

# INDUSTRIAL/FLEX BUILDING FOR LEASE

 3875 N Schreiber Way  
Coeur d'Alene, ID 83815

Offered at  
**\$1.25 PSF, NNN**

Industrial Flex/Office/Warehouse building in Coeur d'Alene Commerce Park, located on Schreiber Way, just west of Highway 95 and east of Ramsey Road, this 17,408 +/- sf building sits on just over an acre with shared ingress/egress. Built in 2017 this building is stick frame construction with hardboard, masonry and stone siding. The building is loaded with superior amenities, including 600 Amp 208V 3-Phase power, high speed fiber optic internet, alarm system and fluorescent lighting throughout. Approximately 6,033 square feet of office and 11,370 square feet of warehouse. Beautifully constructed and landscaped.

 **ROB KANNAPIEN**

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**CCIMTEAM.COM**



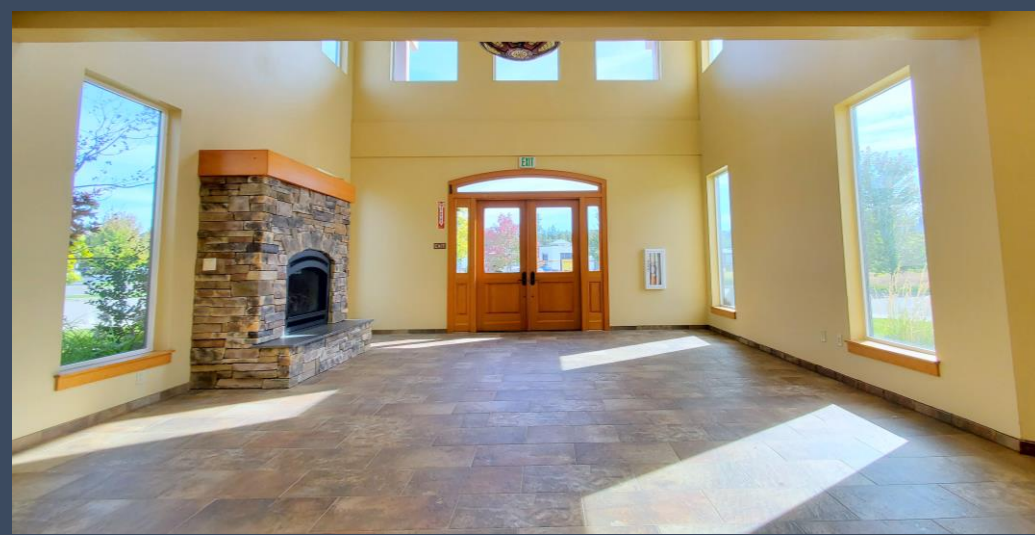
**COLDWELL BANKER  
COMMERCIAL**

SCHNEIDMILLER REALTY

2000 Northwest Blvd, CdA, ID 83814



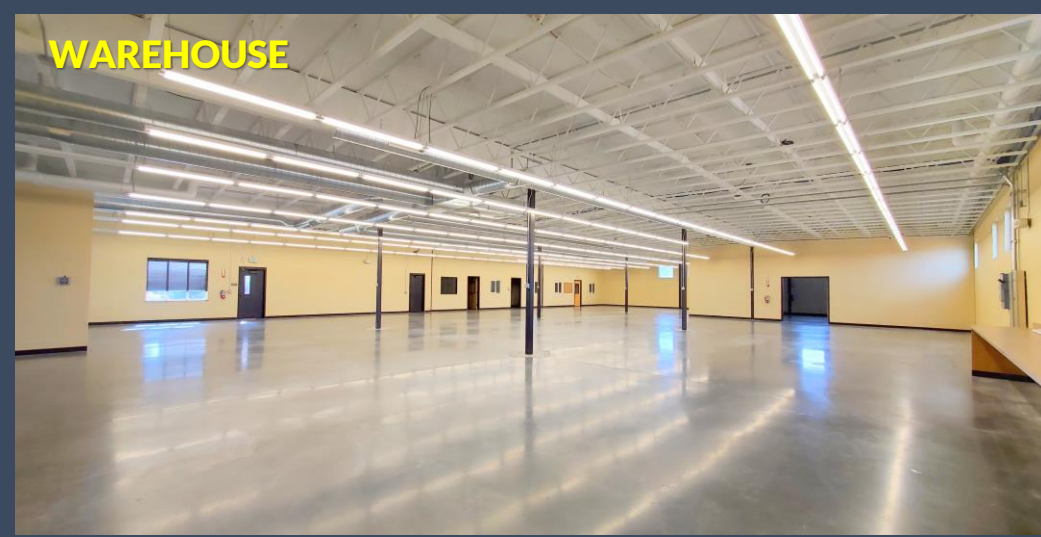
## MAIN LEVEL



- 2 story glass reception area with gas fireplace
- 9 Private offices
- Large conference room
- Work room
- Bull-pen area with warehouse access
- 2 Restrooms and drinking fountain
- Breakroom and separate staff storage area
- Media/video room
- Exterior patio area



# WAREHOUSE



- Radiant gas heater and A/C in warehouse space
- Separate rear warehouse with exterior entry door and One, 10 x 10 foot rollup door
- 2 large alcove spaces. One has built in shelves.
- Fire sprinklers
- Clean HVAC throughout main warehouse
- Fully insulated and finished
- Interior roof access

UPPER LEVEL



- Elevator
- 7 Private offices
- Restroom with shower
- 2nd Restroom
- Dedicated Server Room
- Breakroom
- 2 separate stairwells



## EXTERIOR



- Nicely landscaped clean building
- Paved parking with 37 spaces
- Share ingress/egress with surrounding businesses
- Close to major arterials at Kathleen Avenue and Ramsey Road and Highway 95
- Total occupancy rated at 84
- Large exterior fenced area for outside storage





**EMERGENCY**  
VETERINARY  
HOSPITAL  
of Coeur d'Alene

**Coeur d'Alene**  
DENTAL CENTER

**Kathleen Avenue**

**INTERSTATE**  
CONCRETE & ASPHALT

**Kathleen Avenue**

**SAFESPLASH**  
SWIM SCHOOL



**IRONWOOD**  
Family Practice

**BEACON CLINIC**

**kw**  
KELLER WILLIAMS  
REALTY

**State Farm**

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PEDIATRIC THERAPY

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INTERNATIONAL

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WINDOW TINTING

**NNAC Construction**

**LINCARE**

**verdis**

**Custom**  
DRYWALL inc.  
& INSULATION

**UNITED STATES**  
POSTAL SERVICE

**MONTANA**  
SASH & DOOR

**NORTHWEST**  
TILE & FLOORS

**ARCHERY**

**DigitalColor**  
print center



**VISION SOURCE**  
SPORTS AND PLAY

**MOMENTUM**

**COEUR D'ALENE**  
CELLARS

**Schreiber Way**

**SIERRA**

**Timberland**  
STORAGE

**HMH**  
engineering

**scimteam.com**

• 6 miles to the Coeur d'Alene Airport

• 38 miles to the Spokane International Airport

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