

FOR LEASE

**ASK ABOUT OUR
LEASING INCENTIVES!**



DAUGHARTY COMMERCE PARK

3661 W Daugharty Loop | Hayden, ID 83835

KIEMLEHAGOOD

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Located in Hayden, Idaho, Daugharty Commerce Park will feature 42 buildings at full buildout, offering flexible opportunities for a variety of users. Positioned just off Dakota Avenue and Atlas Road, and near Coeur d'Alene Airport, the site provides convenient access within a rapidly growing North Idaho corridor.

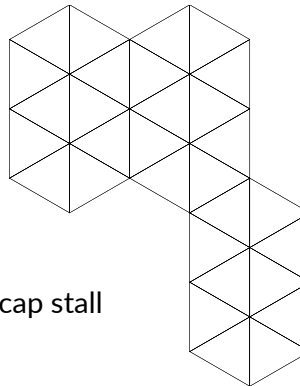
GENERAL INFORMATION

- YEAR BUILT | Phase 1 began in 2023
- *Final phase of development expected to be complete Q4 2026
- PARCEL NO. | HL8130010050
- ZONING | LI - Light Industrial (Hayden)
- PARKING | 71 Common on-site parking stalls

BUILDING DETAILS

- 42 TOTAL BUILDINGS | Total based upon completion of final phase of development
- TWENTY (20) BUILDINGS | ±2,400 SF (40ft x 60ft)
- TWENTY (22) BUILDINGS | ±4,000 SF (40ft x 100ft)
- EACH BUILDING

- Two (2) 14ft x 12ft roll up doors
- One (1) front office
- One (1) restroom
- One (1) kitchenette (non-enclosed)
- Three (3) man doors
- Paved yard area
- Ceiling height 18ft
- Power: Single Phase 400amp
- Parking: Three (3) regular stalls, One (1) handicap stall





● ±4,000 SF Units

● ±2,400 SF Units

□ Common Parking

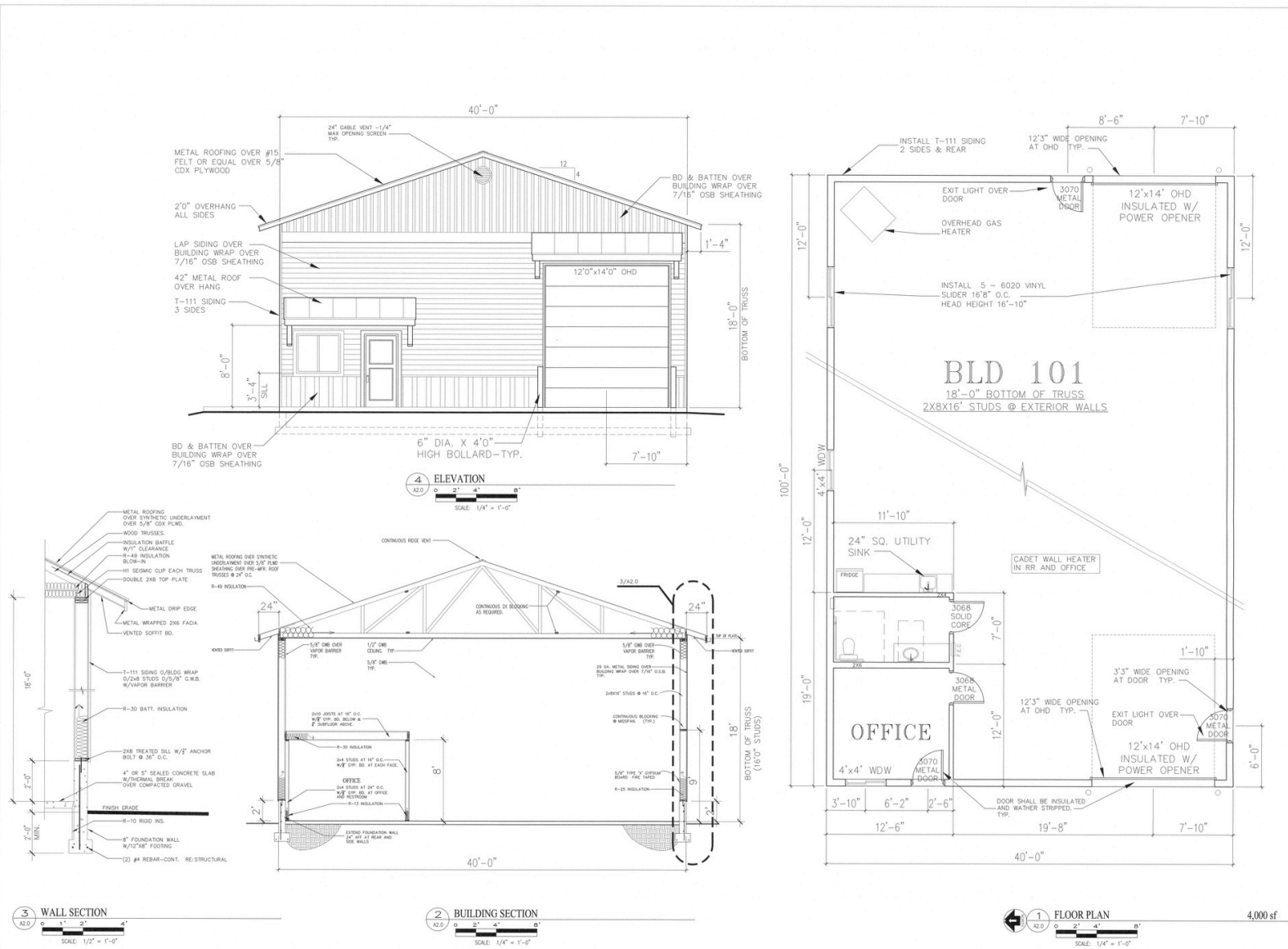
□ Coming Q4 2026

□ Available Units

*CAM cost covers water, sewer, landscaping, and snow removal.

UNIT NO.	AVAILABLE	ADDRESS	SIZE	DIMENSIONS	MONTHLY RATE PSF	LEASE TYPE	MONTHLY RATE	MONTHLY CAMS
3661	NOW	3661 W Daugharty Loop	±4,000 SF	40ft x 100ft	\$1.00	Modified Gross	\$4,000	\$200
3643	NOW	3643 W Daugharty Loop	±4,000 SF	40ft x 100ft	\$1.00	Modified Gross	\$4,000	\$200
3499	NOW	3499 W Daugharty Loop	±4,000 SF	40ft x 100ft	\$1.00	Modified Gross	\$4,000	\$200
3449	NOW	3449 W Libby Lane	±4,000 SF	40ft x 100ft	\$1.10	Modified Gross	\$4,400	\$200
3425	NOW	3425 W Libby Lane	±4,000 SF	40ft x 100ft	\$1.10	Modified Gross	\$4,400	\$200
3409	NOW	3409 W Libby Lane	±4,000 SF	40ft x 100ft	\$1.10	Modified Gross	\$4,400	\$200





REVISIONS

WYATT ARCHITECTS AND ASSOCIATES
Project Manager
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LEFT-100' BUILDING FLOOR PLAN
ATLAS INDUSTRIAL PARK
2131 W HAYDEN AVE. HAYDEN, ID

LICENSED ARCHITECT
AR 932
James A. McArthur
JAMES MCARTHUR
STATE OF IDAHO

DATE: 1/28/2022
PROJECT: 21-28
DRAWN BY: LIS
SHEET NO. A2.0

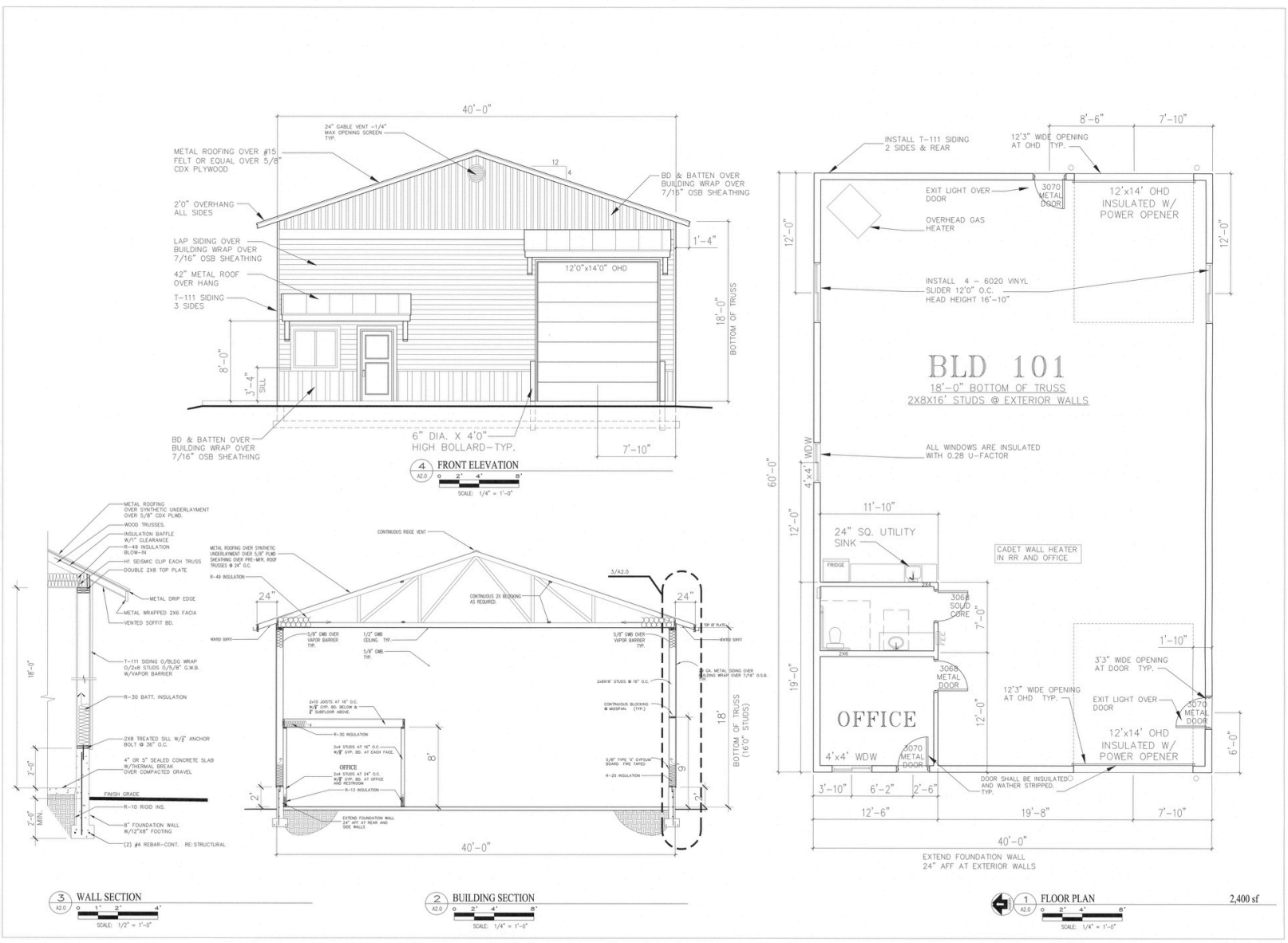


- ±4,000 SF Units
- ±2,400 SF Units
- Common Parking
- Coming Q4 2026
- Available Units | Coming Sept 1, 2026

*CAM cost covers water, sewer, landscaping, and snow removal.

UNIT NO.	AVAILABLE	ADDRESS	SIZE	DIMENSIONS	MONTHLY RATE PSF	LEASE TYPE	MONTHLY RATE	MONTHLY CAMS
3403	NOW	3403 W Daugharty Loop	±2,400 SF	40ft x 60ft	\$1.25	Modified Gross	\$2,880	\$200
3526	Sept 1, 2026	3526 W Libby Lane	±2,400 SF	40ft x 60ft	\$1.25	Modified Gross	\$2,880	\$200
3504	Sept 1, 2026	3504 W Libby Lane	±2,400 SF	40ft x 60ft	\$1.25	Modified Gross	\$2,880	\$200
3488	Sept 1, 2026	3488 W Libby Lane	±2,400 SF	40ft x 60ft	\$1.25	Modified Gross	\$2,880	\$200
3465	Sept 1, 2026	3465 W Libby Lane	±2,400 SF	40ft x 60ft	\$1.25	Modified Gross	\$2,880	\$200





REVISIONS

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LEFT-60-FOOT BLDG FLOOR PLAN
ATLAS INDUSTRIAL PARK, 60 BLDG
 2131 W HAYDEN AVE., HAYDEN, ID

DATE: 12/14/2021
 PROJECT: 21-28
 DRAWN BY: JLS
 SHEET NO. A2.0



8 NEW BUILDINGS COMING Q4 2026!





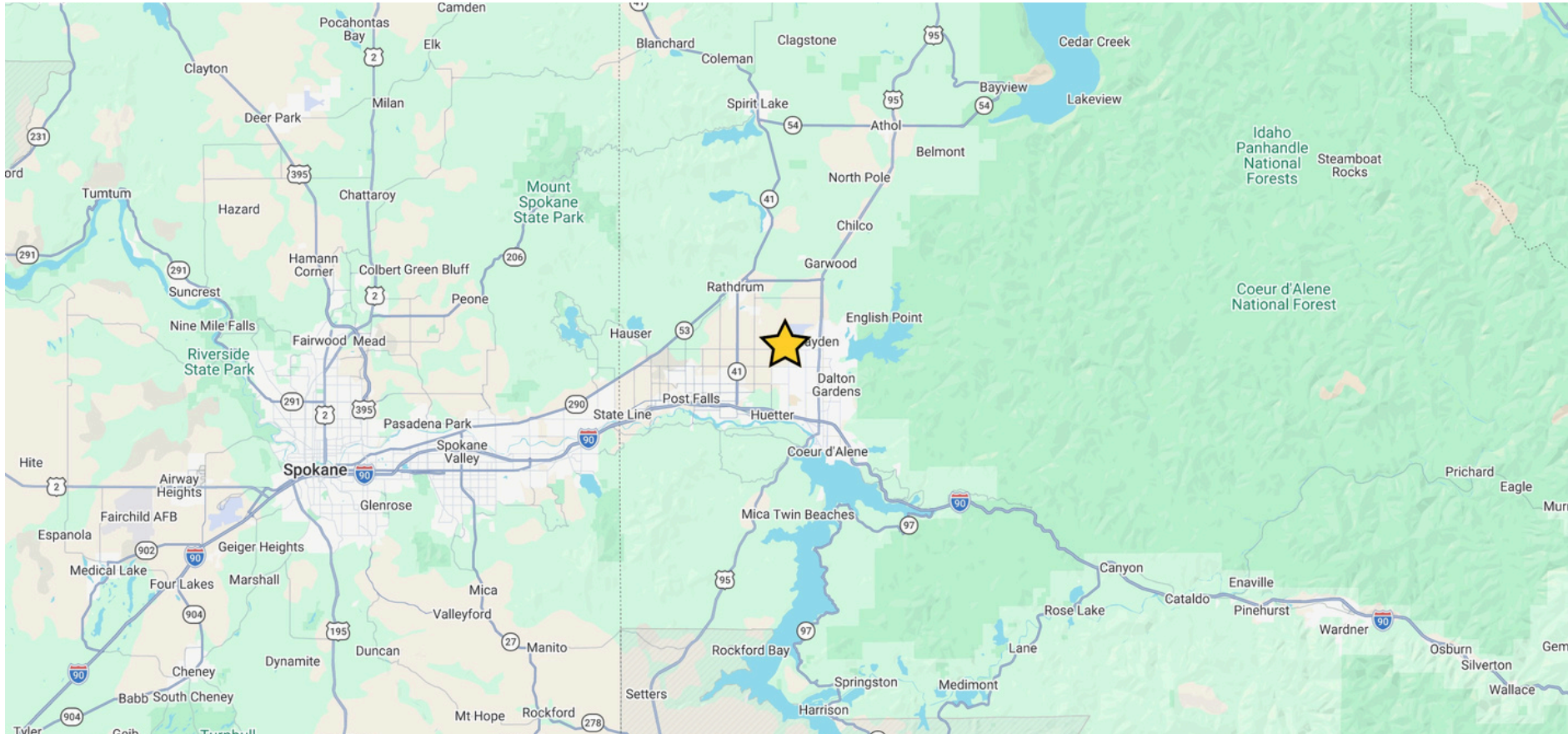
DESTINATION	TIME	DISTANCE
Spokane International Airport	±44 Minutes	±38 Miles
Sandpoint, ID	±47 Minutes	±42 Miles
Moscow, ID	±1 hour 40 Minutes	±89 Miles
Coeur d'Alene, ID	18 Minutes	±8 Miles

STREET	AVERAGE DAILY TRAFFIC
W Dakota Avenue	±695 ADT
N Atlas Road	±3,126 ADT
Hayden Avenue	±7,101 ADT



DEMOGRAPHICS	1 MI	3 MI	5MI
EST POPULATION 2025	1,859	35,866	93,885
PROJ. POPULATION 2030	2,043	39,043	101,929
EST HOUSEHOLDS 2025	748	13,530	37,174
MEDIAN AGE	41.2	39.1	39.7
2025 AVERAGE HHI	\$118,019	\$113,524	\$104,258
2025 MEDIAN HHI	\$89,473	\$91,914	\$84,114





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