

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



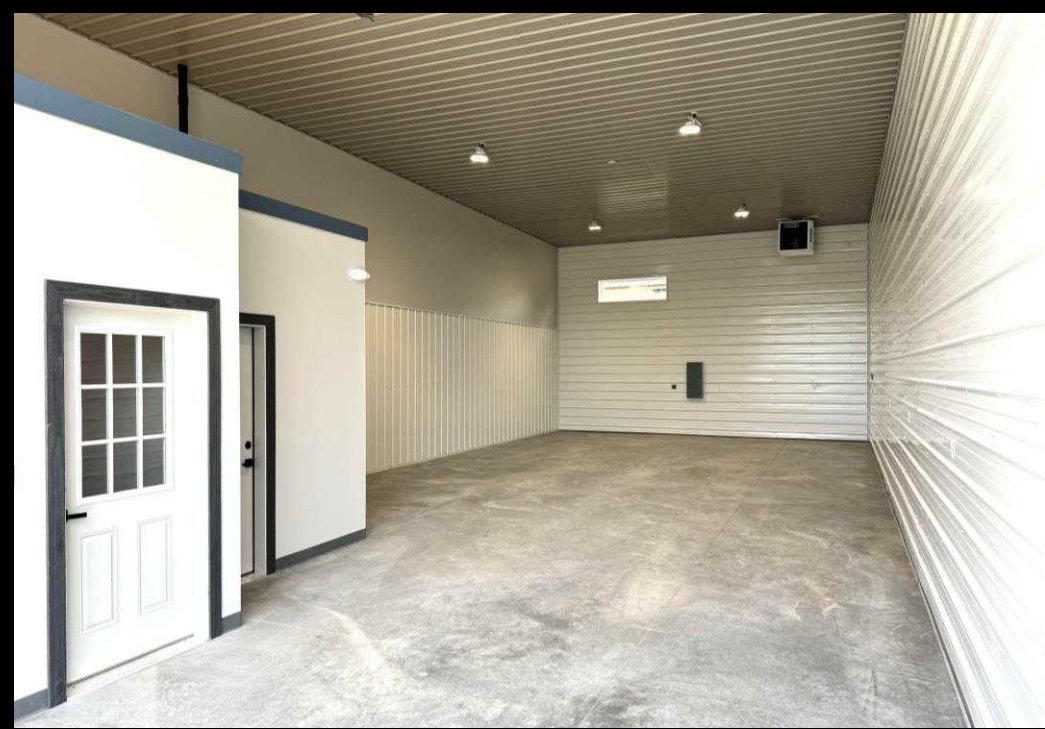
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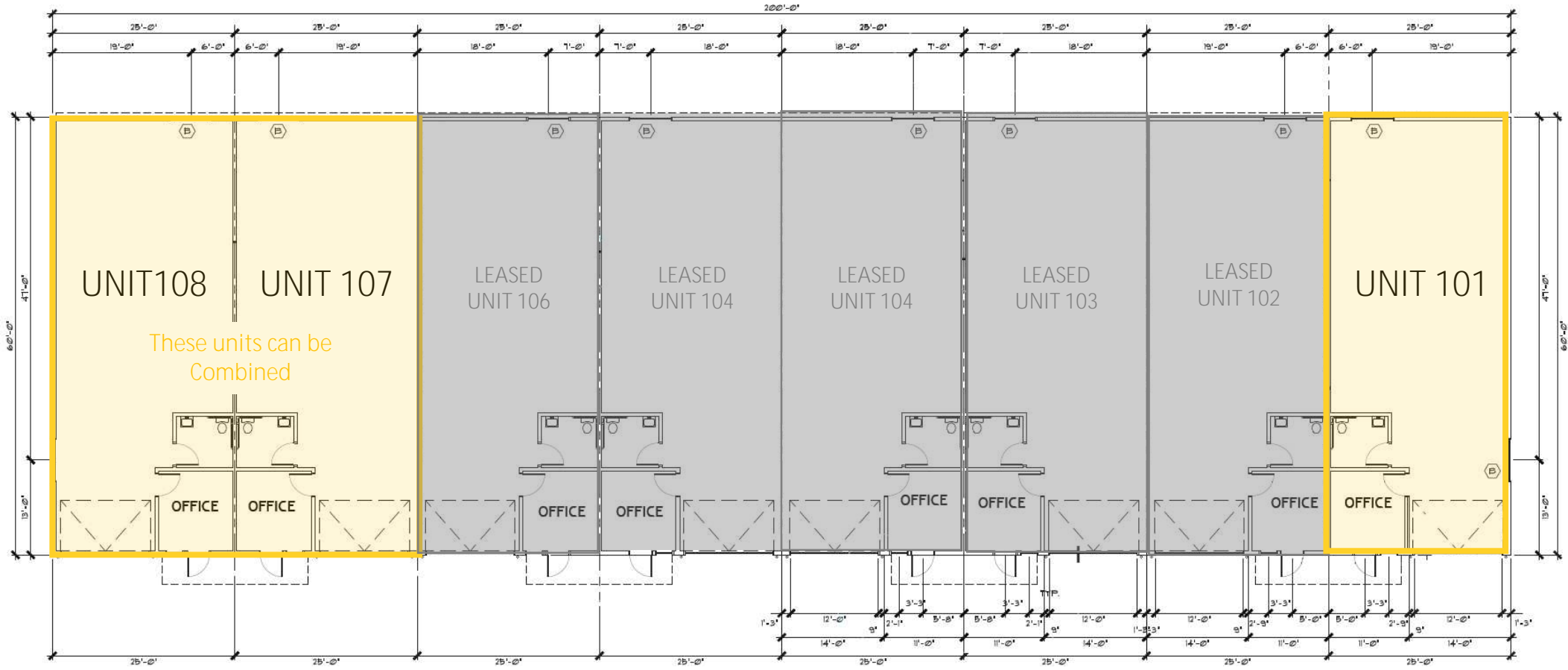
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FLOOR PLAN



Floor Plan is for visual purposes only



[View Location](#)



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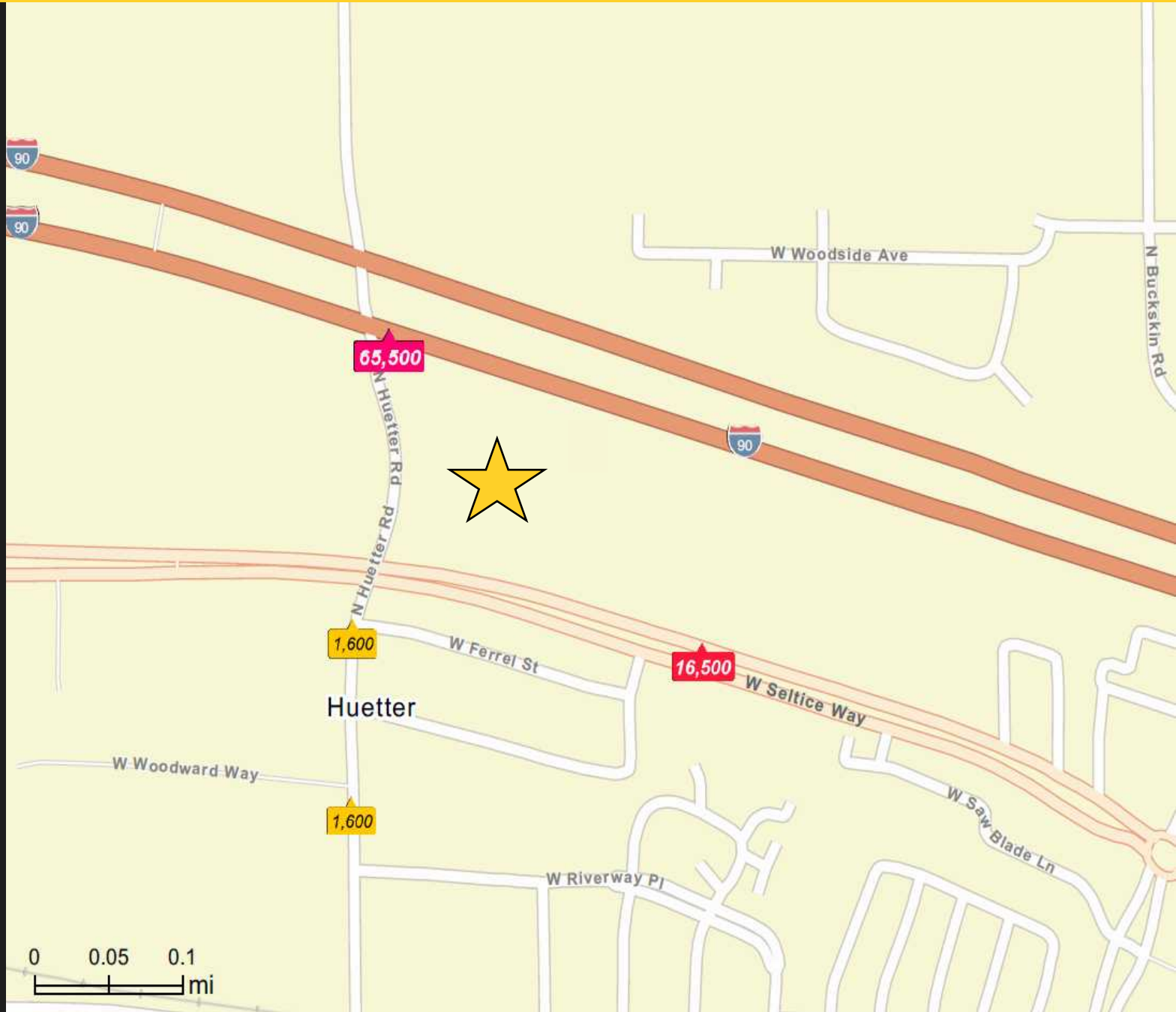
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| Distance: | Street: | Count: |
|-----------|-----------------------|--------|
| 0.14 | W Seltice Way | 16500 |
| 0.15 | I-90 East Bound | 65500 |
| 0.19 | W Ferrel St | 1600 |
| 0.27 | North Huetter Road | 1600 |
| 0.52 | N Huetter Rd | 3000 |
| 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**



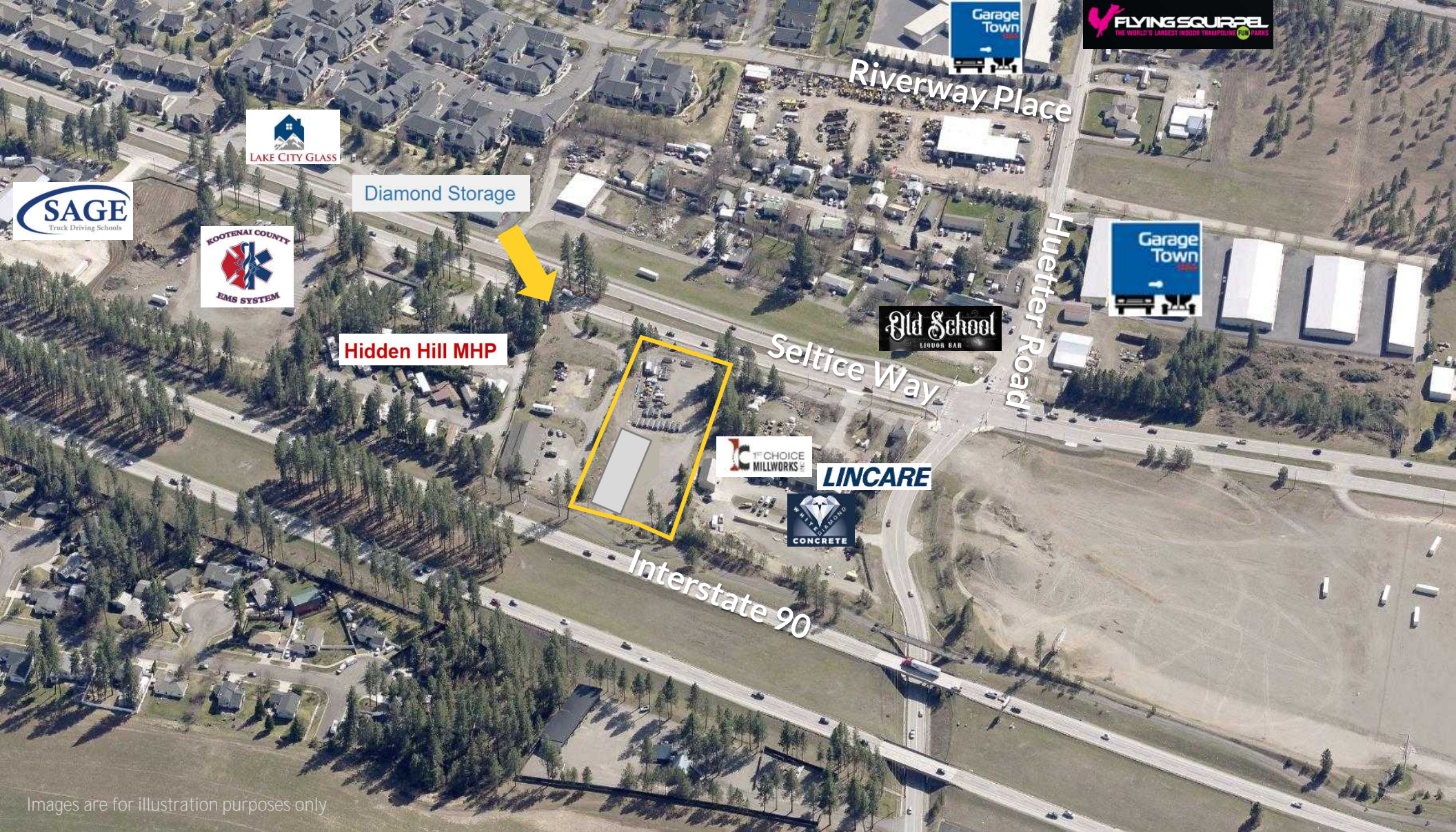
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OFFICE LOCATIONS
SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

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SUITE 102
COEUR D'ALENE, ID 83814