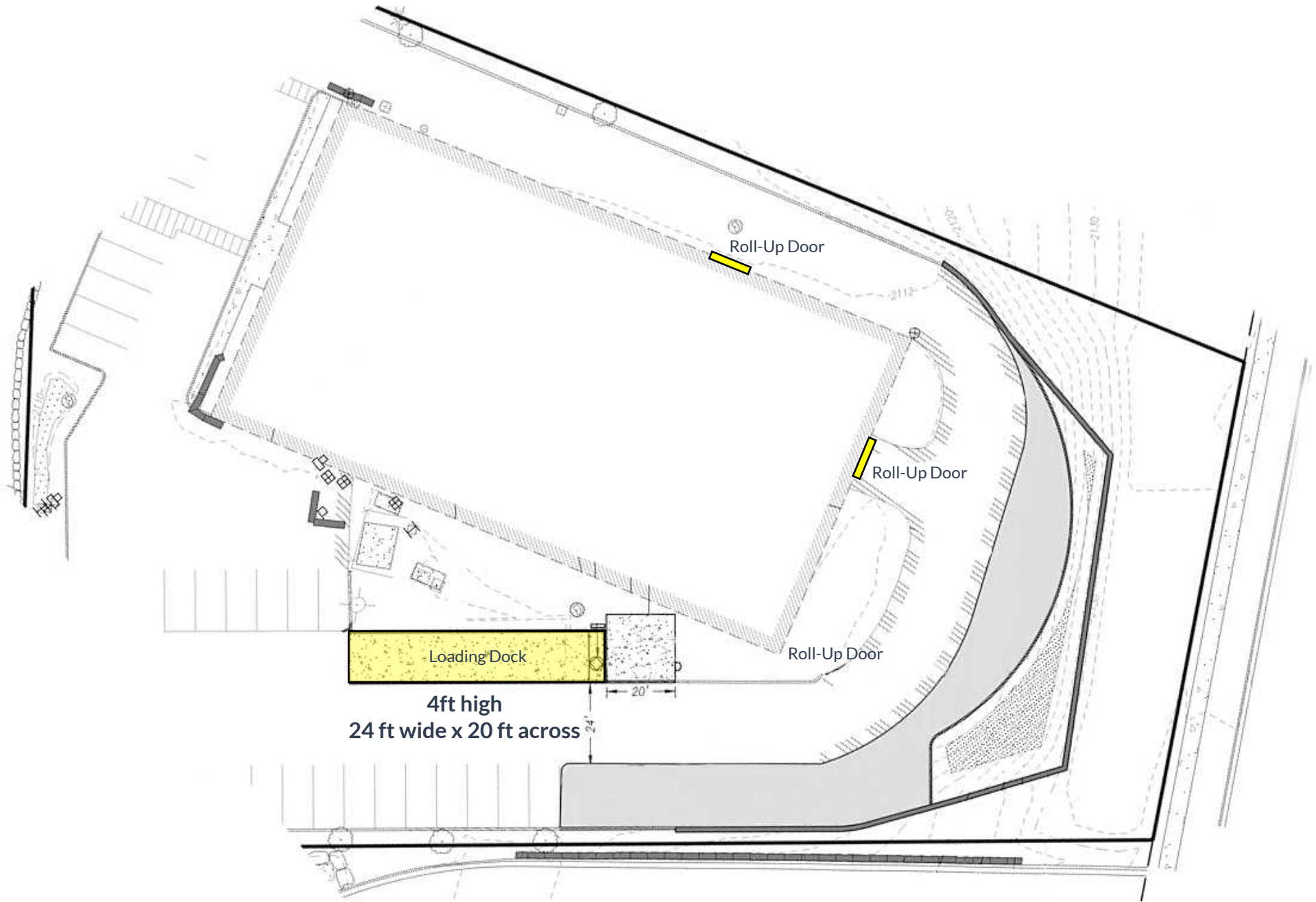
## MAIN LEVEL

## 2ND LEVEL



# SITE/LOADING DOCK PLAN

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VIEW LOCATION



STREET VIEW

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# NEARBY BUSINESSES

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CENTRAL TRANSPORT

Beck Road

POINTE APARTMENTS

Seltice Way

HAGADONE BOAT STORAGE

W Expo Parkway  
N Baugh Way

Pointe Parkway

Interstate-90

POST FALLS RV CAMPGROUND



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SCHNEIDMILLER REALTY  
2000 Northwest Blvd  
Coeur d'Alene, ID 83814