



Subject Property

14080 N. Thayer St

Rathdrum, Idaho 83858

Features:

- **Land Size:** Approximately 3.5 acres
- **Building Size:** Approximately 21,600 Sq. Ft.
1,225 square foot Office/Showroom
- 100% finished warehouse – dry walled, taped, textured, and painted throughout
- Fire sprinkler system throughout building
- Two 10'x14' truck doors
- 3 Phase Power, 800 amp
- Air Conditioned office and warehouse
- Ceiling Fans in shop
- Fully functional kitchen
- 4 restrooms, one shower, and laundry room
- Energy efficient 2x8 construction with blown in insulation in walls for low utility cost
- Outside storage opportunity on excess land
- **Zoning:** Industrial
- **Use:** Currently used as a cabinet shop
- **2017 Taxes:** \$16,815
- **Legal Description:** THAYER 6TH ADD, LT 1 BLK 1 0651N04W

For more information:

Jim Koon, Managing Broker

(208) 665-6475 or (208) 640-9470

jim@cdabroker.com

Lease Rate: \$0.38 per sq. ft. NNN