

FOR SALE OR LEASE



SALE PRICE | \$4,200,000

Lease Rate: \$9.00 PSF/YR + NNN - \$16,200 / Month
Est NNN Expense: \$1.50 PSF
Total Building Size: ±21,600 SF
Parcel Number: RJ3140010010
Zoning: Industrial
Year Built: 2006
Lot Size: ±3.49 AC

W Boekel Road: ±2,061 Average Daily Traffic

THAYER INDUSTRIAL

14080 N Thayer Street
Rathdrum, ID 83858



**View
Location**



CHAD BURD, SIOR

208.770.2597

chad.burd@kiemleahagood.com

**KIEMLE
HAGOOD**

INDUSTRIAL PROPERTY

14080 N Thayer Street | Rathdrum, ID 83858

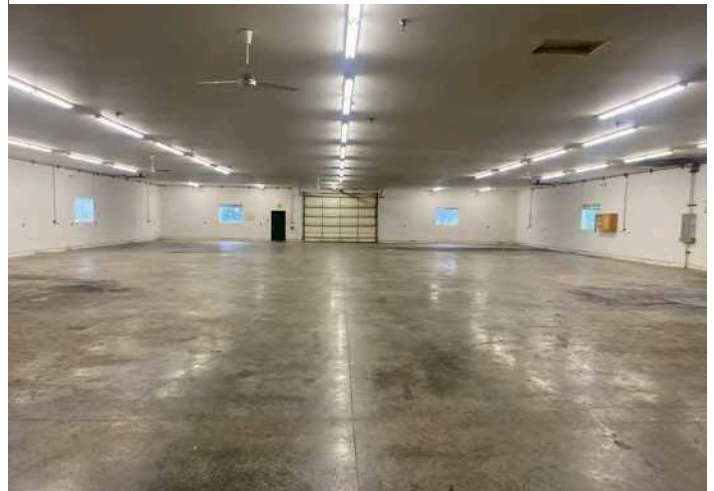
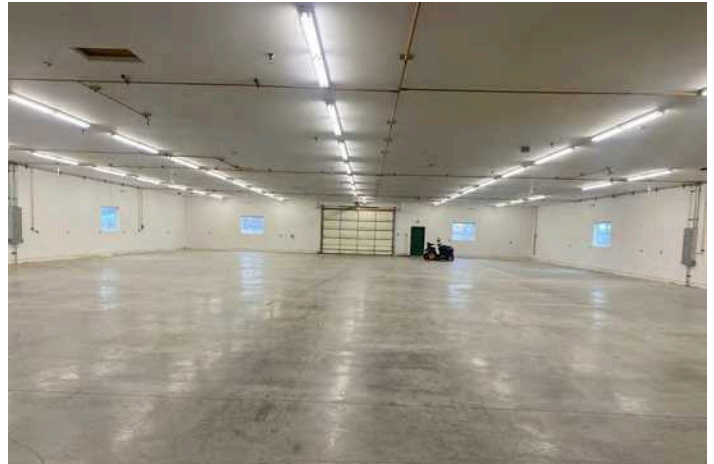
BUILDING DETAILS

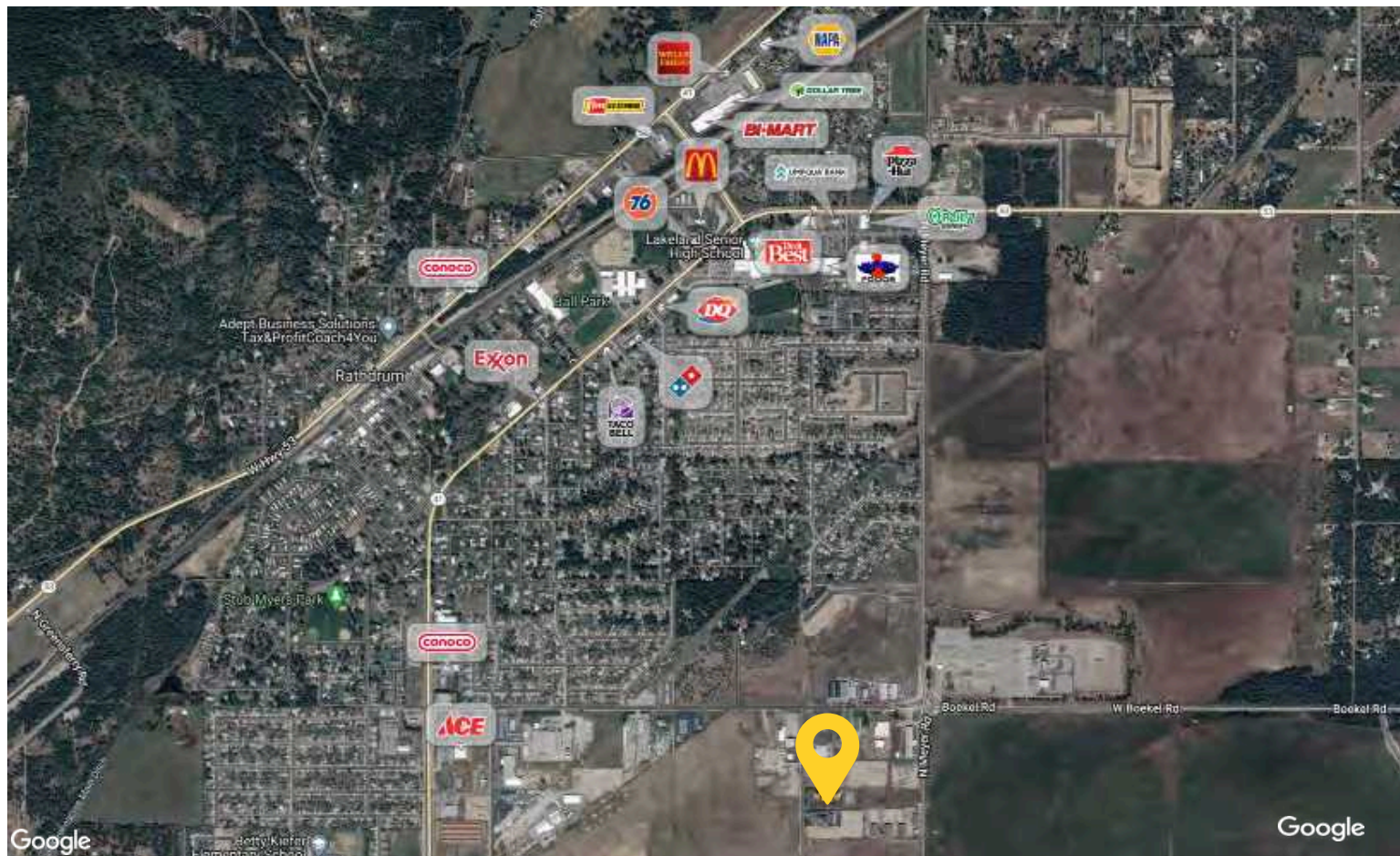
Total Building Size: ±21,600 SF total

Office: ±1,225 SF

Warehouse: ±20,375 SF

- Industrial Manufacturing Building
- Fully insulated and HVAC throughout
- Plenty of outside storage
- 2 - 10'x14' Grade Level Doors
- 3 Phase Power, 800 Amp
- 12' Clear Height
- Gas: Yes
- Heat: Gas
- Sprinklers: Yes
- 2 New Carrier 120K BTU Furnaces
- 12' Ceilings





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**KIEMLE
HAGOOD**

OFFICE LOCATIONS

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

1579 W RIVERSTONE DRIVE, SUITE 102
COEUR D'ALENE, ID 83814

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