FOR LEASE

ASK ABOUT OUR LEASING INCENTIVES!

DAUGHARTY COMMERCE PARK

3661 W Daugharty Loop | Hayden, ID 83835

KIEMLEHAGOOD

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Located in Hayden, Idaho, Daugharty Commerce Park will feature 42 buildings at full buildout, offering flexible opportunities for a variety of users. Positioned just off Dakota Avenue and Atlas Road, and near Coeur d'Alene Airport, the site provides convenient access within a rapidly growing North Idaho corridor.

GENERAL INFORMATION

YEAR BULT	Phase 1 began in 2023

*Final phase of development expected to be complete Q4 2026

PARCEL NO.	HL8130010050
ZONING	LI - Light Industrial (Hayden)
PARKING	71 Common on-stite parking stalls

BUILDING DETAILS

42 TOTAL BUILDINGS	Total based upon completion of final phase of development
TWENTY (20) BUILDINGS	±2,400 SF (40ft x 60ft)
TWENTY (22) BUILDINGS	±4,000 SF (40ft x 100ft)

EACH BUILDING

- Two (2) 14ft x 12ft roll up doors
- One (1) front office
- One (1) restroom
- One (1) kitchenette (non-enclosed)
- Three (3) man doors
- Paved yard area
- Ceiling height 18ft
- Power: Single Phase 400amp
- Parking: Three (3) regular stalls, One (1) handicap stall

±4,000 SF Units

±2,400 SF Units

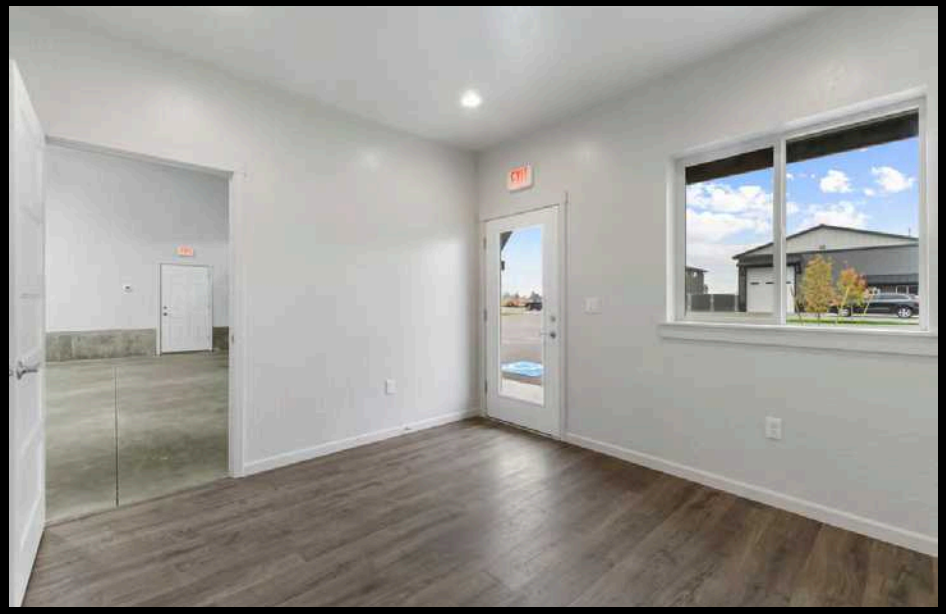
Common Parking

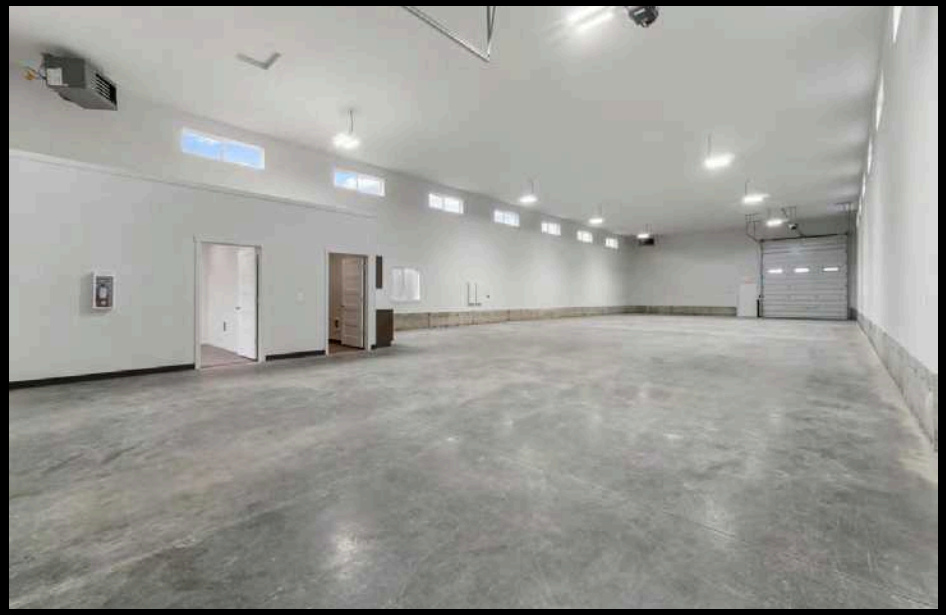
Coming Q4 2026

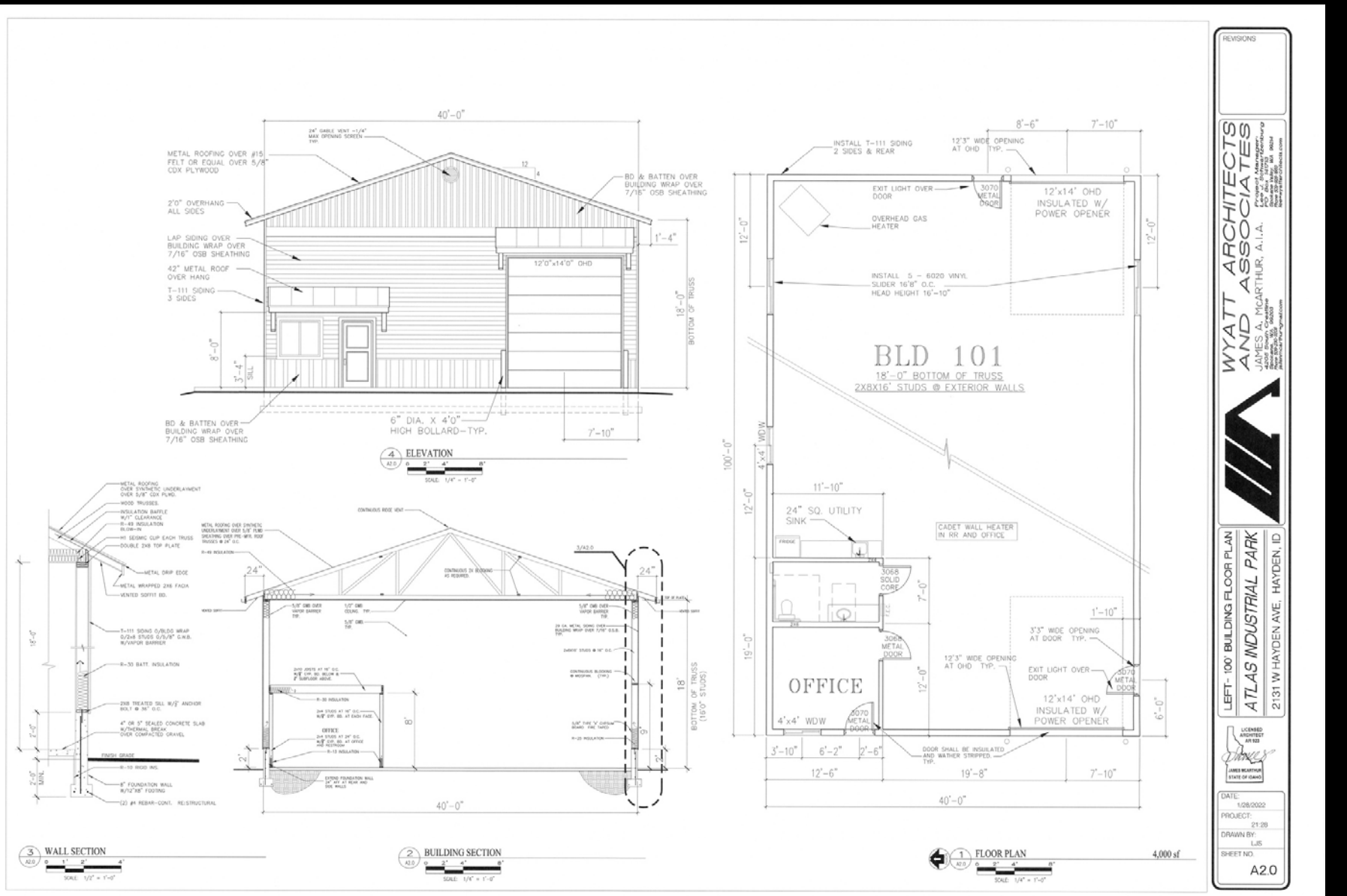
Available Units

***CAM cost covers water, sewer, landscaping, and snow removal.**

UNIT NO.	AVAILABLE	ADDRESS	SIZE	DIMENSIONS	MONTHLY RATE PSF	LEASE TYPE	MONTHLY RATE	MONTHLY CAMS
3661	NOW	3661 W Daugharty Loop	±4,000 SF	40ft x 100ft	$1.00	Modified Gross	$4,000	$200
3643	NOW	3643 W Daugharty Loop	±4,000 SF	40ft x 100ft	$1.00	Modified Gross	$4,000	$200
3499	NOW	3499 W Daugharty Loop	±4,000 SF	40ft x 100ft	$1.00	Modified Gross	$4,000	$200
3449	NOW	3449 W Libby Lane	±4,000 SF	40ft x 100ft	$1.10	Modified Gross	$4,400	$200
3425	NOW	3425 W Libby Lane	±4,000 SF	40ft x 100ft	$1.10	Modified Gross	$4,400	$200
3409	NOW	3409 W Libby Lane	±4,000 SF	40ft x 100ft	$1.10	Modified Gross	$4,400	$200





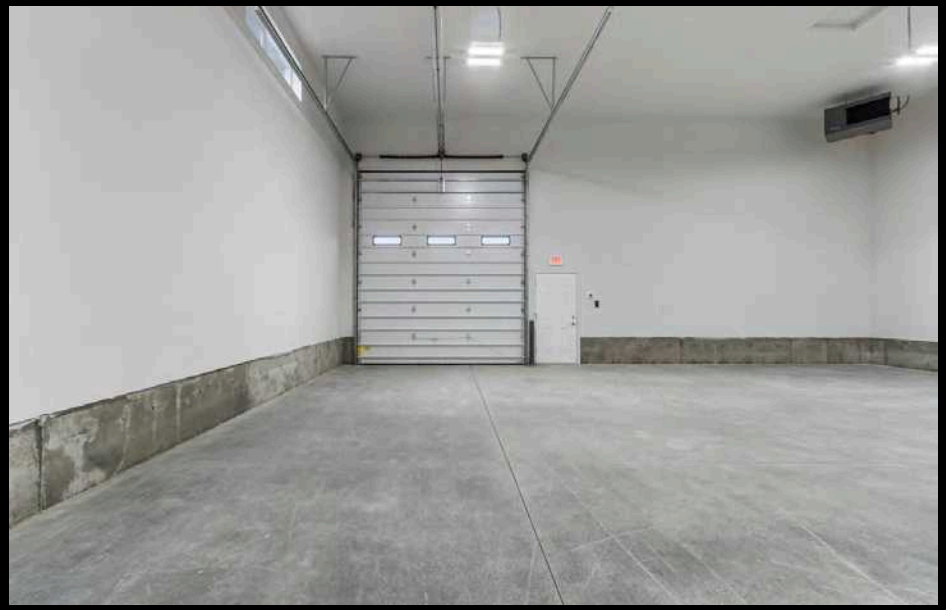

4 ELEVATION
SCALE: 1/4" = 1'-0"
3 WALL SECTION
SCALE: 1/2" = 1'-0"
2 BUILDING SECTION
SCALE: 1/4" = 1'-0"
1 FLOOR PLAN
SCALE: 1/4" = 1'-0"
4,000 sf
BLD 101
18'-0" BOTTOM OF TRUSS
2X8X16' STUDS @ EXTERIOR WALLS
OFFICE
12'x14' OHD INSULATED W/ POWER OPENER
24" SQ. UTILITY SINK
CADET WALL HEATER IN RR AND OFFICE
WYATT ARCHITECTS AND ASSOCIATES
JAMES A. McARTHUR, A.I.A.
LEFT- 100' BUILDING FLOOR PLAN
ATLAS INDUSTRIAL PARK
2131 W HAYDEN AVE, HAYDEN, ID
REVISIONS
DATE: 1/28/2022
PROJECT: 21-28
DRAWN BY: LJS
SHEET NO. A2.0

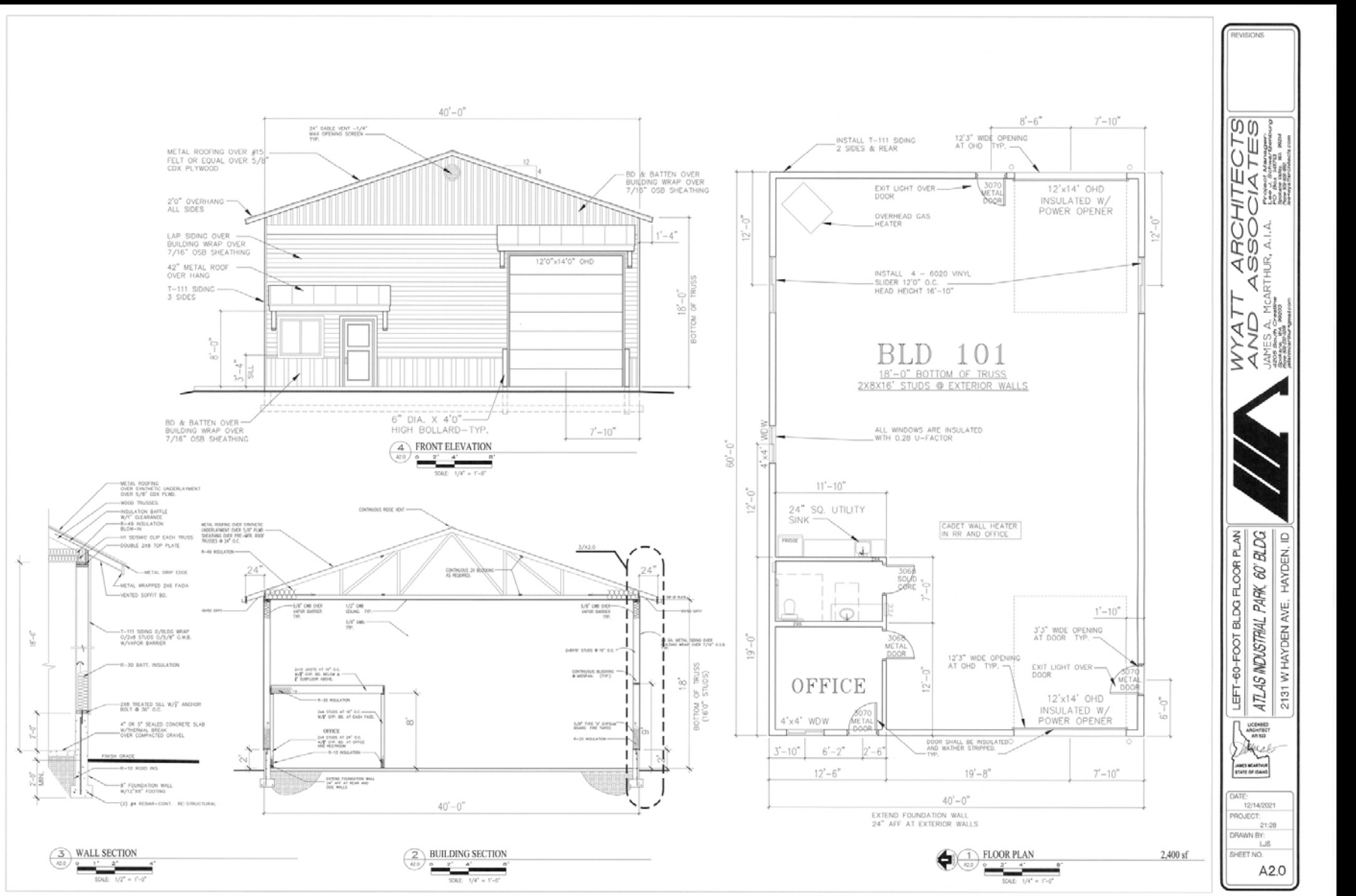
- ±4,000 SF Units
- ±2,400 SF Units
- Common Parking
- Coming Q4 2026
- Available Units | Coming Sept 1, 2026

***CAM cost covers water, sewer, landscaping, and snow removal.**

UNIT NO.	AVAILABLE	ADDRESS	SIZE	DIMENSIONS	MONTHLY RATE PSF	LEASE TYPE	MONTHLY RATE	MONTHLY CAMS
3403	Aug 15, 2026	3403 W Daugharty Loop	±2,400 SF	40ft x 60ft	$1.25	Modified Gross	$3,000	$200
3526	Sept 1, 2026	3526 W Libby Lane	±2,400 SF	40ft x 60ft	$1.25	Modified Gross	$3,000	$200
3504	Sept 1, 2026	3504 W Libby Lane	±2,400 SF	40ft x 60ft	$1.25	Modified Gross	$3,000	$200
3488	Sept 1, 2026	3488 W Libby Lane	±2,400 SF	40ft x 60ft	$1.25	Modified Gross	$3,000	$200
3465	Sept 1, 2026	3465 W Libby Lane	±2,400 SF	40ft x 60ft	$1.25	Modified Gross	$3,000	$200

EXIT




40'-0"
METAL ROOFING OVER #15 FELT OR EQUAL OVER 5/8" CDX PLYWOOD
2'0" OVERHANG ALL SIDES
LAP SIDING OVER BUILDING WRAP OVER 7/16" OSB SHEATHING
42" METAL ROOF OVER HANG
T-111 SIDING 3 SIDES
BD & BATTEN OVER BUILDING WRAP OVER 7/16" OSB SHEATHING
12'0"x14'0" OHD
18'-0" BOTTOM OF TRUSS
6" DIA. X 4'0" HIGH BOLLARD-TYP.
7'-10"
4 FRONT ELEVATION
SCALE: 1/4" = 1'-0"
INSTALL T-111 SIDING 2 SIDES & REAR
12'3" WIDE OPENING AT OHD TYP.
8'-6"
7'-10"
EXIT LIGHT OVER DOOR
3070 METAL DOOR
OVERHEAD GAS HEATER
12'x14' OHD INSULATED W/ POWER OPENER
INSTALL 4 - 6020 VINYL SLIDER 12'0" O.C. HEAD HEIGHT 16'-10"
BLD 101
18'-0" BOTTOM OF TRUSS
2X8X16' STUDS @ EXTERIOR WALLS
ALL WINDOWS ARE INSULATED WITH 0.28 U-FACTOR
4'x4' WDW
11'-10"
24" SQ. UTILITY SINK
FRIDGE
CADET WALL HEATER IN RR AND OFFICE
3068 SOLID CORE
3'3" WIDE OPENING AT DOOR TYP.
OFFICE
12'3" WIDE OPENING AT OHD TYP.
EXIT LIGHT OVER DOOR
12'x14' OHD INSULATED W/ POWER OPENER
DOOR SHALL BE INSULATED AND WATHER STRIPPED. TYP.
3'-10"
6'-2"
2'-6"
12'-6"
19'-8"
7'-10"
40'-0"
EXTEND FOUNDATION WALL 24" AFF AT EXTERIOR WALLS
60'-0"
12'-0"
19'-0"
6'-0"
METAL ROOFING OVER SYNTHETIC UNDERLAYMENT OVER 5/8" CDX PLWD.
WOOD TRUSSES
INSULATION BAFFLE W/1" CLEARANCE
R-49 INSULATION BLOW-IN
H1 SDSMC CLIP EACH TRUSS
DOUBLE 2X8 TOP PLATE
METAL DRIP EDGE
METAL WRAPPED 2X6 FASIA
VENTED SOFFIT BD.
T-111 SIDING O/BLDG WRAP O/2x6 STUDS O/5/8" O.W.B. W/VAPOR BARRIER
R-30 BATT. INSULATION
2X6 TREATED SILL W/1/2" ANCHOR BOLT @ 36" O.C.
4" OR 5" SEALED CONCRETE SLAB W/THERMAL BREAK OVER COMPACTED GRAVEL
FINISH GRADE
R-10 RIGID INS.
8" FOUNDATION WALL W/12"X8" FOOTING
(2) #4 REBAR-CONT. RE: STRUCTURAL
18'-4"
7'-4"
2'-0" MIN.
CONTINUOUS RIDGE VENT
24"
CONTINUOUS 2X BLOCKING AS REQUIRED.
3/A2.0
5/8" OWB OVER VAPOR BARRIER TYP.
1/2" GWB CEILING TYP.
5/8" GWB TYP.
2x6 STUDS @ 16" O.C.
CONTINUOUS BLOCKING @ MIDSPAN (TYP.)
5/8" TYP 'X' GYPSUM BOARD FIRE TAPED
R-20 INSULATION
2x4 STUDS AT 16" O.C. W/ 5/8" GYP. BD. AT EACH FACE
OFFICE
2x4 STUDS AT 24" O.C. W/ 5/8" GYP. BD. AT OFFICE SIDE RESTROOM
R-13 INSULATION
8'
2'
18' BOTTOM OF TRUSS (16'0" STUDS)
40'-0"
3 WALL SECTION
SCALE: 1/2" = 1'-0"
2 BUILDING SECTION
SCALE: 1/4" = 1'-0"
1 FLOOR PLAN
2,400 sf
SCALE: 1/4" = 1'-0"
REVISIONS
WYATT ARCHITECTS AND ASSOCIATES
JAMES A. McARTHUR, A.I.A.
LEFT-60-FOOT BLDG FLOOR PLAN
ATLAS INDUSTRIAL PARK, 60' BLDG.
2131 W HAYDEN AVE., HAYDEN, ID
LICENSED ARCHITECT AR 930
JAMES MCARTHUR STATE OF IDAHO
DATE: 12/14/2021
PROJECT: 21-28
DRAWN BY: LJS
SHEET NO. A2.0

8 NEW BUILDINGS COMING Q4 2026!

DESTINATION	TIME	DISTANCE
Spokane International Airport	±44 Minutes	±38 Miles
Sandpoint, ID	±47 Minutes	±42 Miles
Moscow, ID	±1 hour 40 Minutes	±89 Miles
Coeur d'Alene, ID	18 Minutes	±8 Miles

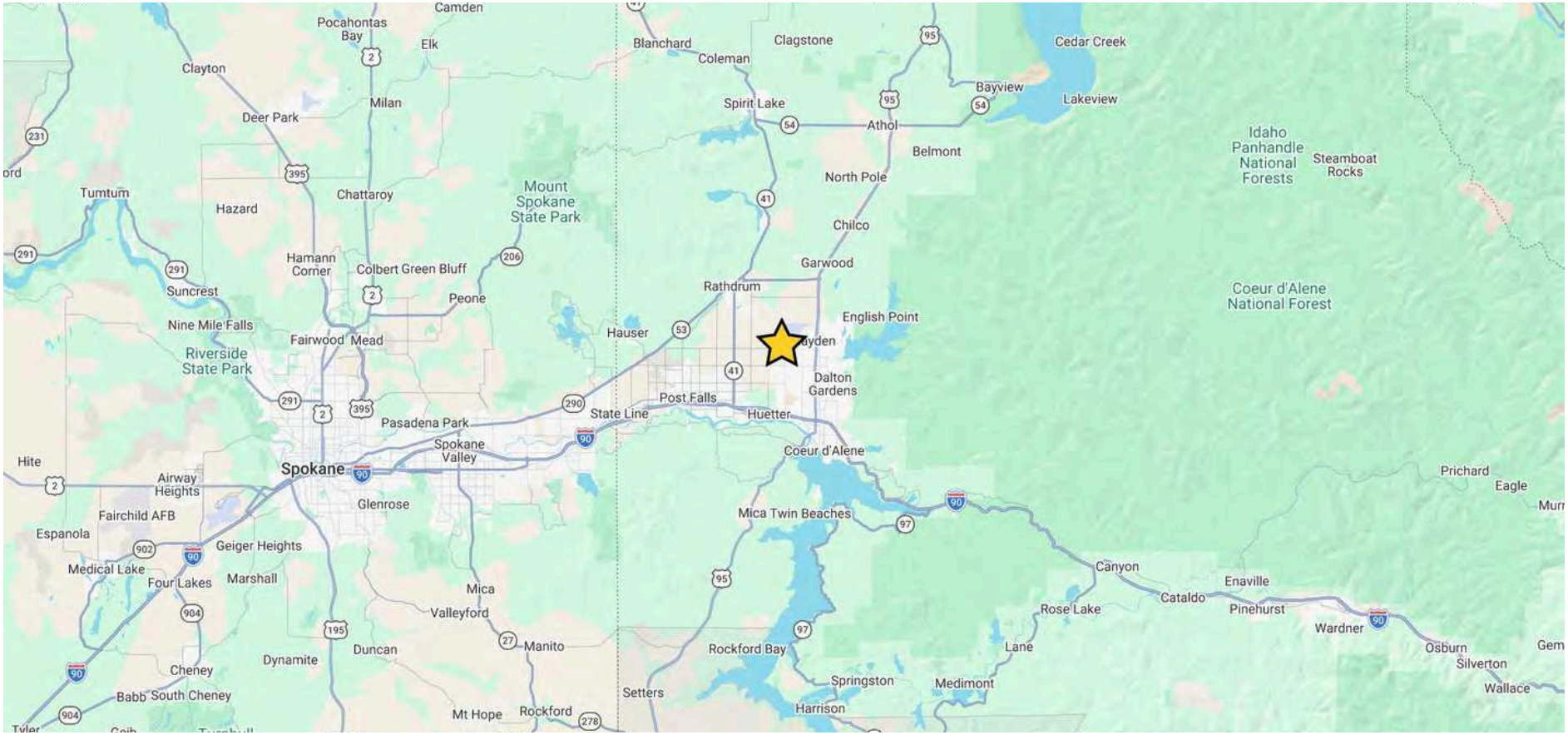
STREET	AVERAGE DAILY TRAFFIC
W Dakota Avenue	±695 ADT
N Atlas Road	±3,126 ADT
Hayden Avenue	±7,101 ADT

DEMOGRAPHICS	1 MI	3 MI	5MI
EST POPULATION 2025	1,859	35,866	93,885
PROJ. POPULATION 2030	2,043	39,043	101,929
EST HOUSEHOLDS 2025	748	13,530	37,174
MEDIAN AGE	41.2	39.1	39.7
2025 AVERAGE HHI	$118,019	$113,524	$104,258
2025 MEDIAN HHI	$89,473	$91,914	$84,114

Coeur d'Alene Airport - Pappy Boyington...
ReStore
Sahara Pizza
NAPA
snap fitness 24/7
ABC
MAVERIK
DQ
Storage Mart
Hayden Ave
N Huetter Rd
N Atlas Rd
N Ramsey Rd
N Government Way
Hayden Lake
Wells Fargo
Exxon
Club Pilates
Kentucky Fried Chicken
Triple Play
Papa Johns
Pizza Hut
SUBWAY
O'Reilly
USPS
Phillips 66
Les Schwab
Auntie Anne's
claire's
Walmart
Jiffy Lube
Walgreens
ICCU
Little Caesars
CIRCLE K
DISCOUNT TIRE
COLUMBIA BANK
Builders FirstSource
W Prairie Ave
E Prairie Ave
Papa Murphy's
Arby's
Del Taco
HAYDEN CINEMA
Safeway
Panera
QDOBA
indigo
Glacier Bank
ups
Sport Clips
Mor
SEPHORA
verizon
KOHL'S
BEST BUY
FIVE GUYS
SIERRA
benefit
Aaron's
ULTA
Olive Garden
petco
TJ maxx
target
Bank of America
Great Clips
Michaels
maurices
OfficeMax
ROSS
W Poleline Ave
W Hanley Ave
Hanley Rd
Lake City High School
Dalton Gardens
Applebee's
Taco Bell
usbank
Dutch Bros
Bassett
Valvoline
DICKEY'S
Planet Fitness
Bath&BodyWorks
claire's
ARIAT
Wrangler
SHOE DEPT. ENCORE
E Dalton Ave
Google
Map data ©2026 Google

VIEW LOCATION

DAUGHARTY COMMERCE PARK **FOR LEASE**



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