

CLASS A INDUSTRIAL BUILDING FOR SALE

# 921 N LEAN STREET

POST FALLS, ID | 83854



SALE PRICE **\$1,649,000**  
**Price Reduced!**

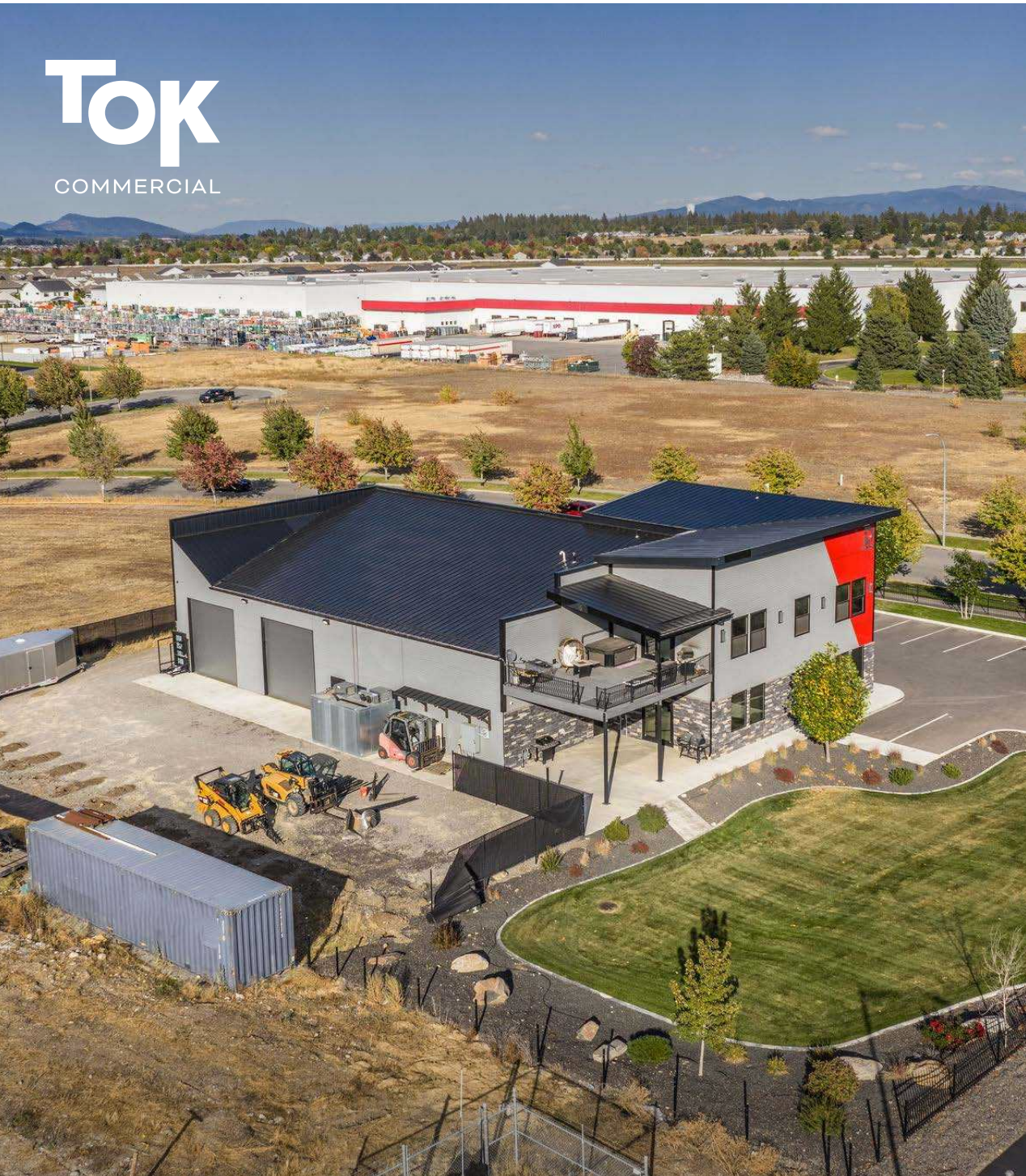


**DANNY DAVIS** / 208.691.6003 / [danny@tokcommercial.com](mailto:danny@tokcommercial.com)

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## PROPERTY

Property Address

**921 N Lean Street  
Post Falls, ID 83854**

|               |                                |
|---------------|--------------------------------|
| Lot Size      | <b>0.81 Acres</b>              |
| Building Size | <b>6,674 SF</b>                |
| Year Built    | <b>2024</b>                    |
| Zoning        | <b>Industrial</b>              |
| Property Type | <b>Class A Flex Industrial</b> |
| Grade Doors   | <b>(4) 14' x 14'</b>           |
| Clear Height  | <b>15'</b>                     |
| Power         | <b>1 Phase; 400 Amps</b>       |
| Sale Price    | <b>\$1,649,000</b>             |

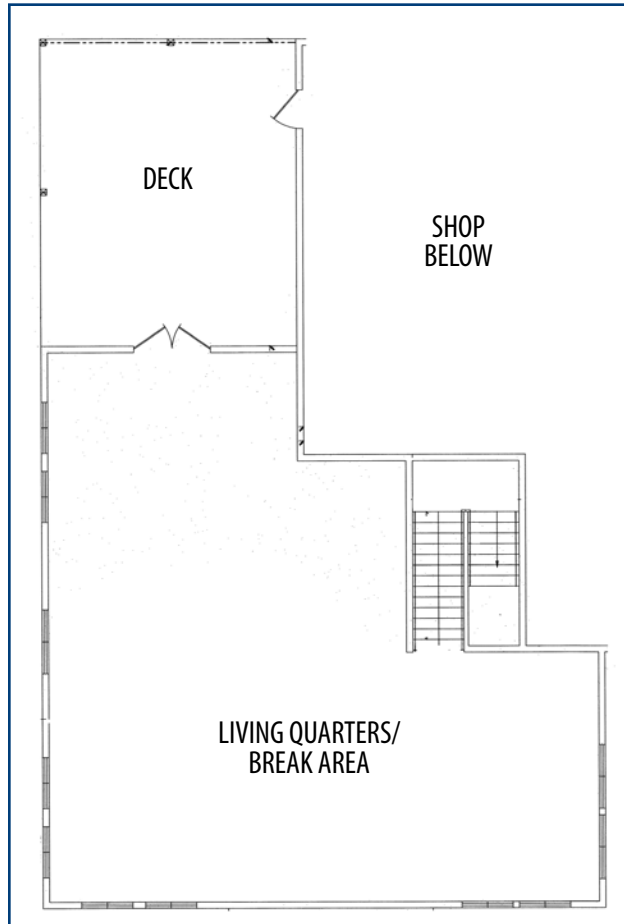
**PRICE REDUCED!**

## HIGHLIGHTS

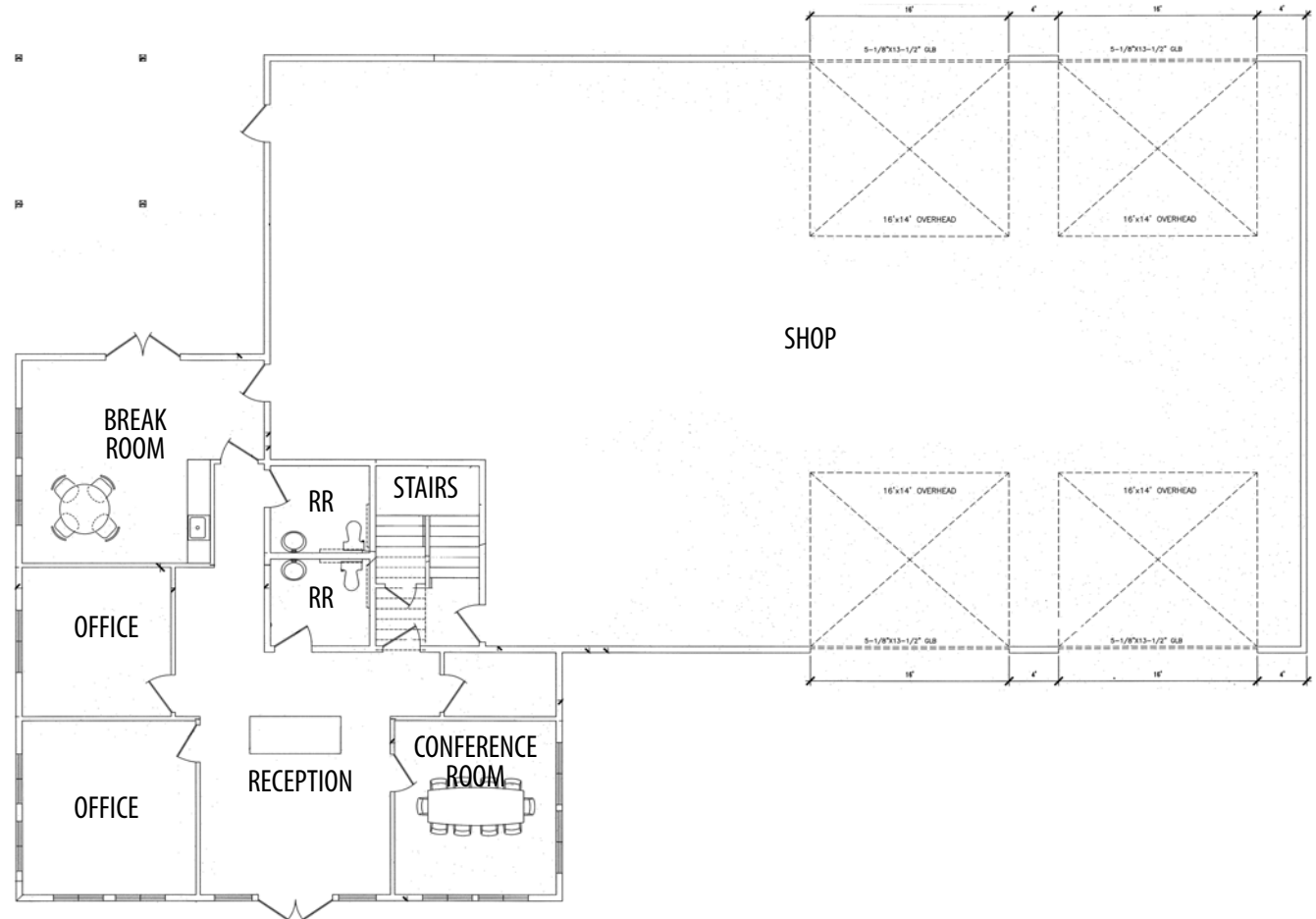
- Class A industrial building featuring modern construction and high-end finishes.
- Secure storage yard offering ample space for outdoor storage and vehicle parking.
- Radiant floor heat throughout the shop and office areas for efficient year-round comfort.
- Upstairs living quarters included, could easily be transitioned to a break area or additional offices.
- Prime Post Falls location with convenient access to I-90, Coeur d'Alene, and Spokane.

# FLOOR PLAN

**UPPER FLOOR**

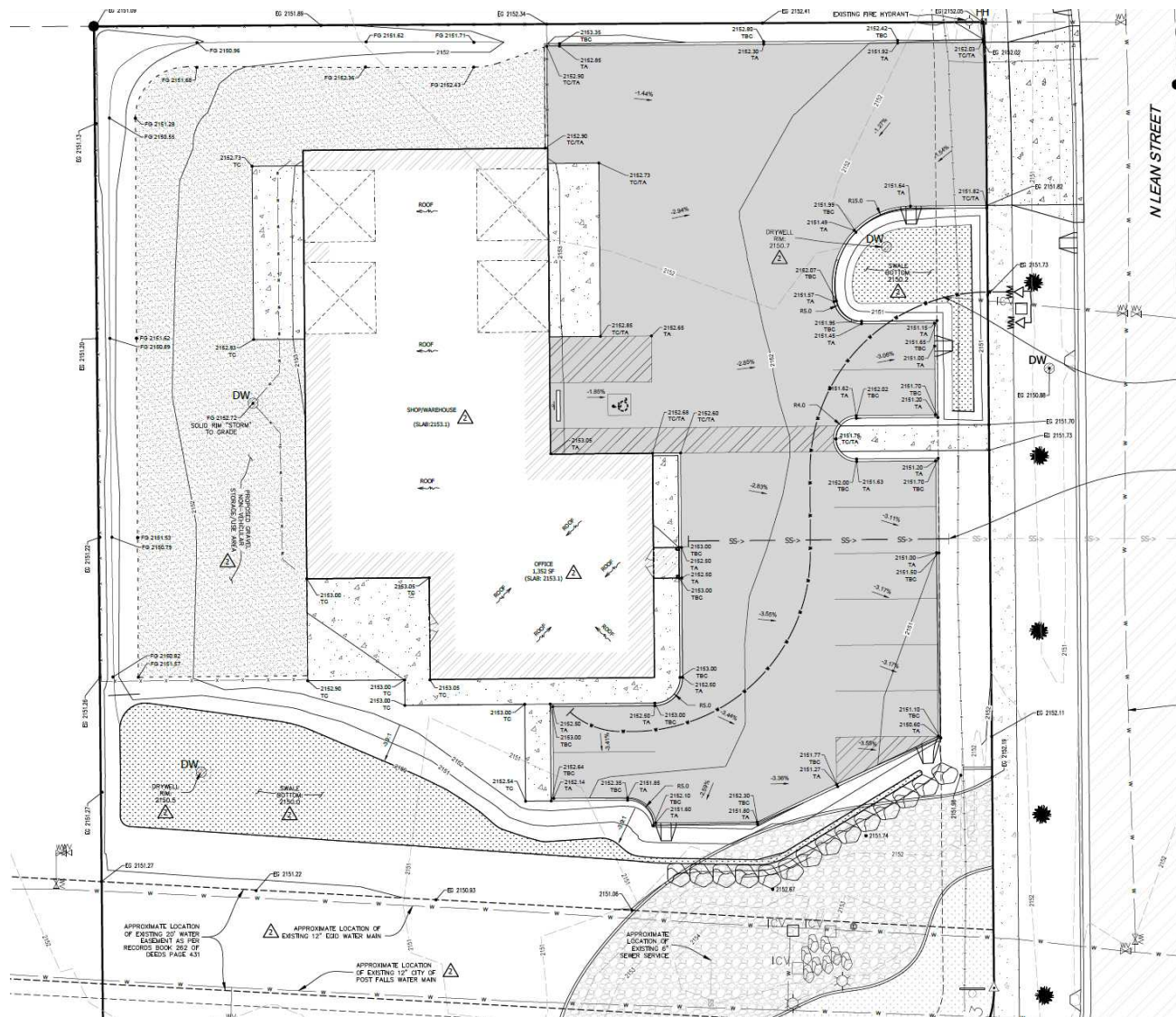


**MAIN FLOOR**





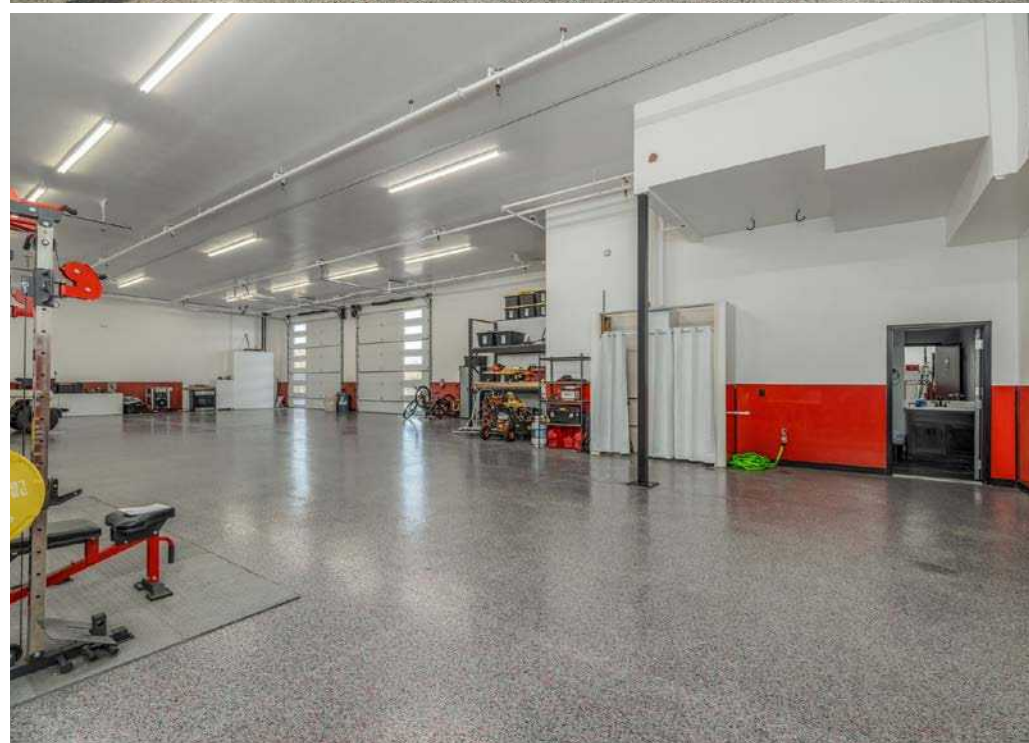
# SITE PLAN



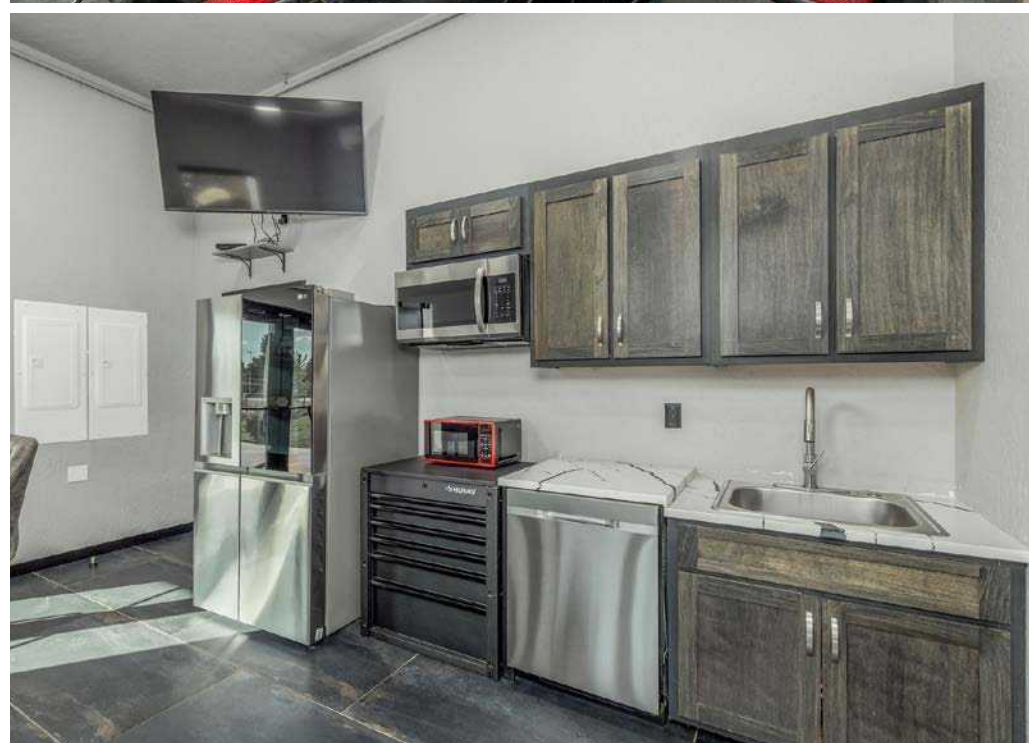
















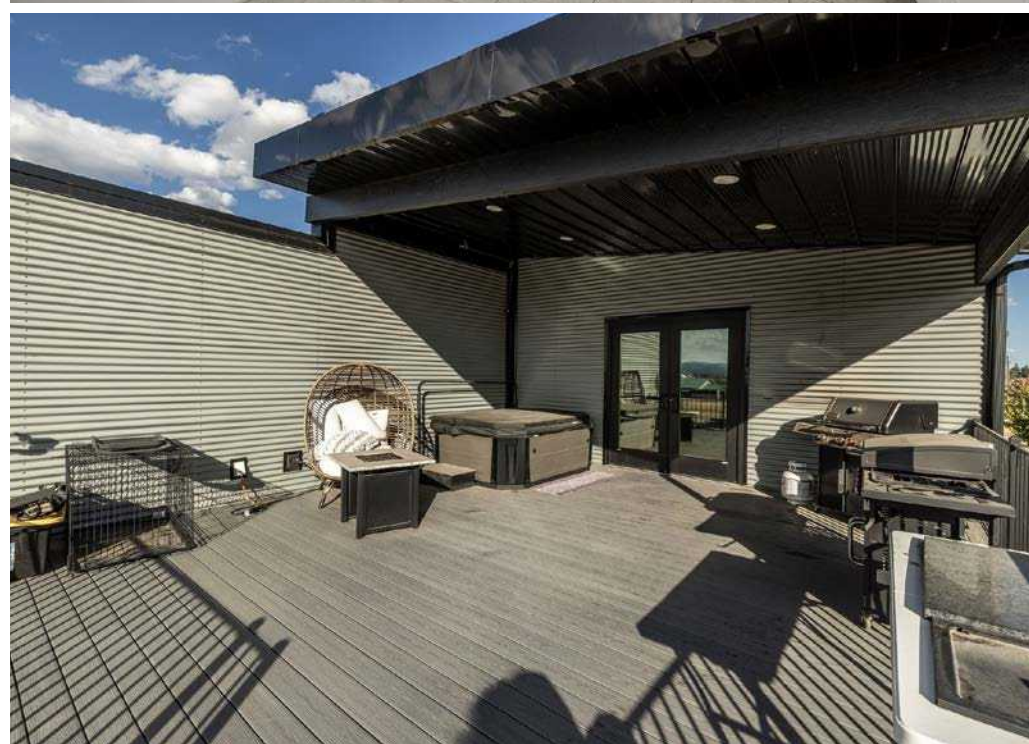








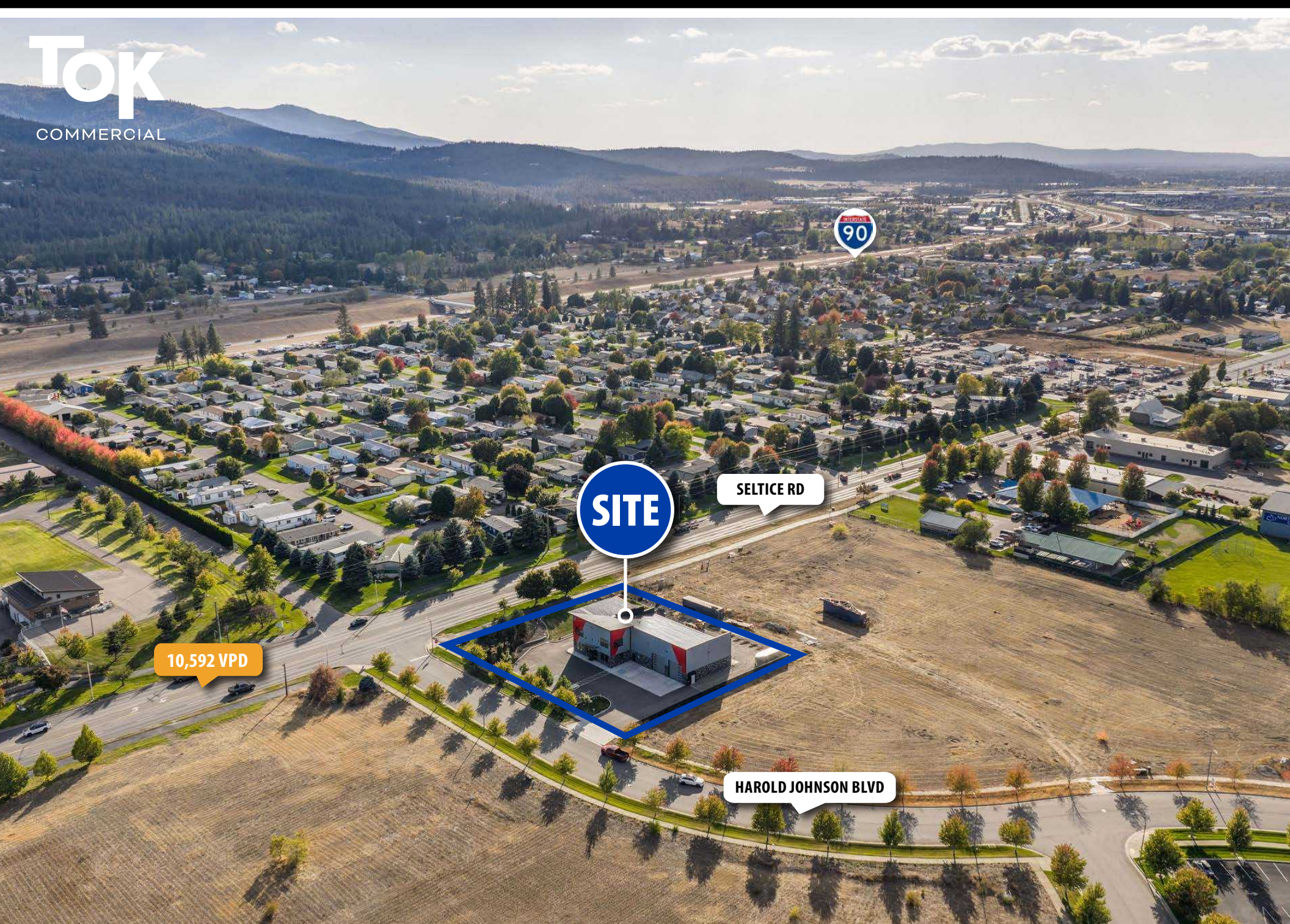














# 1 MILE RADIUS



POPULATION  
**5,459**  
1 MI. RADIUS



HISTORIC ANN. GROWTH  
**2.2%**  
1 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$92,775**  
1 MI. RADIUS

# 3 MILE RADIUS



POPULATION  
**34,505**  
3 MI. RADIUS



HISTORIC ANN. GROWTH  
**2.9%**  
3 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$94,043**  
3 MI. RADIUS

# 5 MILE RADIUS



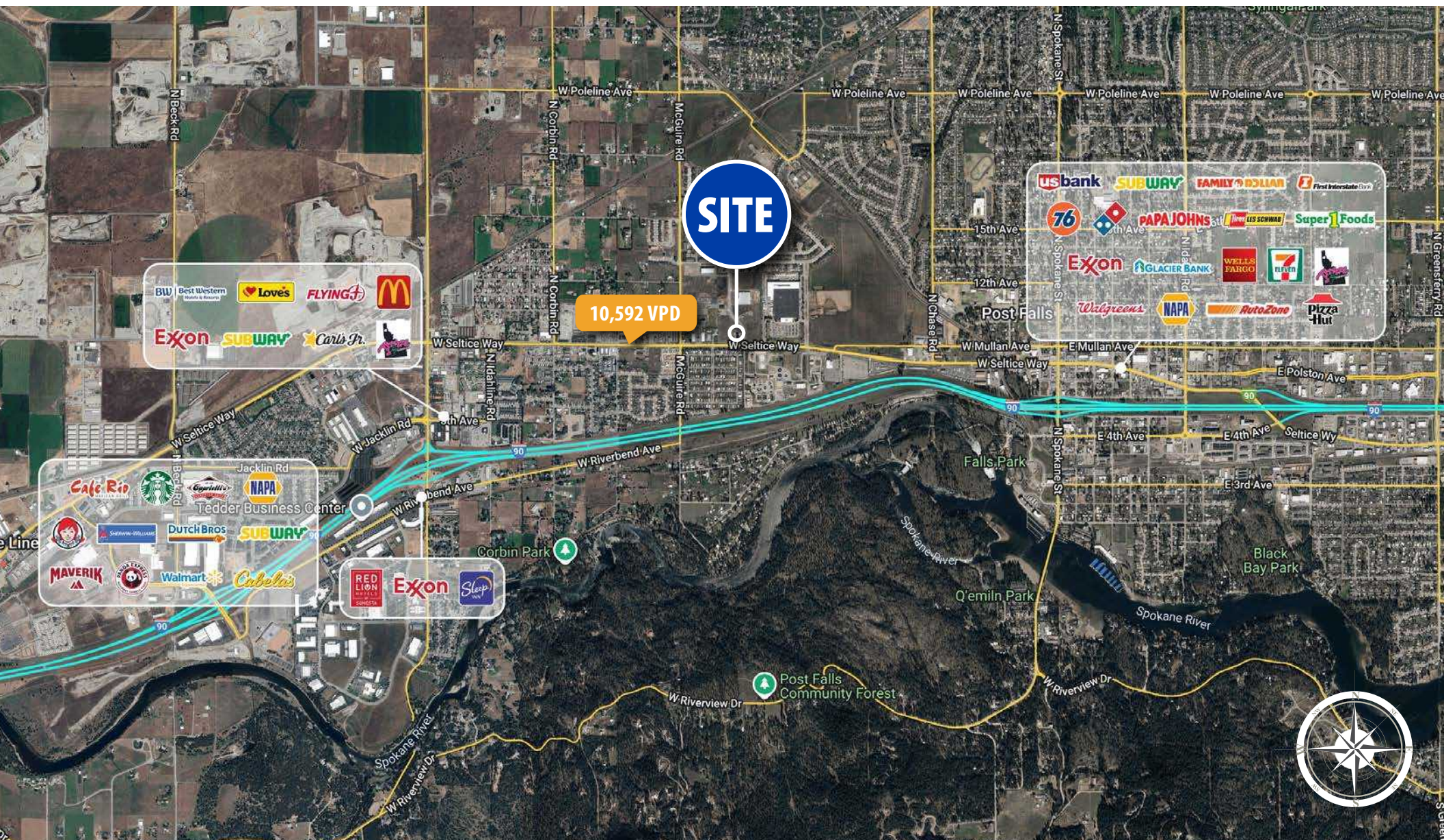
POPULATION  
**58,453**  
5 MI. RADIUS



HISTORIC ANN. GROWTH  
**2.9%**  
5 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$99,214**  
5 MI. RADIUS



[ 14 921 N LEAN STREET

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# AERIAL MAP

18 MIN TO COEUR D'ALENE

30 MIN TO SPOKANE



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