



OFFERING MEMORANDUM

Luxury Warehouse

4415 W Hargrave Ave., Post Falls, ID 83854

CONFIDENTIALITY AND DISCLAIMER

All materials and information received or derived from Professional Realty Services Idaho its directors, officers, agents, advisors, affiliates, and/or any third-party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Professional Realty Services Idaho nor its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its due diligence to determine these and other matters of significance to such party. Professional Realty Services Idaho will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Professional Realty Services Idaho makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Professional Realty Services Idaho does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Professional Realty Services Idaho in compliance with all applicable fair housing and equal opportunity laws..

Rachel Marie
REALTY

EXCLUSIVELY PREPARED BY

Rachel Marie Moore

208.449.3545

admin@rachelmarierealty.com

rachelmarierealty.com

 **PROFESSIONAL
REALTY SERVICES**

PROFESSIONAL REALTY SERVICES INTERNATIONAL
PROFESSIONAL REALTY SERVICES IDAHO



TABLE OF CONTENTS

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

PROPERTY OVERVIEW

PROPERTY PHOTOS

AREA OVERVIEW

DEMOGRAPHICS

SALE COMPARABLES

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

Constructed in 2020, this state-of-the-art facility encompasses a total of 39,036 square feet, strategically divided to enhance operational efficiency. The building features an impressive 10,956 square feet of elegantly designed office space, coupled with an expansive 28,080 square feet of warehouse area. All set upon a generous 4.77-acre site, this property is engineered to cater to a diverse range of business operations.

The office section is fully equipped with high-speed Gigabit Ethernet, available in each of the 16 or more office spaces, alongside comprehensive WIFI coverage. Air conditioning in the offices ensures a comfortable working environment, while practical enhancements include a full kitchen in the breakroom for staff convenience.

Warehouse operations are supported by four large gas heaters and effortless logistics facilitated by two nine-foot by nine-foot loading dock high doors, along with one ten-foot by twelve-foot and one fourteen-foot by eighteen-foot ground level doors. Safety and security are paramount, with a fire sprinkler system and an extensive 80-camera security system.

Additional features include a robust 600-amp power supply with scope for enhancement, and substantial parking with over 63 spaces available. The property also allows for significant expansion potential, with preliminary arrangements made for extending the building and adding further structures on a ready-to-develop front pad site.

Further enhancing its appeal, the loading dock area is prepared for heating installation, maximizing functionality during colder months. This property presents a rare opportunity for business owners and investors alike. This industrial facility represents both a strategic investment and an operational advantage in a comprehensive, modern package.



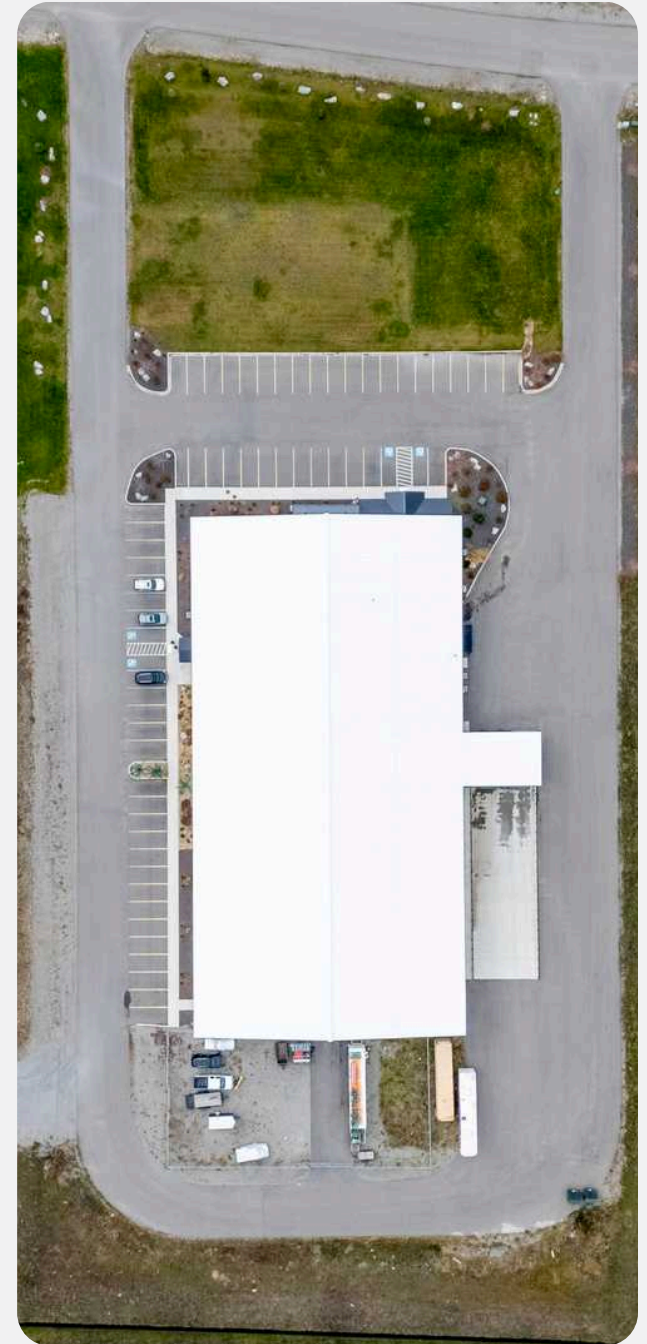
YEAR BUILT
2020



AVAILABLE SF:
39,036



ZONING
**LIGHT
INDUSTRIAL**





INVESTMENT HIGHLIGHTS

INVESTMENT HIGHLIGHTS

LOCATION

The Bighorn Industrial Lots in Post Falls, Idaho, offer a prime location with excellent access to Interstate 90 and Spokane International Airport. These versatile lots are suited for a range of industrial uses, including manufacturing and warehousing. They feature flexible zoning, modern infrastructure, and the potential for future expansion. The lots benefit from a growing economic environment and a supportive network of nearby commercial and industrial developments, making them an ideal choice for businesses seeking adaptability and connectivity.

AMENITIES

This warehouse offers extensive amenities for efficient operations. It includes an 80-camera security system and gigabit Ethernet for robust connectivity. Safety is ensured with a fire sprinkler system. It has a full kitchen break room, a conference room with views of the warehouse, and 16+ large, bright offices.

The property includes a 2-bay sunken loading dock pre-plumbed for heating, a fenced back parking yard, and over 63 parking spaces. It has two 4-stall bathrooms, one family bathroom, 20' wall heights, and a peak height of 28'5". Power is supplied by a 600 Amp 120/240V single phase system with the ability to add 3-phase power. The facility operates on a septic system, community water, and natural gas.

VERSATILITY

This 39,036-square-foot light industrial warehouse offers exceptional versatility to accommodate a range of business operations. With its expansive floor plan, the facility provides ample space for storage, manufacturing, or distribution. The warehouse's design allows for future expansion, with the capability to add an additional 10,000 square feet of warehouse space to meet growing needs or diversify operations.

Additionally, the property includes a pre-prepped pad ready for the construction of a 7,000 to 8,000-square-foot building. This feature provides further flexibility, allowing businesses to develop additional space for specialized functions, office areas, or additional storage as required. Together, these elements make the property a highly adaptable solution for businesses looking to scale operations, optimize space usage, and support future growth.

PROPERTY SUMMARY

ADDRESS:	4415 W Hargrave Ave
PARCEL:	0L3040030040
LOT SIZE:	207,781 SF
BLDG SIZE:	39,036 SF
LOT ACRES:	4.77 Acres
COUNTY:	Kootenai
MARKET:	Owner Occupants
ZONING:	Light Industrial
PRICE:	\$8,000,000
PRICE PER SF:	\$204.93

PROPERTY OVERVIEW



PROPERTY OVERVIEW

FIRST FLOOR

The first floor comprises 28,080 square feet of warehouse space, featuring a 535 square foot maintenance shop and a 1,087 square foot potential showroom. It is equipped with Sterling gas heaters, a fire sprinkler system, and an additional 8,100 square feet of office space with air conditioning and a full kitchen break area. The office area includes two bathrooms with four toilets each, numerous spacious offices, and room for an open desk workspace. The design also accommodates a future 10,000 square foot expansion at the north end.

SECOND FLOOR

The 2,856 square foot second floor features a shared bathroom, four offices, a mechanical room, closet storage, and a conference room with views of the warehouse operations. It is also equipped with central A/C, and an open deck with serene mountain and territorial views.

CONSTRUCTION

The building features a robust construction of steel and wood framing, with metal siding and roofing, and metal-trimmed windows. It is insulated with R-21 Batt Insulation in the exterior walls and RE-11 Sound Batt Insulation in the interior walls. The structure uses 2x8 and 2x4 wood construction in many areas, with a 6-inch concrete slab in the warehouse and a 4-inch concrete slab in the office area.

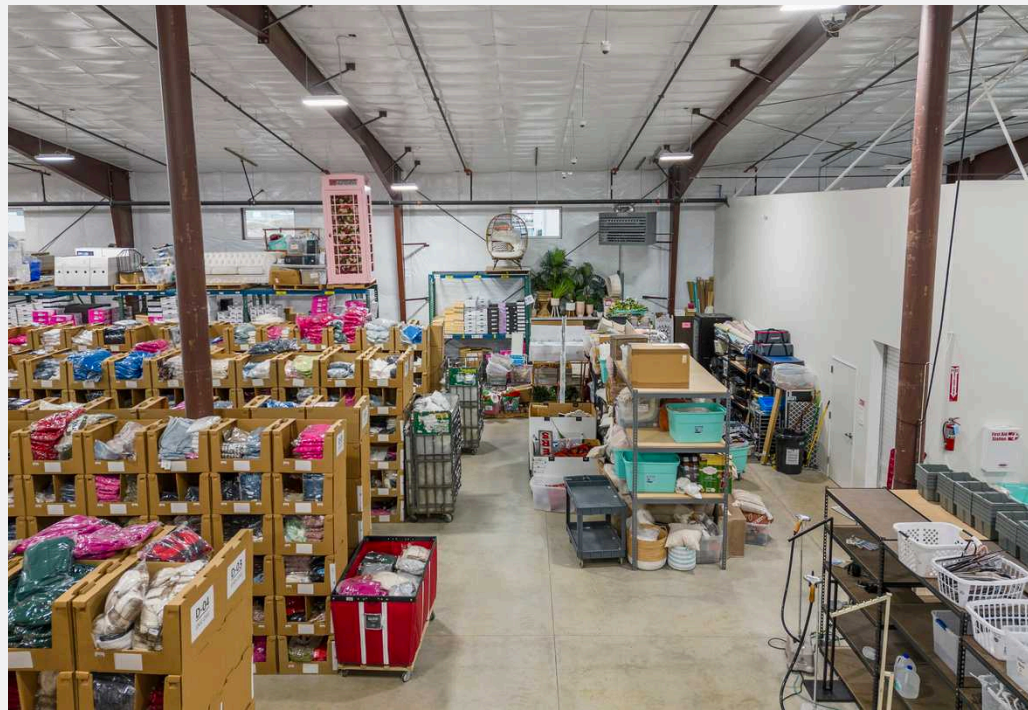
DETAILED EXTRAS

The property offers a well-planned layout that enhances both functionality and accessibility. It features a dedicated bike rack for eco-friendly transportation and ADA-compliant parking spaces for all visitors. Employees also benefit from a wall of lockers for personal storage. At the rear, a 6-foot galvanized metal chain link fence provides a secure and private storage area. Additionally, a 7,200 square foot building pad, measuring 120 by 60 feet, is ready for future development with essential utilities in place, including a 1-inch water stub, gas and electric stubs, and a designated drain field site.

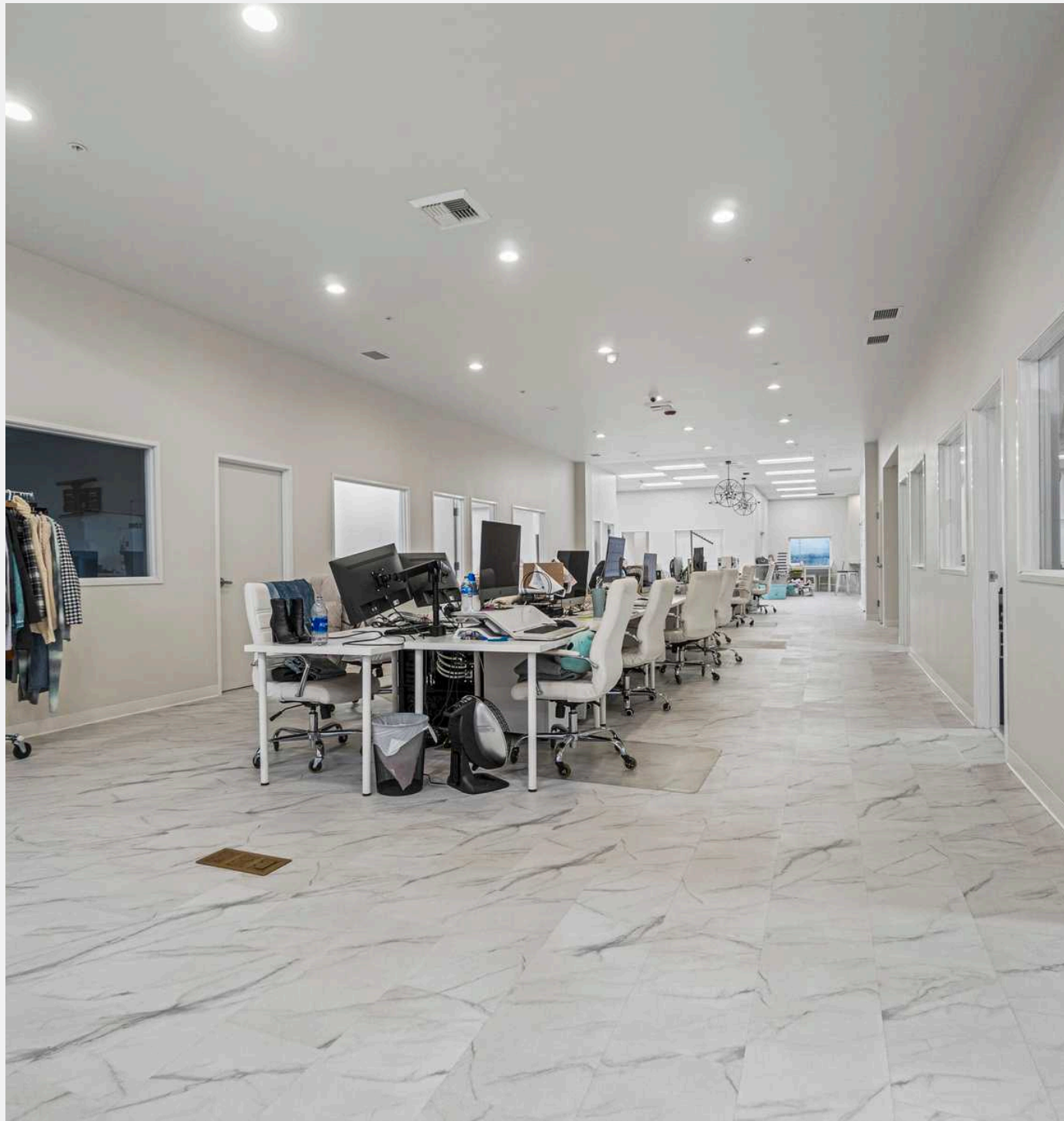


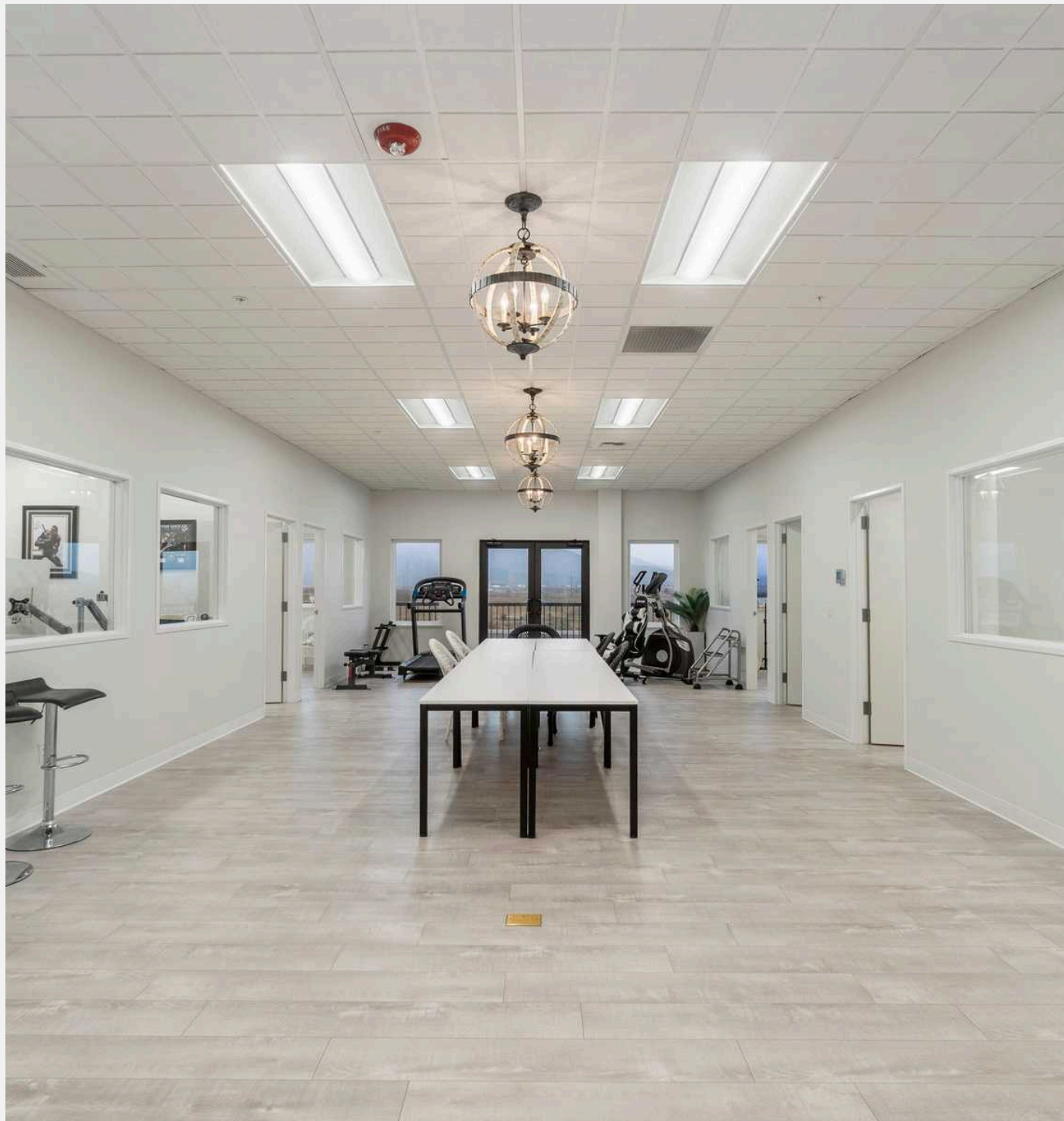


PROPERTY
PHOTOS







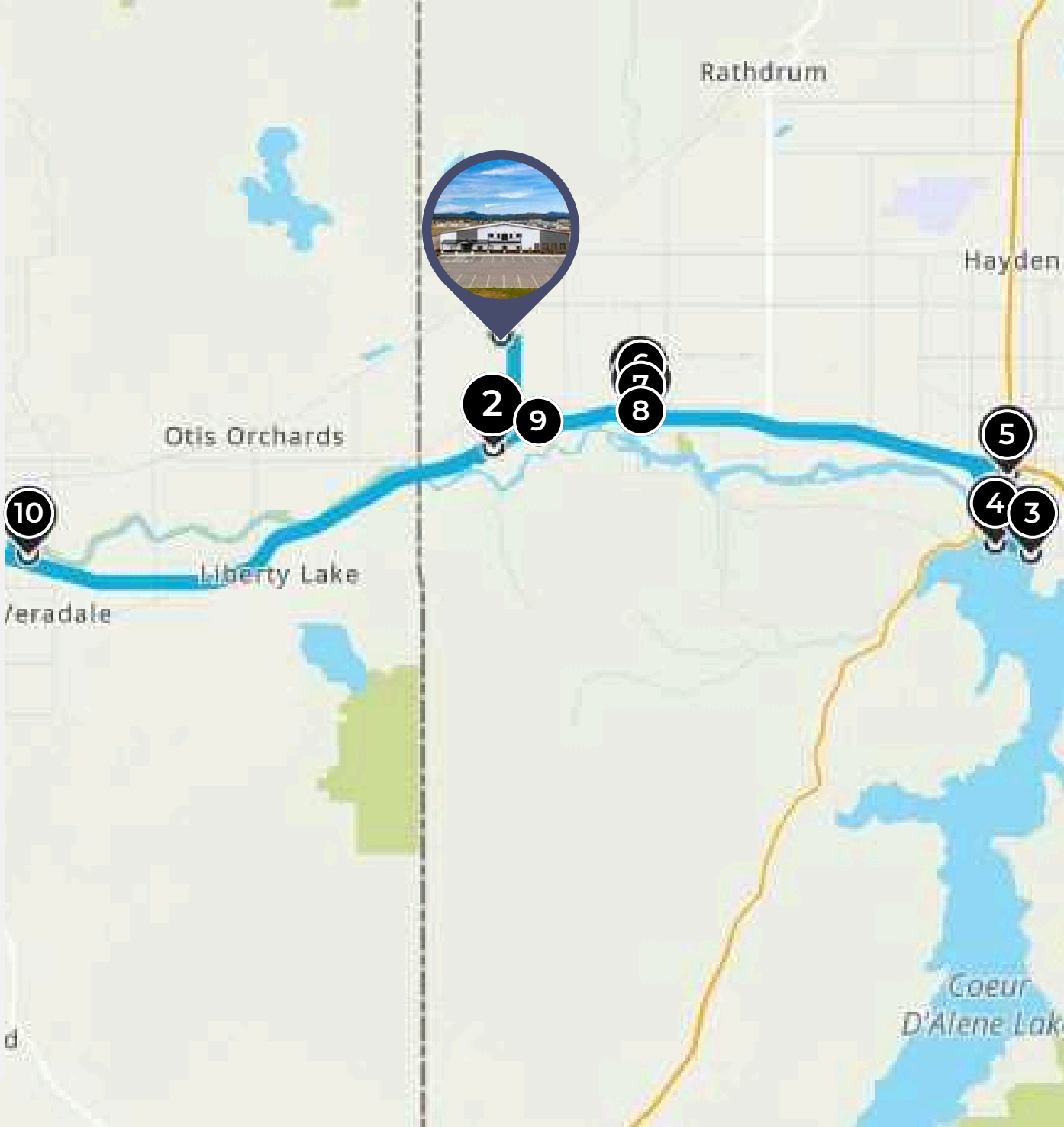


AREA OVERVIEW



AREA AMENITIES

- 1 Spokane International Airport
- 2 Riverbend Commerce Park
- 3 Coeur d'Alene Resort
- 4 North Idaho College
- 5 Kootenai Health
- 6 Post Falls Public Library
- 7 Parks and Recreation Facilities
- 8 Downtown Post Falls
- 9 Interstate 90 (I-90)
- 10 Spokane Valley Mall



AREA OVERVIEW



GROWTH

Post Falls, Idaho, is experiencing notable growth, driven by its appealing quality of life and strategic location near Spokane, Washington. The city's affordable cost of living and vibrant community atmosphere have attracted both new residents and businesses. This has led to an expansion in residential and commercial developments, including new schools, parks, and shopping centers.

As Post Falls continues to grow, it is becoming a hub for industry and technology, supported by local investments in infrastructure. The city successfully blends rapid development with its small-town charm, making it an attractive place for businesses and individuals seeking a dynamic yet welcoming environment.



WHAT'S COMING

Post Falls is experiencing vibrant growth with several key developments on the horizon. The Riverbend Commerce Park is attracting new industries, boosting local employment and economic activity. The city is also expanding its retail and dining options, enhancing amenities for residents.

On the residential front, new housing projects are underway, including modern apartments and single-family homes, to accommodate the growing population. Infrastructure improvements, such as road expansions, are also in progress to support this growth while preserving the city's small-town charm.



STRATEGIC LOCATION

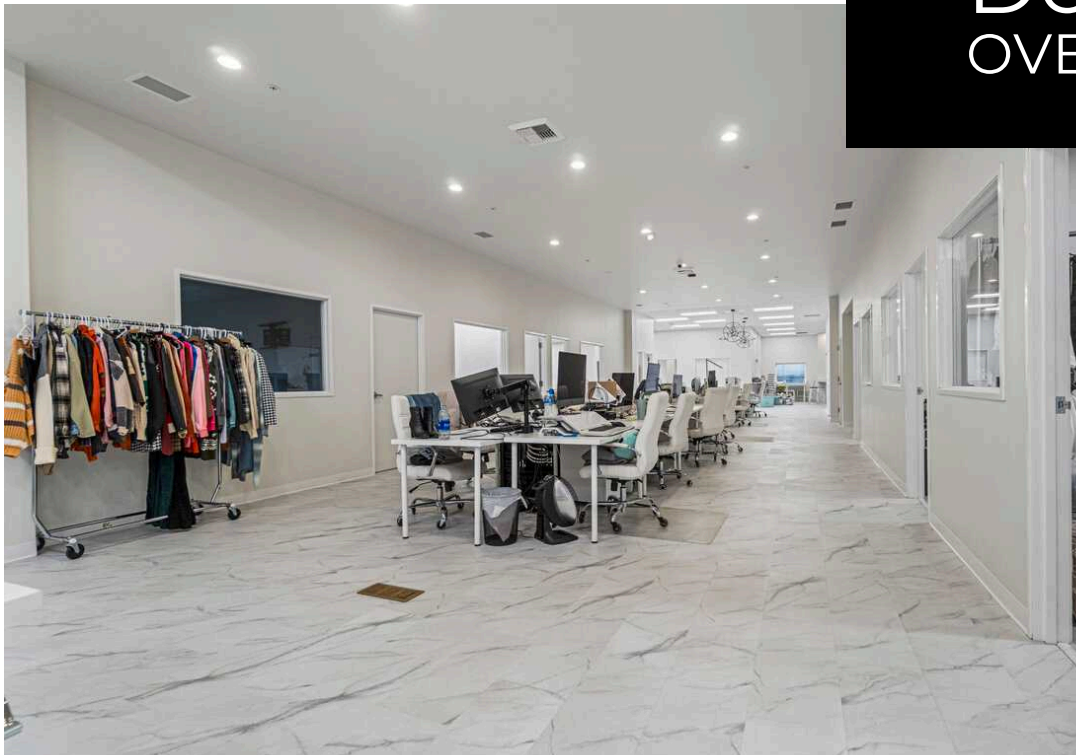
Post Falls, Idaho, boasts a strategic location that enhances its appeal as a business and residential hub. Situated approximately 30 miles east of Spokane, Washington, the city offers convenient access to the Spokane International Airport, which is just a short drive away. This proximity to a major airport facilitates easy travel and logistics for both residents and businesses, linking Post Falls to national and international destinations.

Additionally, Post Falls is directly connected to Interstate 90 (I-90), which runs through the city. This major highway provides seamless transportation east to Missoula, Montana, and west to Seattle, Washington. The ease of access to I-90 supports regional connectivity, making Post Falls a key location for commerce and travel within the Pacific Northwest.



Demographics

OVERVIEW



DEMOGRAPHICS

2022 Summary	1 MILE	3 MILE	5 MILE
Population	1,717	19,076	44,929
Households	624	6,413	15,787
Families	453	4,708	11,471
Median Age	33	35	35
Median HH Income	\$49,556	\$73,031	\$71,927
Mean Household Income	\$69,953	\$85,498	\$85,434



47,190
TOTAL POPULATION



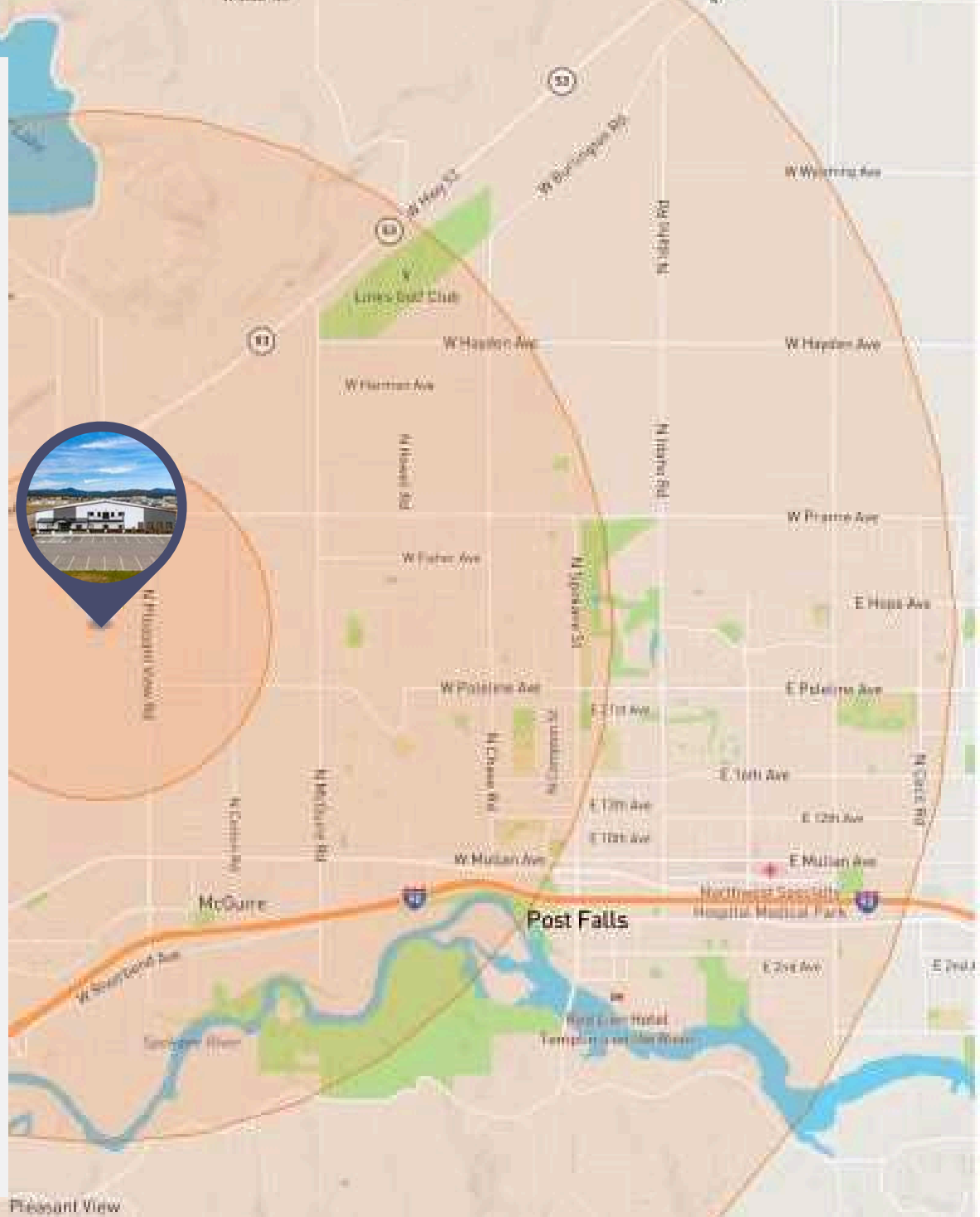
19,104
TOTAL EMPLOYEES



\$71,042
MEDIAN HH INCOME



\$30,524
PER CAPITA INCOME



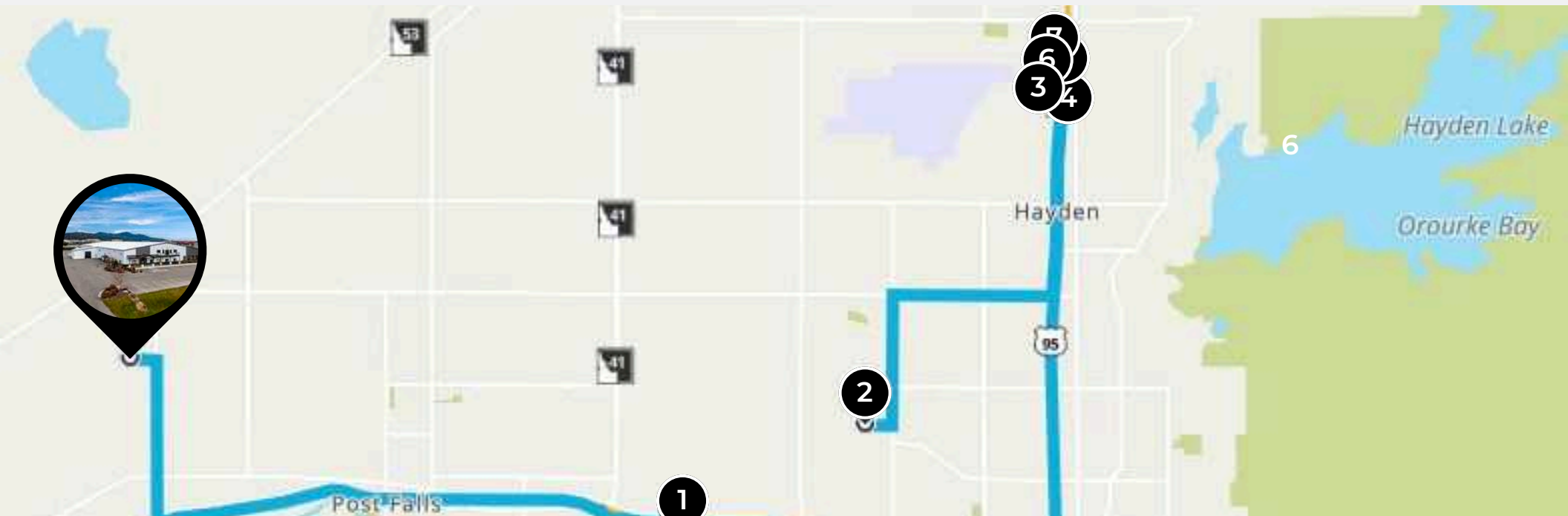


SALES COMPARABLES



SALE COMPARABLES

ADDRESS:	SOLD PRICE	SOLD DATE	SUARE FOOTAGE	ACREAGE
1 5171 E SELTICE WAY, POST FALLS, ID 83854	\$7,500,000	06/28/2024	37,344	5.00
2 1740 W HAYDEN AVE., HAYDEN, ID 83835	\$1,376,350	02/27/2024	5,186	0.36
3 11783 N WARREN ST., HAYDEN, ID 83835	\$1,380,000	12/08/2023	6,700	0.7
4 11258 N WARREN ST., HAYDEN, ID 83835	\$3,760,000	8/27/2024	9,050	2
5 11521 N WARREN ST., HAYDEN, ID 83835	\$1,787,500	9/09/2024	8,964	0.68
6 11891 N WARREN ST., HAYDEN, ID 83835	\$1,600,000	10/09/2024	7,560	0.74
7 3452 W INDUSTRIAL LP., CDA, ID 83815	\$1,700,000	PENDING	7,027	2.02





OFFERING MEMORANDUM

LUXURY WAREHOUSE

4415 W HARGRAVE AVE., POST FALLS, ID 83854

EXCLUSIVELY LISTED BY:

RACHEL MARIE MOORE

DESIGNATED BROKER OF PROFESSIONAL REALTY SERVICES IDAHO

OFFICE: 208-449-3545

EMAIL: admin@rachelmarierealty.com