

FLEX SPACE FOR LEASE



📍 111 W Lions Way,
Hayden, ID 83835

Offered at
\$1.20 PSF, NNN

NNN Estimated
at \$0.18 PSF

NEWER COMMERCIAL

"flex" unit which includes a private office area with upgraded lighting, electric heat and air conditioning, ADA bathroom (to be built), open insulated warehouse with gas stubbed for heat, LED lighting, 200 Amp 208 3-Phase power, (2) 10x14 foot roll up doors, windows for natural light. Ceiling height is 18ft. Abundant parking with easy access to Highway 95. Excellent location in Hayden Idaho. This is the endcap unit with visibility to Government Way. Additional custom office could be built out for an addition rent amount. Zoned Commercial.

Unit 111 is an end unit with approx. 3,750 +/- sf with 2 roll up doors.

📞 **CRAIG HUNTER**

208.929.2929
hunter@ccim.net



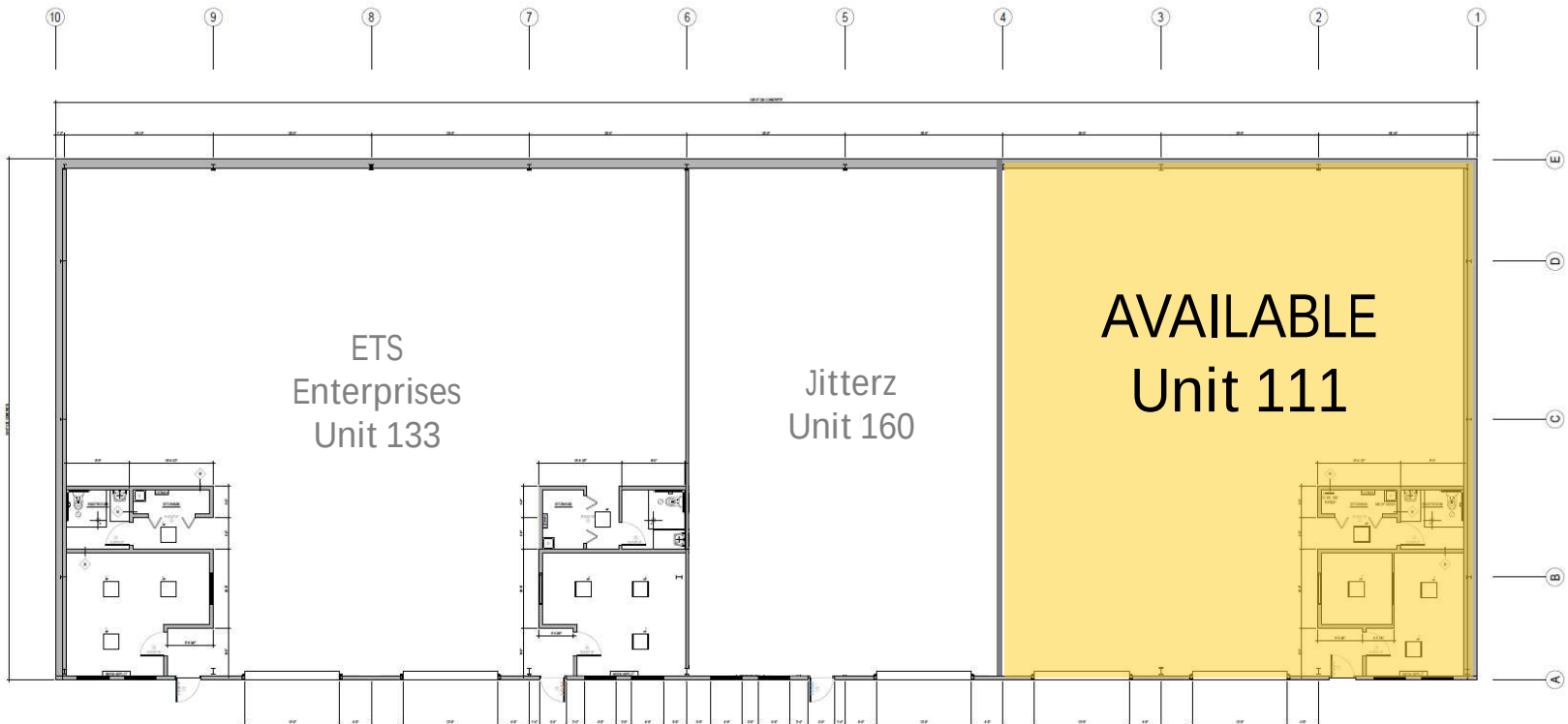
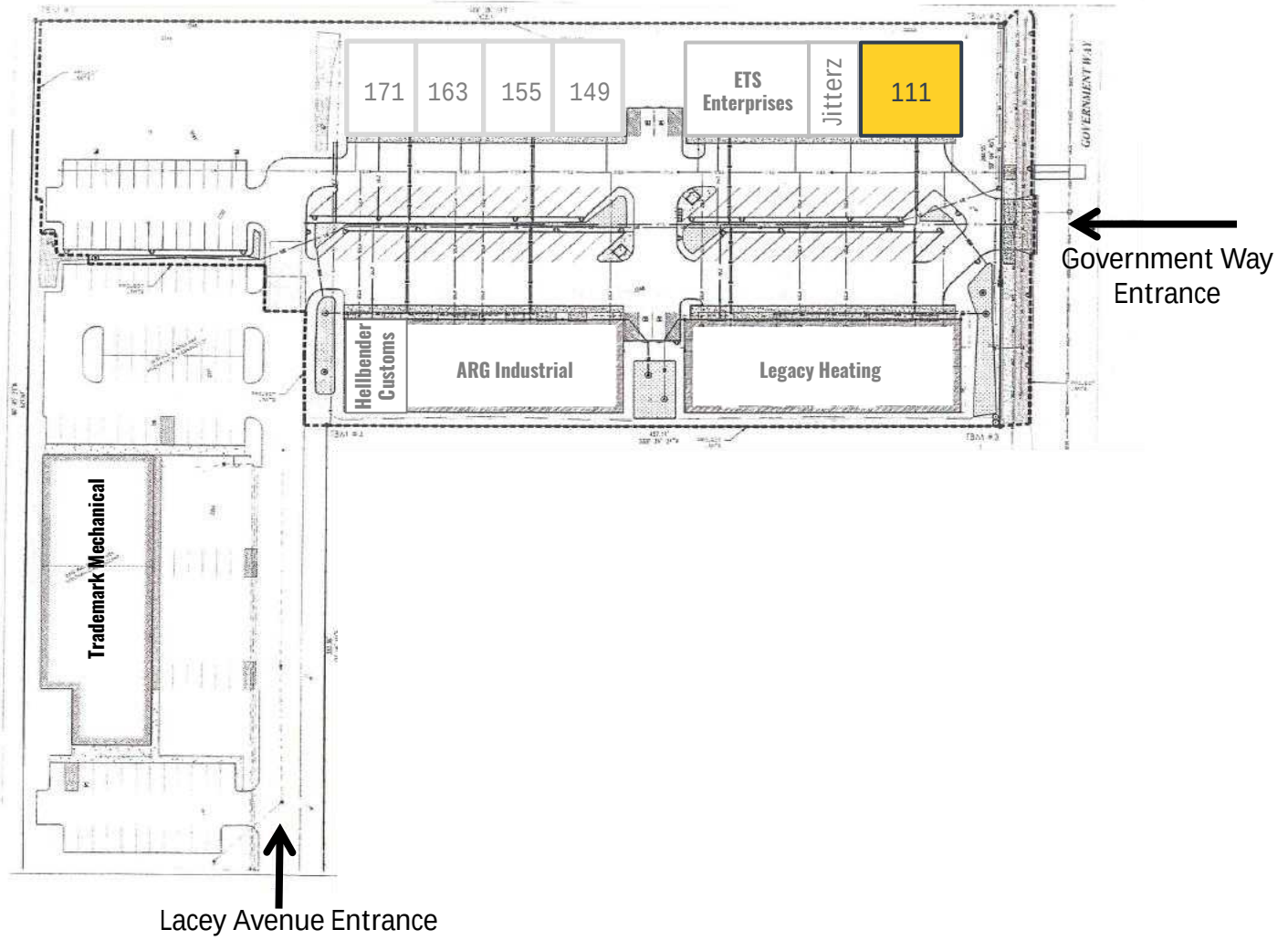
CCIMTEAM.COM



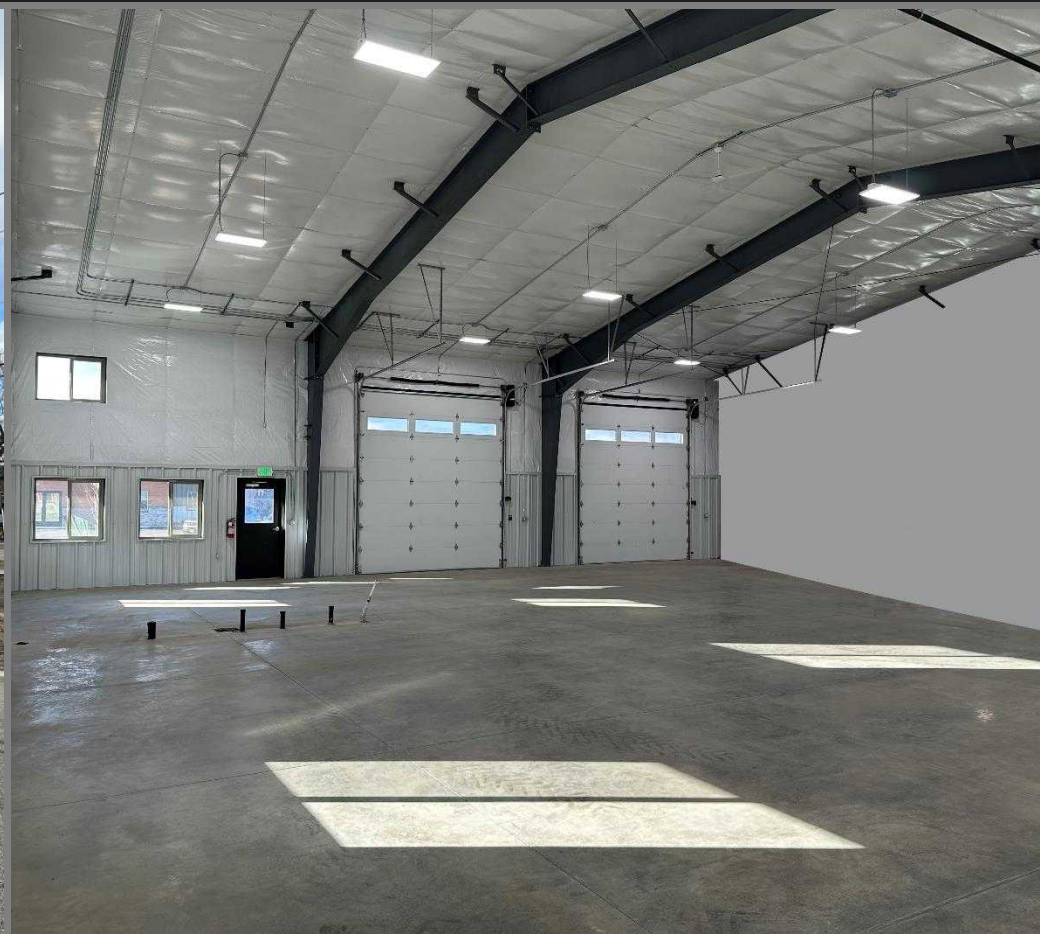
**KIEMLE
HAGOOD**

Data is deemed reliable, no warranties or representations expressed or implied. Broker not responsible for changes, errors, omissions, or prior sale without notice. All critical measurements shall be done by Lessee or Buyer.

1579 Riverstone Drive, #102
Coeur d'Alene, ID 83814



W Lions Way, Hayden, ID 83835



CRAIG HUNTER

208.929.2929 hunter@ccim.net

CCIMTEAM.COM

**KIEMLE
HAGOOD**

