



ALPINE COMPLEX

**Multi-Use Buildings Available for
Light Manufacturing • Distribution • Retail • Office • Warehouses**
1411 North Division Avenue Sandpoint, Idaho



THE PROPERTY



FEATURES

- Newly renovated warehouses
- Paved parking and yard
- Adjacent off street parking
- Newly remodeled retail building with showroom and offices
- Common and private restrooms
- Well-built and maintained
- CAT 5 wiring throughout offices & showroom
- 3 Phase Power
- Full perimeter fencing
- Conveniently located with easy access
- State-of-the-art Fiber Optic Network

DESCRIPTION

The 3.9 acre, 4-building 37,000 SF Alpine Complex is newly remodeled and ideal for retail, office space, wholesale distribution, light industrial, manufacturing, or research and development use.

For over 25 years, this property was home to Alpine Lumber Supply, a retail/wholesale supply dealer. With over \$12 million in annual sales, a broad and loyal customer base and a convenient property location, it is established as a cornerstone in this prosperous light industrial area.

For sale, lease or lease to purchase. Property is divisible.

LOCATION

Highly visible 3.9 acre lot located in a light industrial zone on the well-traveled intersection of Division Street and Baldy Mountain Road. Easy access to US 95, US 2 and Idaho State Road 200. Downtown Sandpoint is only minutes away.

The Alpine Complex is part of the Urban Renewal Northern District which makes it a candidate for local, regional and statewide economic development incentives.



BUILDING 1

Building 1 is Divisible

Rental Rate SEE NEXT PAGE

Space Type	SF
Showroom/Retail/Flex	9000
Office	2600
Warehouse	7000
Total SF	18,600 SF

See next page for details.

Features

Overhead Doors	2-20'x14'
Ceiling Height (warehouse)	20'
Attached Shed Roof	2000 SF
Parking	24 spaces
Yard SF	1.1 acres
Power	3 Phase

Showroom/office & warehouse with paved yard. Flex-space zoned Industrial Business (IB), Office/Manufacturing/Retail

BUILDING 2

Rental Rate INQUIRE

Space Type	SF
Warehouse	7000
Total SF	7000 SF
Min. Divisible	7000 SF

Features

Overhead Doors	2-20'x14'
Ceiling Height	20'
Attached Shed Roof	3200 SF
Yard SF	0.9 acres

Warehouse with ample parking, drive-through truck access, and paved yard.

BUILDING 3

Rental Rate INQUIRE

Space Type	SF
Warehouse	4000
Total SF	4000 SF
Min. Divisible	4000 SF

Features

Overhead Doors	2-18'x17'
Ceiling Height	20'
Attached Shed Roof	2200 SF
Yard SF	.60 acres

Warehouse with ample lot space, drive-through truck access.

BUILDING 4

FOR LEASE

Rental Rate INQUIRE

Space Type	SF
Warehouse	8000
Total SF	8000 SF

Features

Dimensions	422'x18.25'
Yard SF	.66 acres
16 Sheds	18'dx25'wx21'h

3 sided Storage Shed plus yard with gated access.

INTERIOR VIEWS & FLOOR PLAN

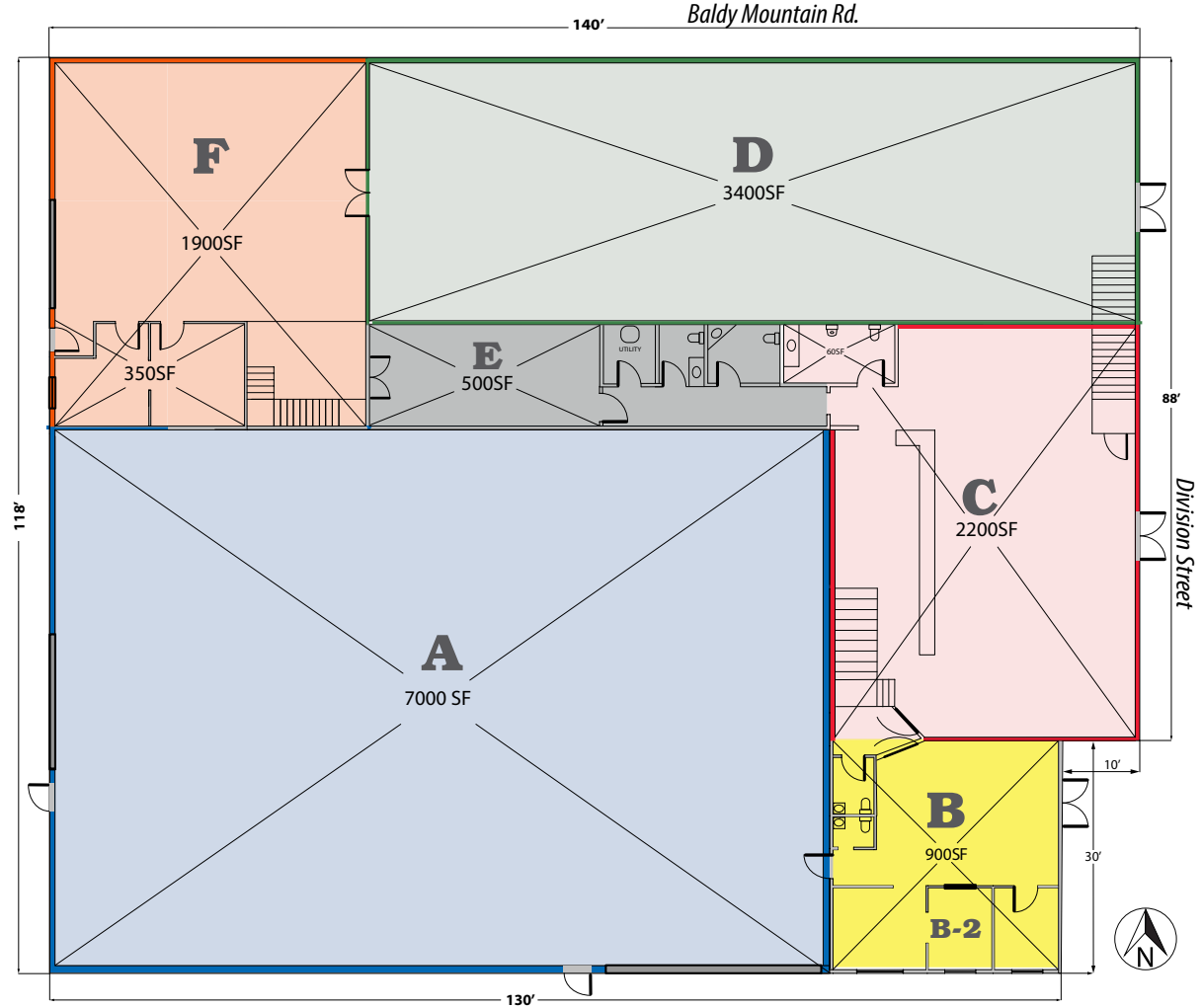
BUILDING 1

Building 1 is Divisible Lease Type NNN
Total Space is 18,600 SF

Space	Space Type	SF	Rental Rate	
A	Warehouse	7000 SF	\$.48/SF /Mo.	\$3360
B	Office/Retail Space	900 SF	\$.85/SF/Mo.	\$ 765
A&B	Warehouse/Office	7900 SF	\$.52/SF/Mo.	\$4125
C	Office/Retail Floor 1	2200 SF	\$.36/SF/Mo.	\$ 1584
	Office Floor 2	2200 SF	\$.36/SF/Mo.	
D	Warehouse/Retail	3400 SF	\$.60/SF/Mo.	\$2040
E	Flex-space/Storage	750 SF	\$.40/SF/Mo.	\$ 300
F	Warehouse with Offices	1900 SF	\$.75/SF/Mo.	\$1425

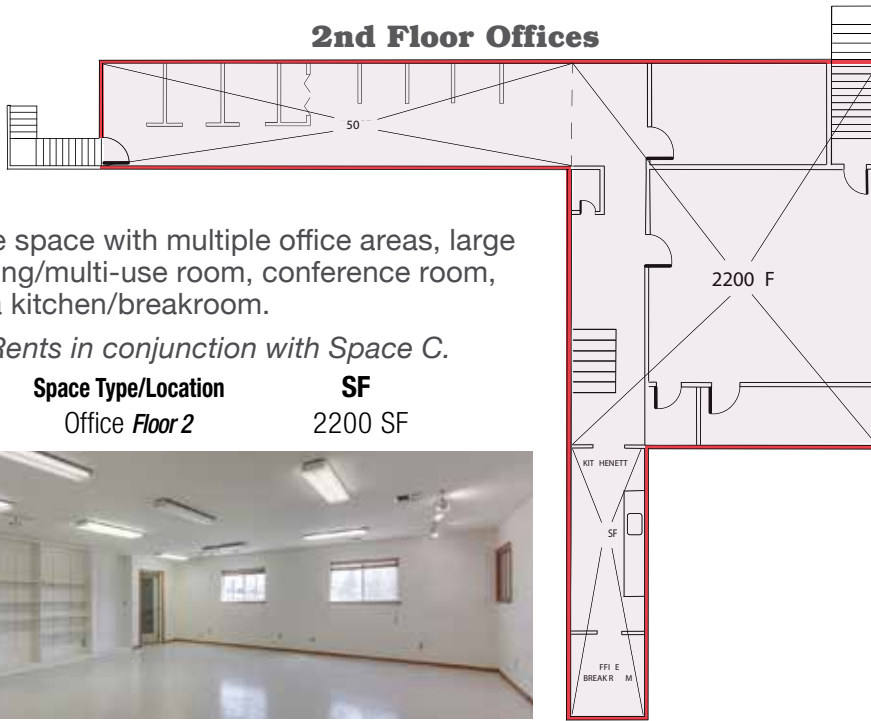
Space A features 2 - 20' x 14' overhead doors

Space F features 1 - 12' x 14' overhead door



BUILDING 1 OFFICES

2nd Floor Offices



Office space with multiple office areas, large meeting/multi-use room, conference room, and a kitchen/breakroom.

Rents in conjunction with Space C.

Space Type/Location	SF
Office Floor 2	2200 SF



BUILDING 3

Warehouse with ample lot space and drive-through truck access. Building features include a private office area, restroom, kitchenette, washer/dryer hook-up, heated and fully insulated with 2 garage doors.

Space Type	SF	Features
Warehouse	4000	Doors 2-18'x17'
Total SF	4000 SF	Ceiling Height 20'
Min. Divisible	4000 SF	Attached Shed Roof 2200 SF
		Yard SF .60 acres



EXTERIOR VIEWS



“A tight-knit mountain town
that retains its frontier flair”

National Geographic Adventure



MOST BEAUTIFUL TOWN IN AMERICA

We're not kidding, either. Voted "Most Beautiful Town in the USA" by USA Today, Sandpoint is simply stunning. From your first "Long Bridge Experience" driving into town, to sunsets on the lake and gorgeous vistas from the top of Schweitzer Mountain, you won't find a more perfect place to reconnect with Northwest America's natural beauty while your company thrives in its new home.

- In-town work location creates easy commutes, within minutes of schools, doctors, and services.
- Sandpoint's housing costs are well below the national average.
- Lowest Energy Costs in the Nation
- Sandpoint boasts a free in-town shuttle service for a great commute to work or play.
- High quality schools for every education style ensures happy kids with excellent educations.
- Lowest Crime Rate in the Western United States.

THE WORK FORCE

Sandpoint has an educated, stable work force that is growing steadily. With the Sandpoint campus of University of North Idaho and newly added high school tech programs, the work force is being educated and trained more than ever before. Additionally, local companies Kochava, Daher Aircraft, Tamarack Aerospace Group, Litehouse Foods, Bonner Health, Lead-Loc, and Encoder Products to name a few, are attracting new, highly trained employees with their rapid growth.

THE PLAY FORCE

Your employees will show up on Monday invigorated and excited from their weekend of intense adventuring. Between over 1 million acres of forested land, 8 lakes, an extensive paved bike trail system, Schweitzer Resort with 2,900 acres of skiing with 92 runs and 10 lifts, miles of cross country ski trails, 5 golf courses, 275+ miles of hiking, horseback riding, and mountain biking, Sandpoint has more than enough to keep everyone happy, healthy, and excited about life in this beautiful town.



FOR MORE INFORMATION

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Figures and statistics have been submitted by sources deemed reliable, but no warranties are made regarding the exact size of buildings, square footage or statistics represented on these pages. All data and information should be confirmed by interested parties.