

1420 EAST 3RD AVENUE POST FALLS, IDAHO 83854

**FOR LEASE:
INDUSTRIAL / OFFICE SPACE**

**26,475± SF
Manufacturing
Space**

**\$0.20/SF/mth
\$2.40/SF/yr**

**Approx NNN =
\$0.10/SF/month**

For more information,
please contact:

CHRIS SCHREIBER, CCIM

Associate Broker

208.770.2593

chris.schreiber@khco.com

**KIEMLE &
HAGOOD
COMPANY**

Manufacturing Portion:	20,575± SqFt of Manufacturing space with 10-12 ft ceilings, anti-static flooring and full HVAC
Two Story Office Portion:	5,900± SqFt of two story office
Lease Term:	3+ years with annual CPI
Power & Gas:	Avista 2,000 amps 3Ø/4w T3 Internet
Water & Sewer:	City of Post Falls 2" water main



Demographics	1 Mile	3 Mile	5 Mile
2009 Total Pop	6,249	28,757	46,407
Annual Growth 90-09	5.0%	17.8%	7.8%
Proj Annual Growth 09-14	.6%	3.1%	3.4%
2014 Projected Pop	6,452	33,154	54,384
2000 Census Pop	5,353	20,684	32,426
2009 Ave HHI	\$54,701	\$61,201	\$63,861
2009 Med HHI	\$47,383	\$48,424	\$49,638

Information is deemed reliable, but not guaranteed. No representation or warranty expressed or implied. Broker not responsible for changes, errors, or omissions. All square footages are for convenience only. All critical measurements shall be done by Lessee or Buyer.



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Mfg Space**

**NOW
ONLY
\$0.20/
SqFt!!**

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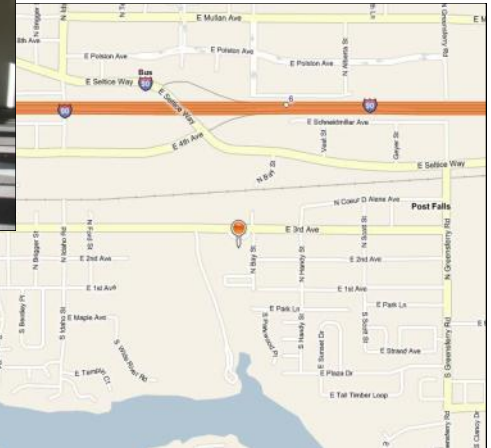
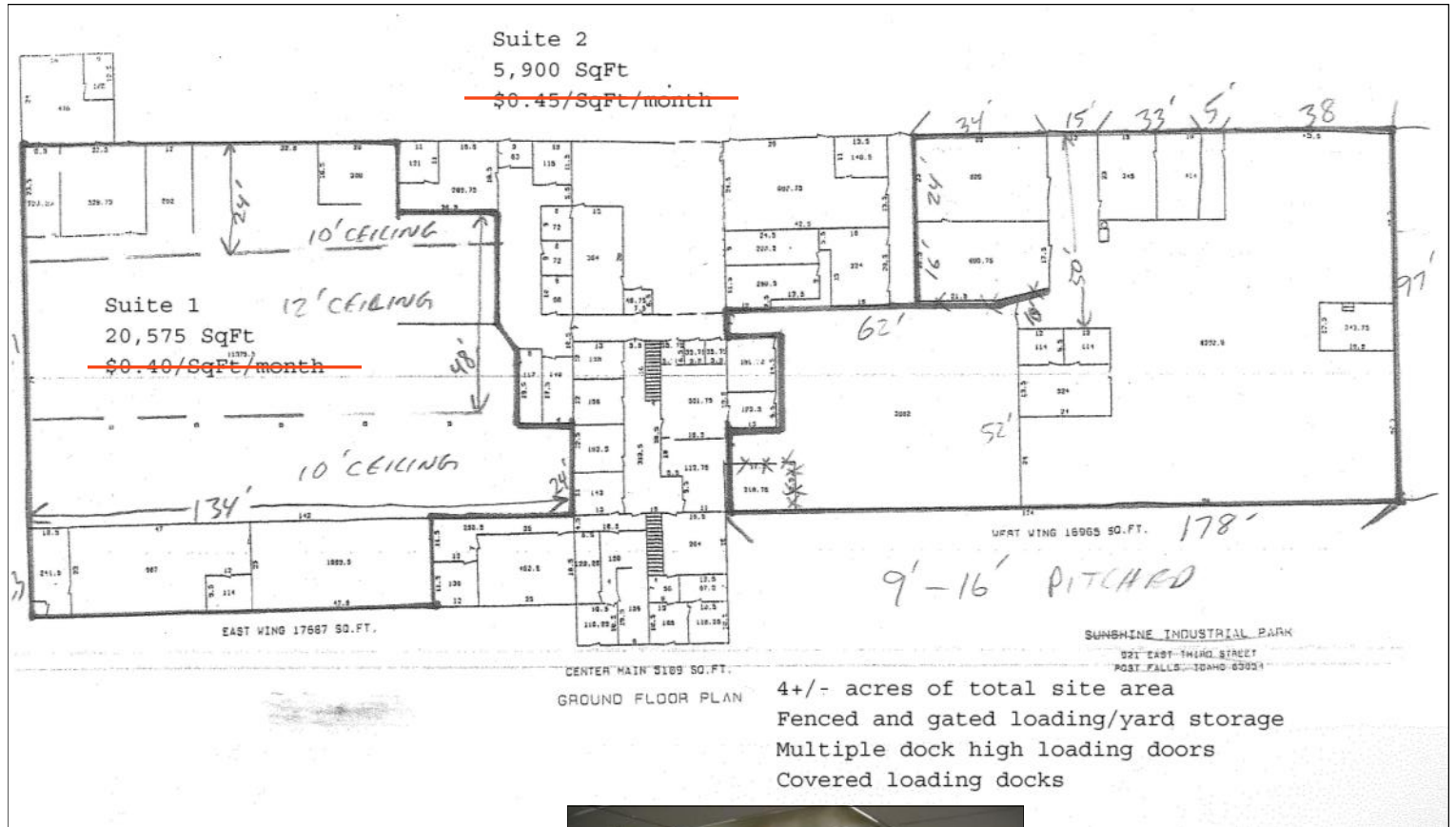
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**KIEMLE &
HAGOOD
COMPANY**

- 3.97± Acres (172,938± SqFt)
- Section 2 Township 50N, Range 5W (BM)
- City of Post Falls
- Kootenai County, Idaho
- Tax Id P00000025265 / AIN 225876
- Tax Id P00000025260 / AIN 104733
- Combined Property Taxes = \$21,789



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