

**FOR LEASE**

**\$17 SF/YEAR**



# 5555 N Pioneer Dr Coeur d'Alene, ID 83815

## Property Key Facts

**Lease Rate:** \$17.00 SF/YR

**Building Size:** 14,236 SF

**Lot Size:** 0.91 Acres

**Zoning:** C-17

**Year Built:** 1998

**Renovated In:** 2012

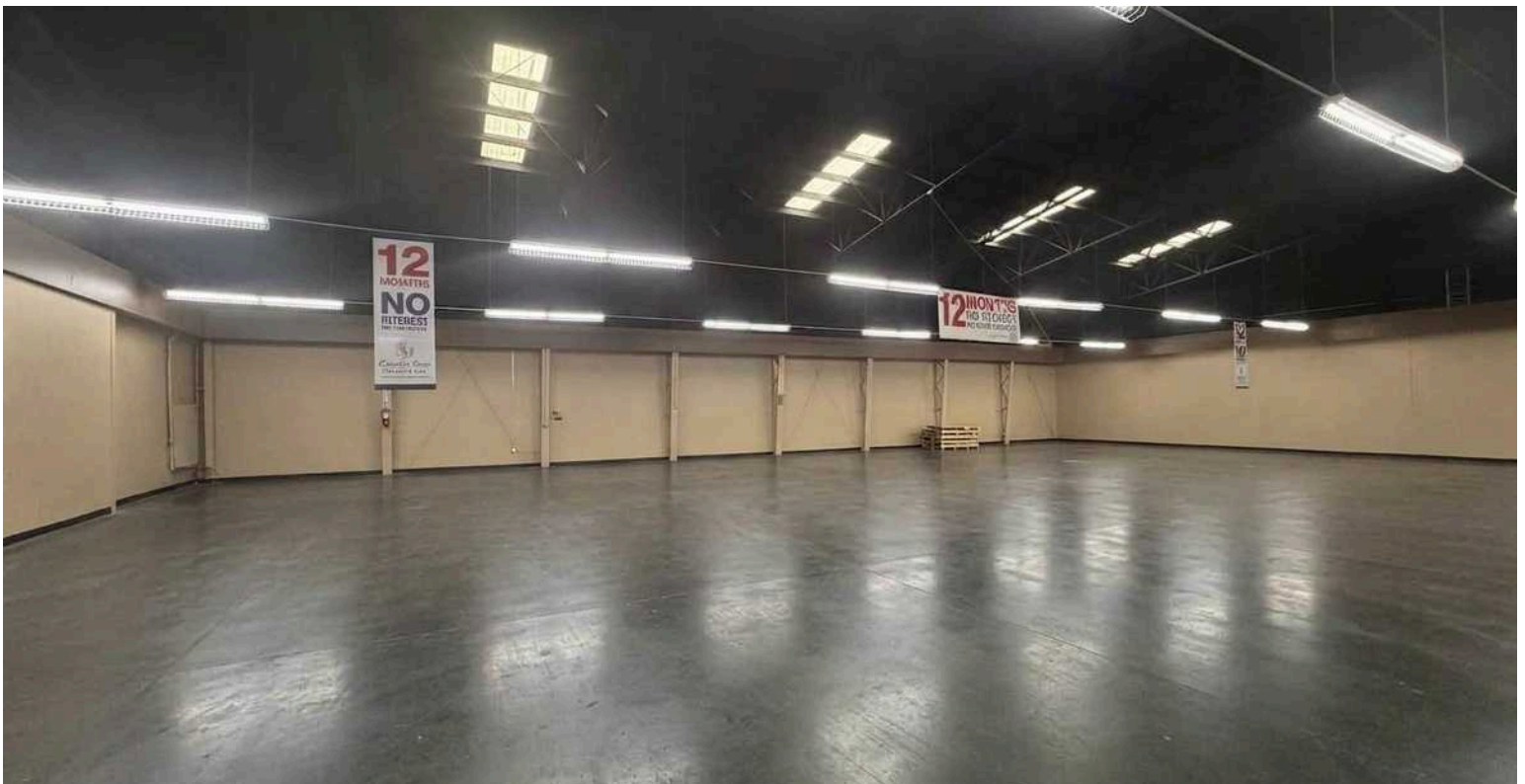
**Exclusively listed by:**

Bob Spooner  
Vice President & Managing Broker  
509.999.1959  
bspooner@g-b.com



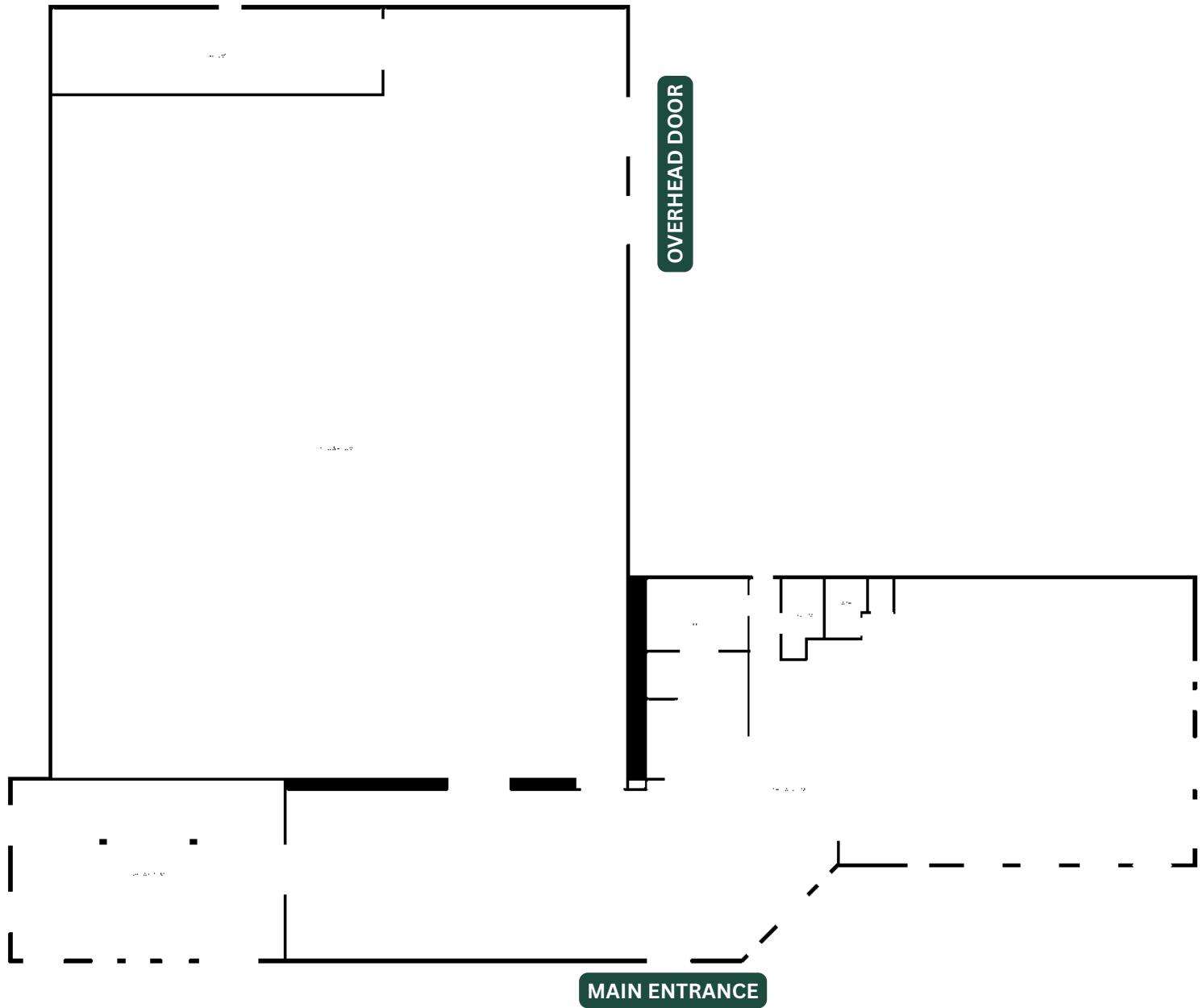
# Retail Building For Sale

This property presents an exceptional leasing opportunity to secure a premier, standalone commercial property in one of North Idaho's fastest-growing commercial corridors. Spanning an impressive 14,236 square feet, this expansive building features a flexible, open-concept layout perfectly optimized for a high-volume retail showroom, regional distribution center, or multi-use corporate headquarters. Delivering unmatched visibility and seamless logistics with its close proximity to the heavily traveled US-95 highway system, this building is complete with flat, easily accessible terrain and an abundance of dedicated on-site parking.



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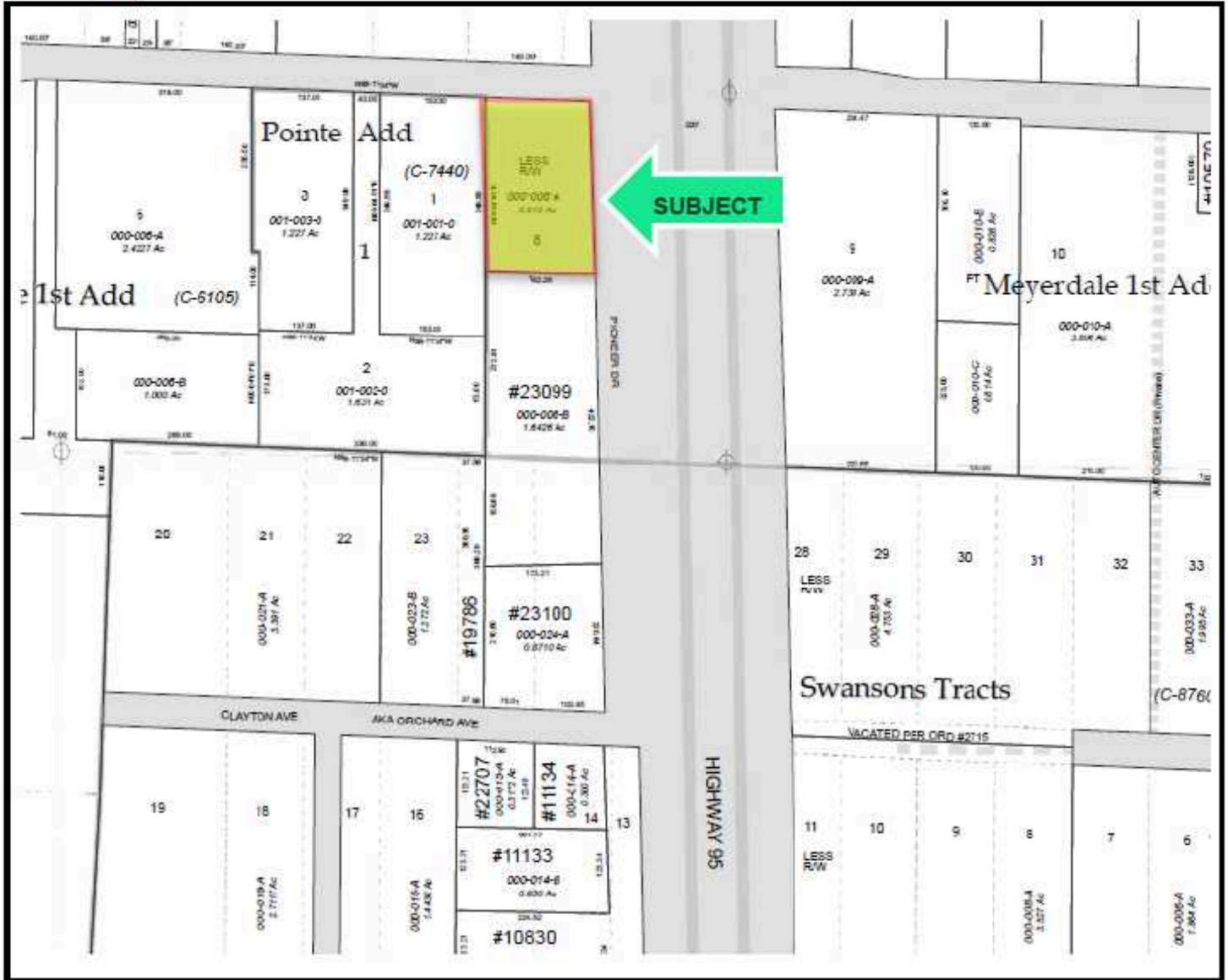




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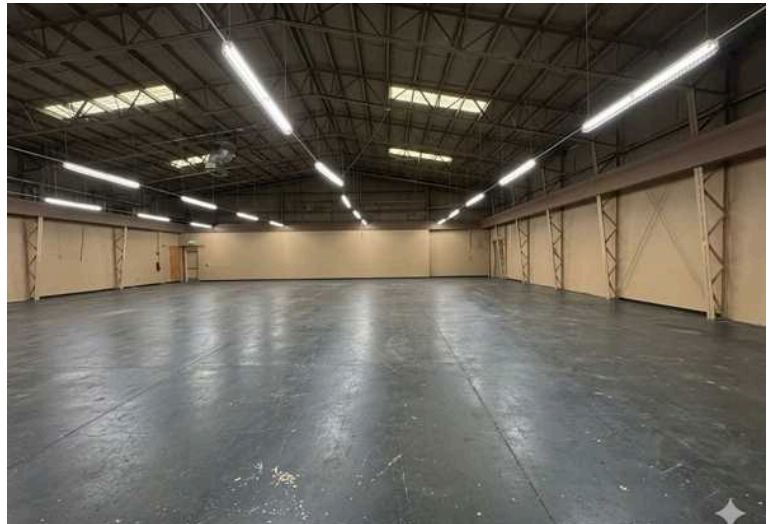
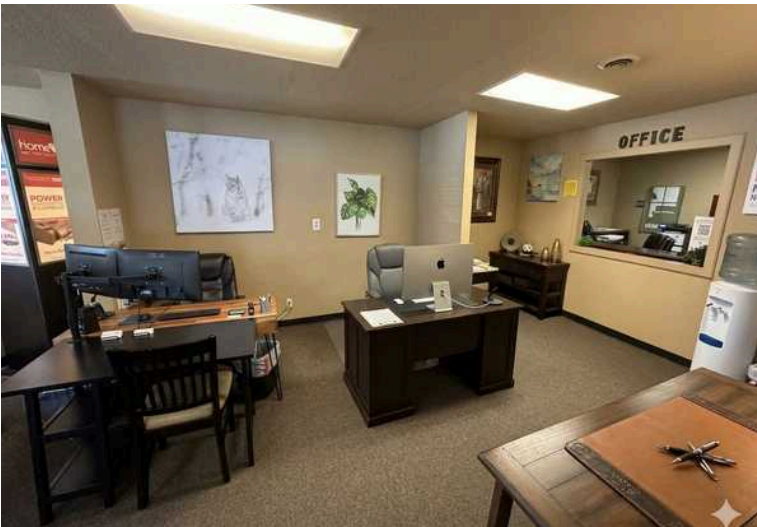


Plat Map



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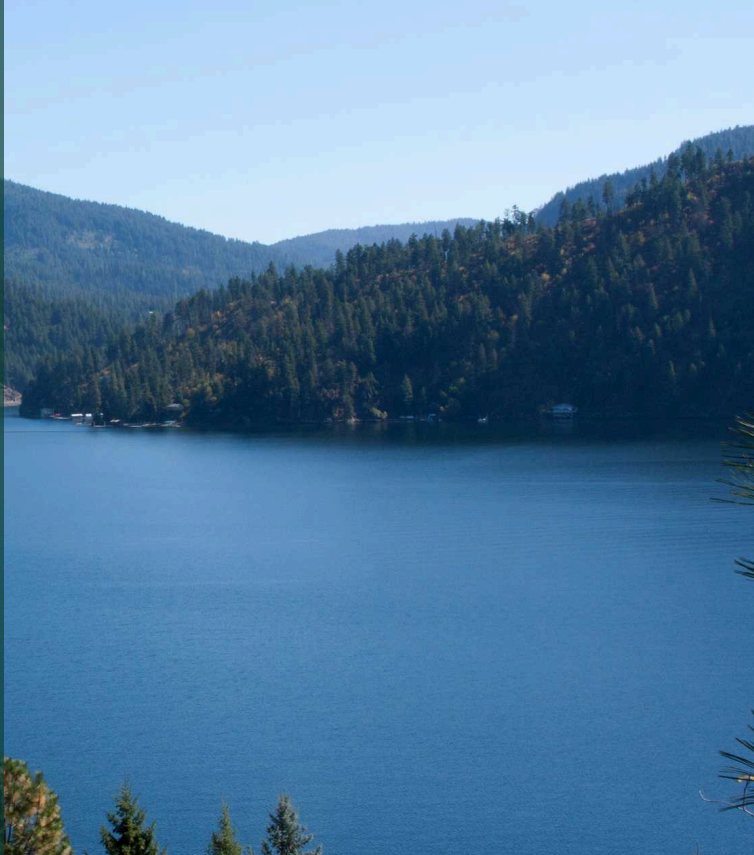


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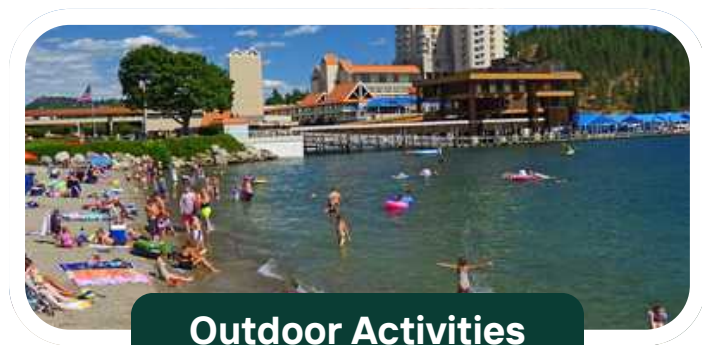
# LOCATION OVERVIEW

Coeur d'Alene, ID



International Events

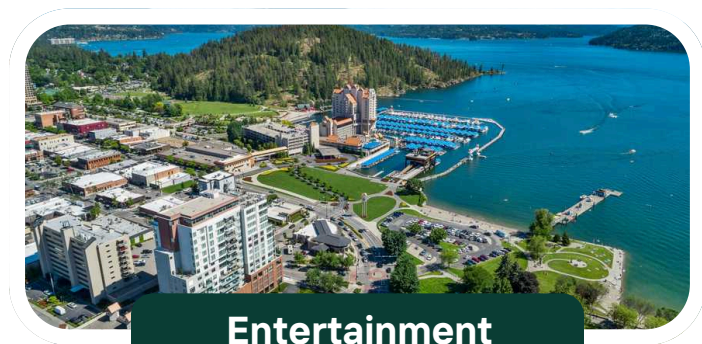
**Coeur d'Alene, Idaho, is the largest city in North Idaho, beautifully situated on the north shore of the spectacular 25 mile long Lake Coeur d'Alene.**



Outdoor Activities

✓ Home to world-class sports and regional attractions, including the grueling **Ironman Triathlon** and the Pacific Northwest's largest amusement park, **Silverwood Theme Park**.

✓ Surrounded by a playground of water, featuring **more than 55 glacier-carved lakes and rivers** within driving distance for boating, fishing, and kayaking.



Entertainment

✓ **The downtown waterfront is a bustling hub** of over 125 retail shops, fine dining, the iconic Coeur d'Alene Resort, and a **0.75-mile floating boardwalk**.

✓ The **Citylink transit** network provides hassle-free bus routes, connecting the **Riverstone Transit Center** directly to downtown, North Idaho College, and surrounding regional hubs

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