



**COLDWELL  
BANKER  
COMMERCIAL**

SCHNEIDMILLER REALTY

**15129 HWY 41**

Rathdrum, ID 83858



**FOR LEASE**

CBCWORLDWIDE.COM

**OFFICE**

Danny Davis  
208 691 6003  
danny@cbidaho.com

©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

**COLDWELL BANKER COMMERCIAL  
SCHNEIDMILLER REALTY**  
2000 Northwest Blvd., Coeur D'Alene, ID 83814  
208.765.4300



## 15129 HWY 41

Rathdrum, ID 83858

LEASE



### OFFERING SUMMARY

Total Building Size:	6,842 SF
Primary Shop Size:	70'x35' (2,450 SF)
Mezzanine Size	35'x18' (630 SF)
Roll-Up Door Size	12'x14'
Lot Size	.46 Acres
Lease Rate:	\$3,675 Per Month Modified Gross

### PROPERTY OVERVIEW

Now pre-leasing for occupancy in Spring of 2021. Nearly 7,000 square feet of building located on busy Highway 41 in Rathdrum, Idaho. Building is a mix of warehouse, storage, office, flex work space, and even living space (in the process of formally permitting). Plenty of parking out front, and easy to find access both off of Highway 41 and McCartney

### PROPERTY HIGHLIGHTS

- 3 phase power
- Entire building is fire sprinkled
- Existing security system
- Two bathrooms
- 1,200 traffic count per day
- Entire parking area will be paved prior to occupancy
- Formal reception area along with separately segregated office spaces
- Commercial Zoning

[CBCWORLDWIDE.COM](http://CBCWORLDWIDE.COM)

Danny Davis  
208 691 6003  
danny@cbidaho.com





15129 HWY 41  
Rathdrum, ID 83858

LEASE



[CBCWORLDWIDE.COM](http://CBCWORLDWIDE.COM)

Danny Davis  
208 691 6003  
[danny@cbidaho.com](mailto:danny@cbidaho.com)

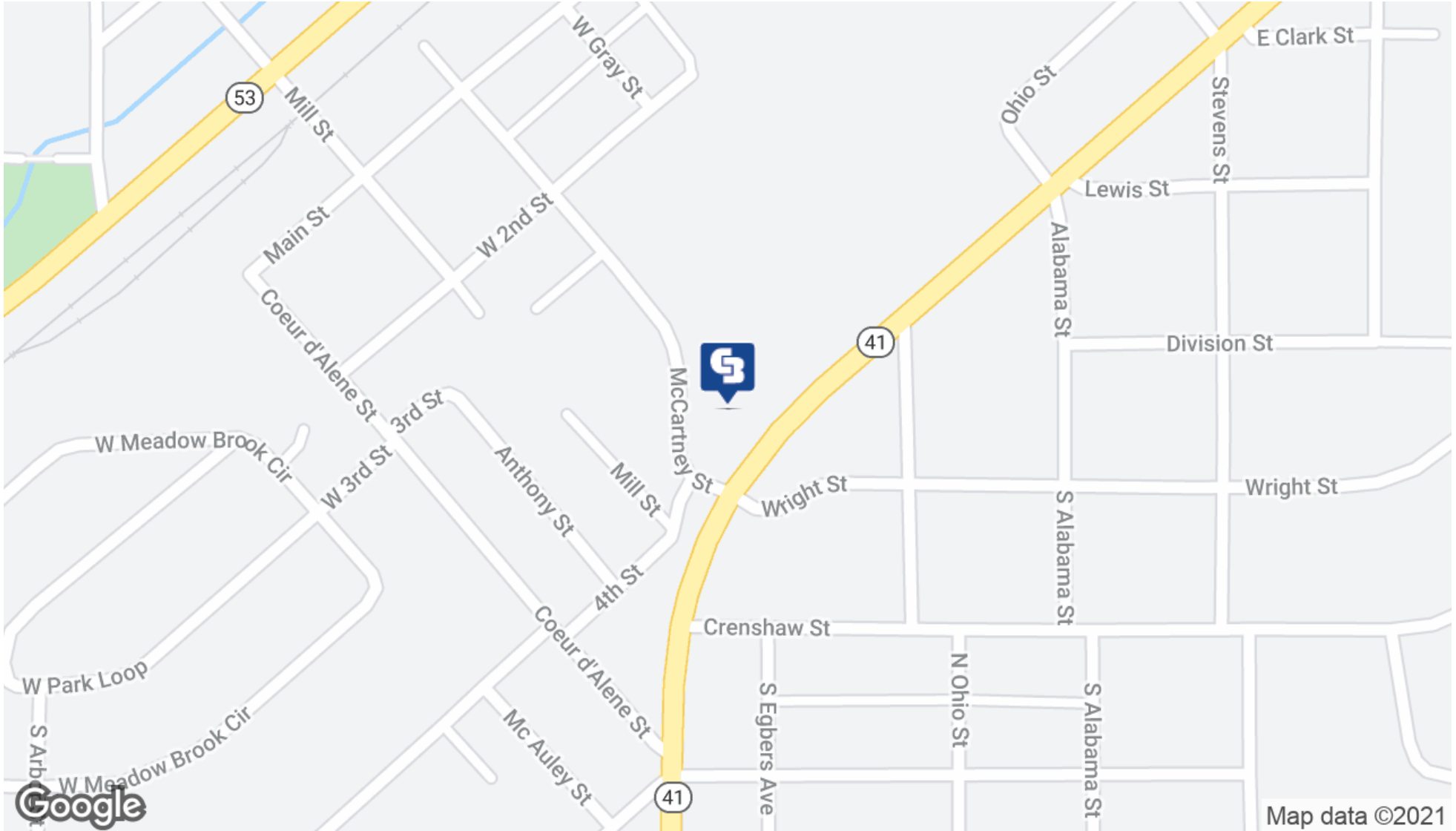




15129 HWY 41

Rathdrum, ID 83858

LEASE



CBCWORLDWIDE.COM

Danny Davis  
208 691 6003  
danny@cbidaho.com

 **COLDWELL  
BANKER  
COMMERCIAL**  
SCHNEIDMILLER REALTY



# 15129 HWY 41

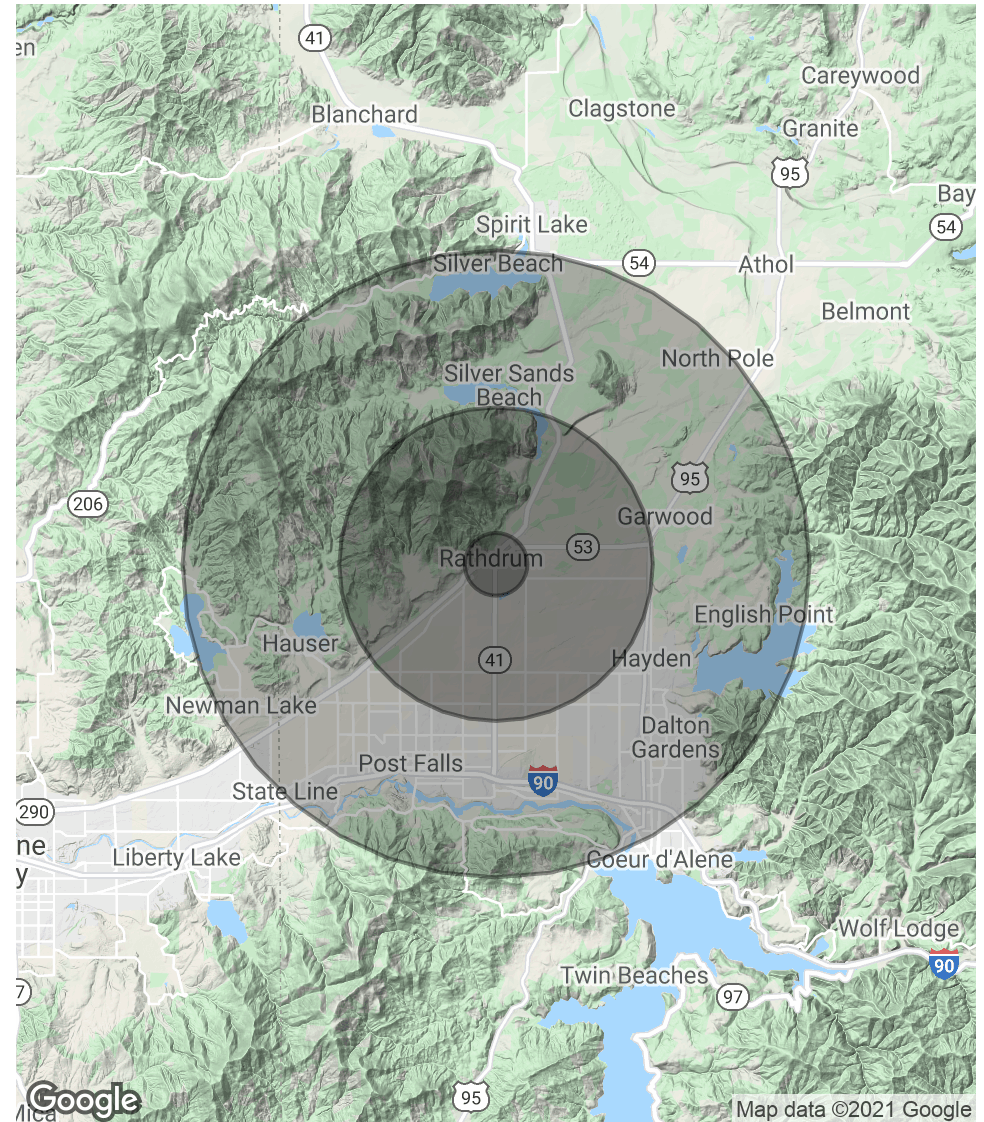
Rathdrum, ID 83858

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	467	19,944	117,066
Average age	38.0	34.9	36.1
Average age (Male)	39.4	35.8	35.6
Average age (Female)	36.3	34.0	36.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	175	7,462	45,472
# of persons per HH	2.7	2.7	2.6
Average HH income	\$59,543	\$58,321	\$58,098
Average house value		\$224,385	\$236,019

\* Demographic data derived from 2010 US Census



LEASE

CBCWORLDWIDE.COM

Danny Davis  
208 691 6003  
danny@cbidaho.com

