

FOR SUBLEASE

MANUFACTURING/WAREHOUSE, NORTH IDAHO



850 Hawthorne Avenue | Ponderay, ID 83852

KIEMLEHAGOOD

CHRIS SCHREIBER, CCIM

D | 208.770.2593

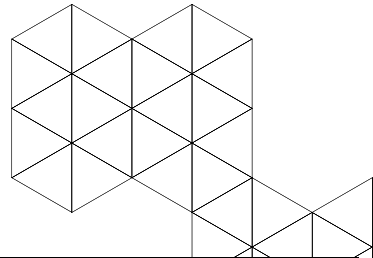
chris.schreiber@kiemlehagood.com

MANUFACTURING/WAREHOUSE, NORTH IDAHO FOR SUBLEASE

850 Hawthorne Avenue
Ponderay, ID 83852

BUILDING DETAILS:

- LEASE RATE** | \$12.00 PSF /YR, + NNN
- SUBLEASE AVAILABLE** | Through April 2018 (longer term possible with new lease)
- *Do Not Disturb Tenant**
- TOTAL BUILDING SIZE** | ±37,000 SF, Including ±8,100 SF Office
- LOT SIZE** | ±2.32 AC
- PARCEL NO.** | RPP39490020010A
- ZONING** | Industrial
- YEAR BUILT** | 2019
- PARKING** | 84 Parking Spaces

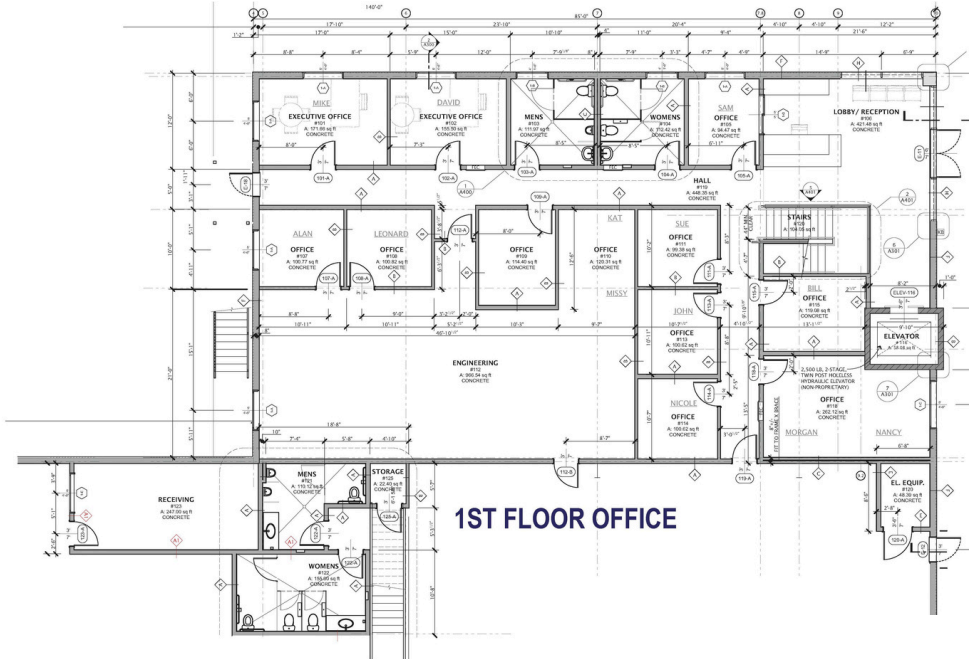


Available for Sublease – ±37,000 SF

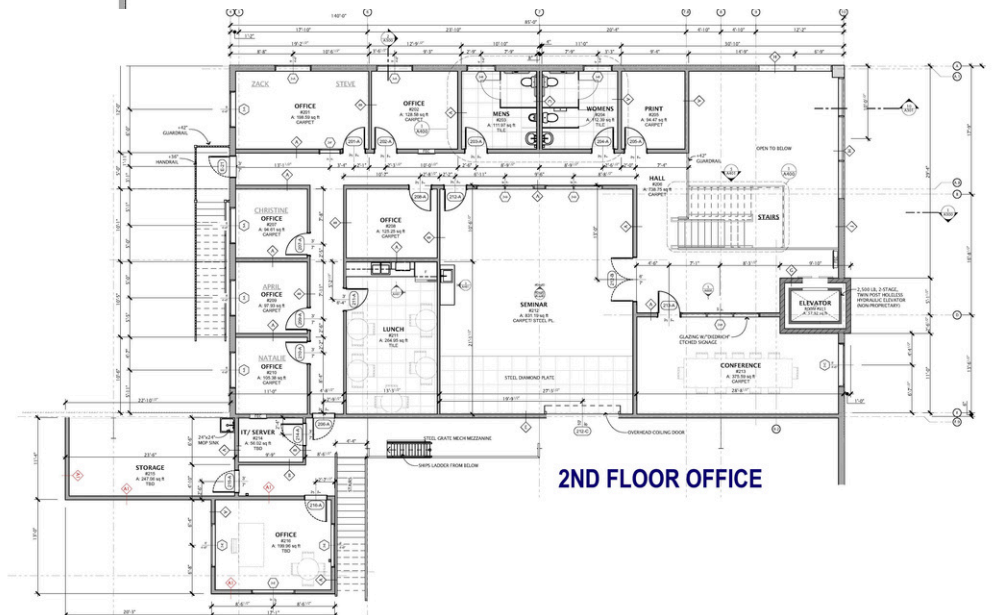
This modern and highly functional property offers ±37,000 SF, including ±8,100 SF of Class A office space. The site features ample onsite parking, convenient loading, and excellent access to both Highway 200 and Highway 95. Located in desirable Bonner County, the property is equipped with 3-phase power, fiber internet, natural gas, and propane, making it ideal for a wide range of uses.





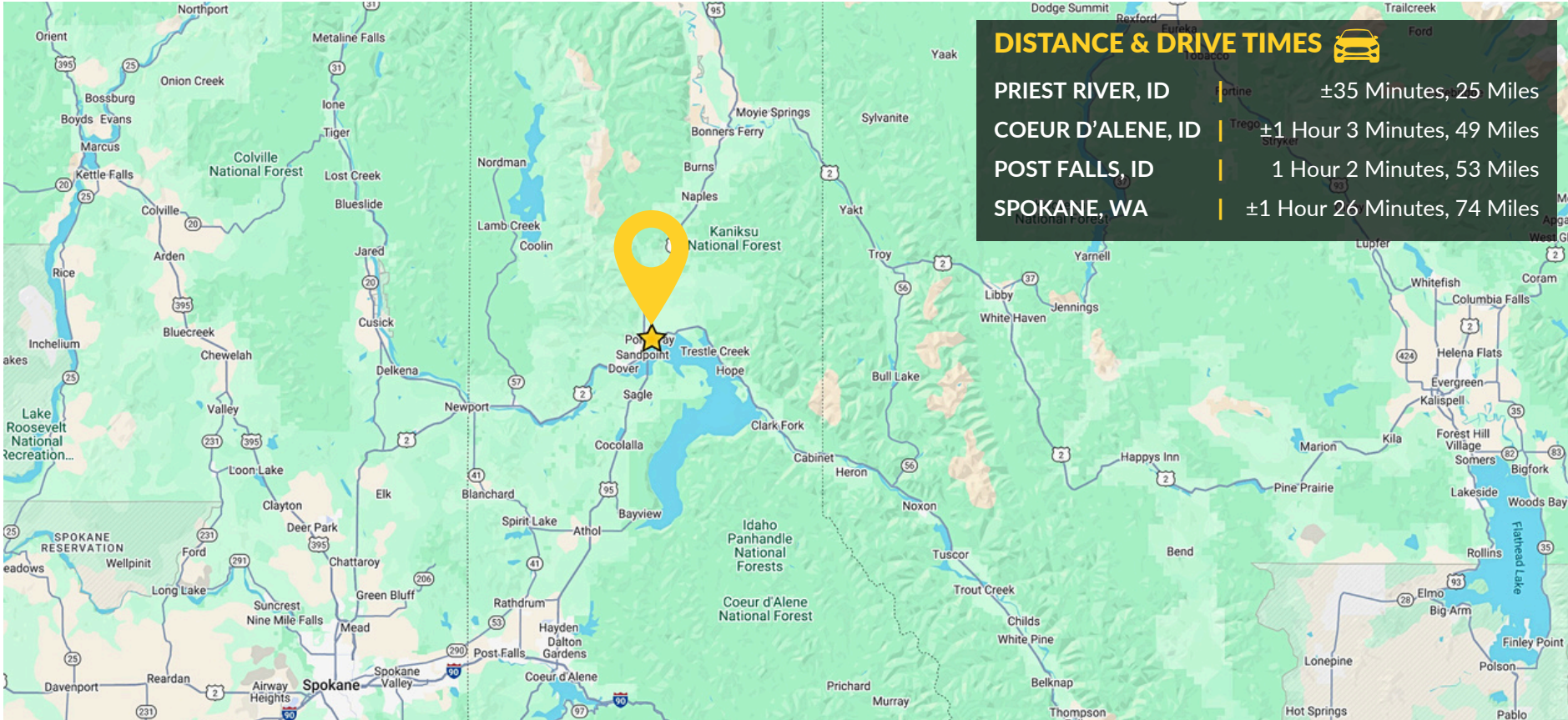


1ST FLOOR OFFICE



2ND FLOOR OFFICE





DISTANCE & DRIVE TIMES

PRIEST RIVER, ID	±35 Minutes, 25 Miles
COEUR D'ALENE, ID	±1 Hour 3 Minutes, 49 Miles
POST FALLS, ID	1 Hour 2 Minutes, 53 Miles
SPOKANE, WA	±1 Hour 26 Minutes, 74 Miles

CHRIS SCHREIBER, CCIM

D | 208.770.2593

chris.schreiber@kiemlehagood.com



No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.

Kiemle Hagood respects the intellectual property of others:
 If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of owner of an exclusive right that is allegedly infringed; provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found valid.