

FOR LEASE 

LIGHT INDUSTRIAL BUILDING

4516 W GRANGE AVE | Unit 3 AVAILABLE

POST FALLS, ID 83854

BIGHORN INDUSTRIAL PARK



400A 120/208V 3-Phase +
400A 277/480V Per Unit



CONTACT:

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**BERKSHIRE
HATHAWAY** | JACKLIN
REAL ESTATE

 **COMMERCIAL DIVISION™**

PROPERTY SUMMARY



★ PROPERTY HIGHLIGHTS

- ± 3,000 SF warehouse space
- Each unit includes an office & bathroom
- Yard space
- 2 each 16' x 14' automated roll up doors
- 17' eave height & 22'-6" ceiling height
- Utilities: gas, water, electric & septic
- Fire sprinklers being installed
- 400 Amp, 120/208V 3-phase & 400 Amp, 277/480V per unit
- NNN costs also include water, lawncare, snow removal & HVAC maintenance
- Insulated & heated warehouse



PROPERTY DETAILS

LEASE RATE:	1.25/SF NNN
UNIT SQ FT	3,000 SF
NNN ESTIMATE:	TBD
LOT SIZE:	4.78 AC SHARED
PARCEL #:	0L1200020050
ZONING:	INDUSTRIAL
YEAR BUILT:	2026
TAXES (2026):	TBD



PROPERTY OVERVIEW

Rare dual-voltage power sets this property apart in the North Idaho industrial market. Each unit is served by both 400 AMP 120/208V 3-phase and 400 AMP 277/480V service, already built in. For manufacturers and power-intensive users, this is infrastructure typically brought in at significant cost.

The property delivers heated warehouse space, bathroom, yard storage, and two automated roll-up doors with pull-through access, in Bighorn Industrial Park with direct I-90 access. Units 1, 2 and 4 are leased. Unit 3, ±3,000 SF, is available now.

[CLICK TO VIEW FULL PROPERTY SITE & PHOTOS](#)



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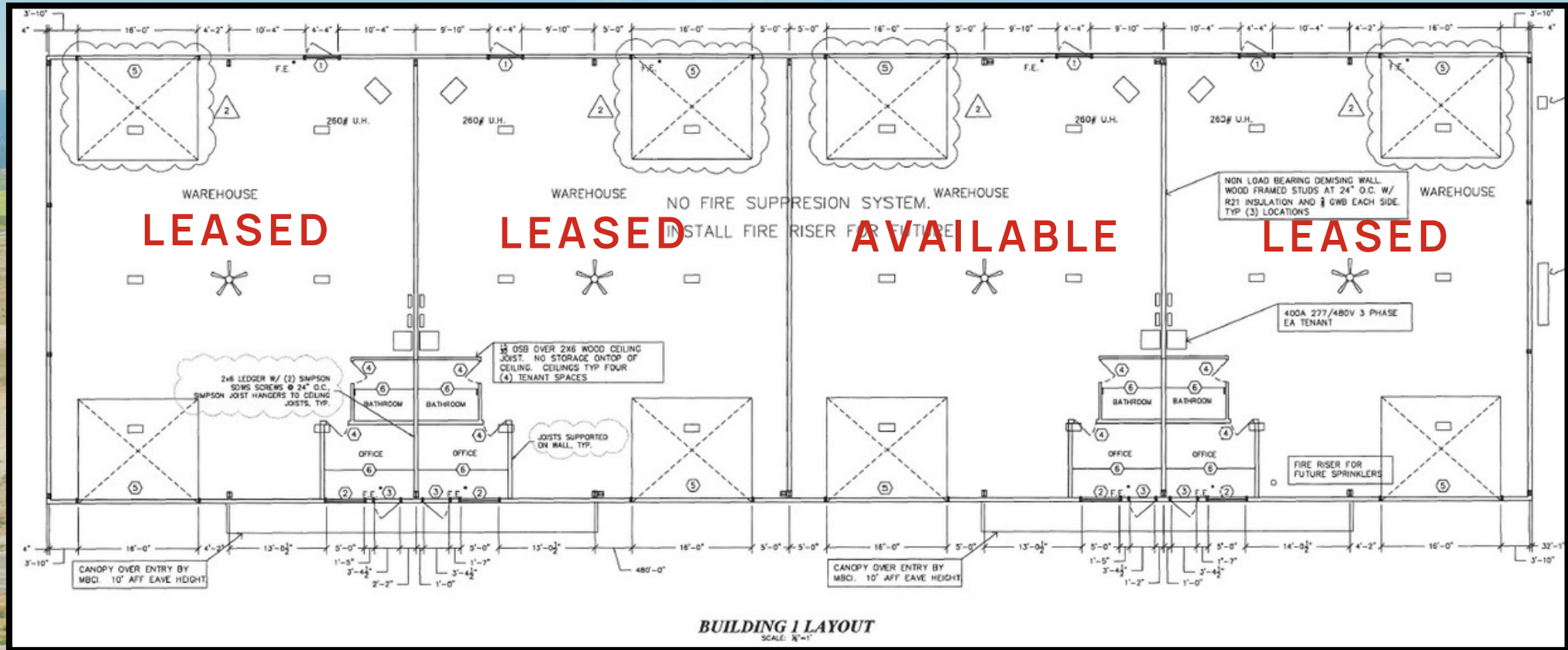
LIGHT INDUSTRIAL | 4516 W GRANGE AVE



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FLOOR PLAN



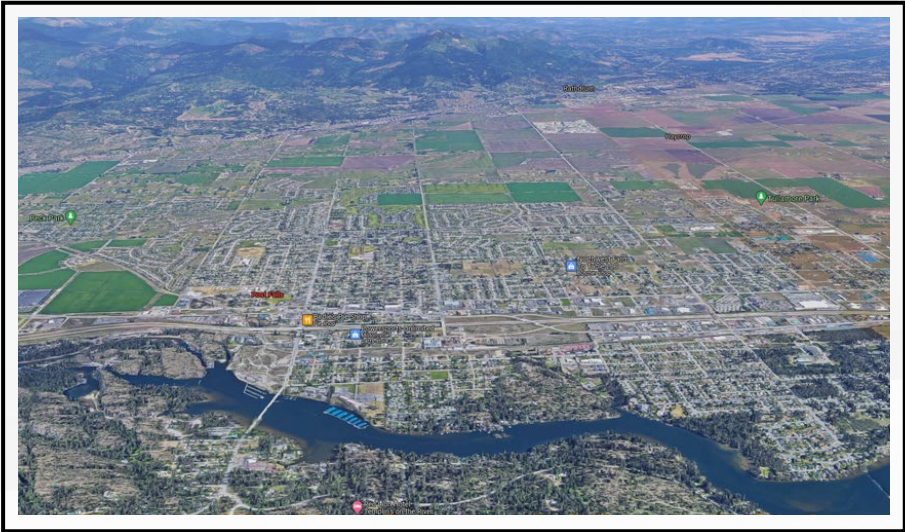
LOCATION OVERVIEW



LIGHT INDUSTRIAL | 4516 W GRANGE AVE

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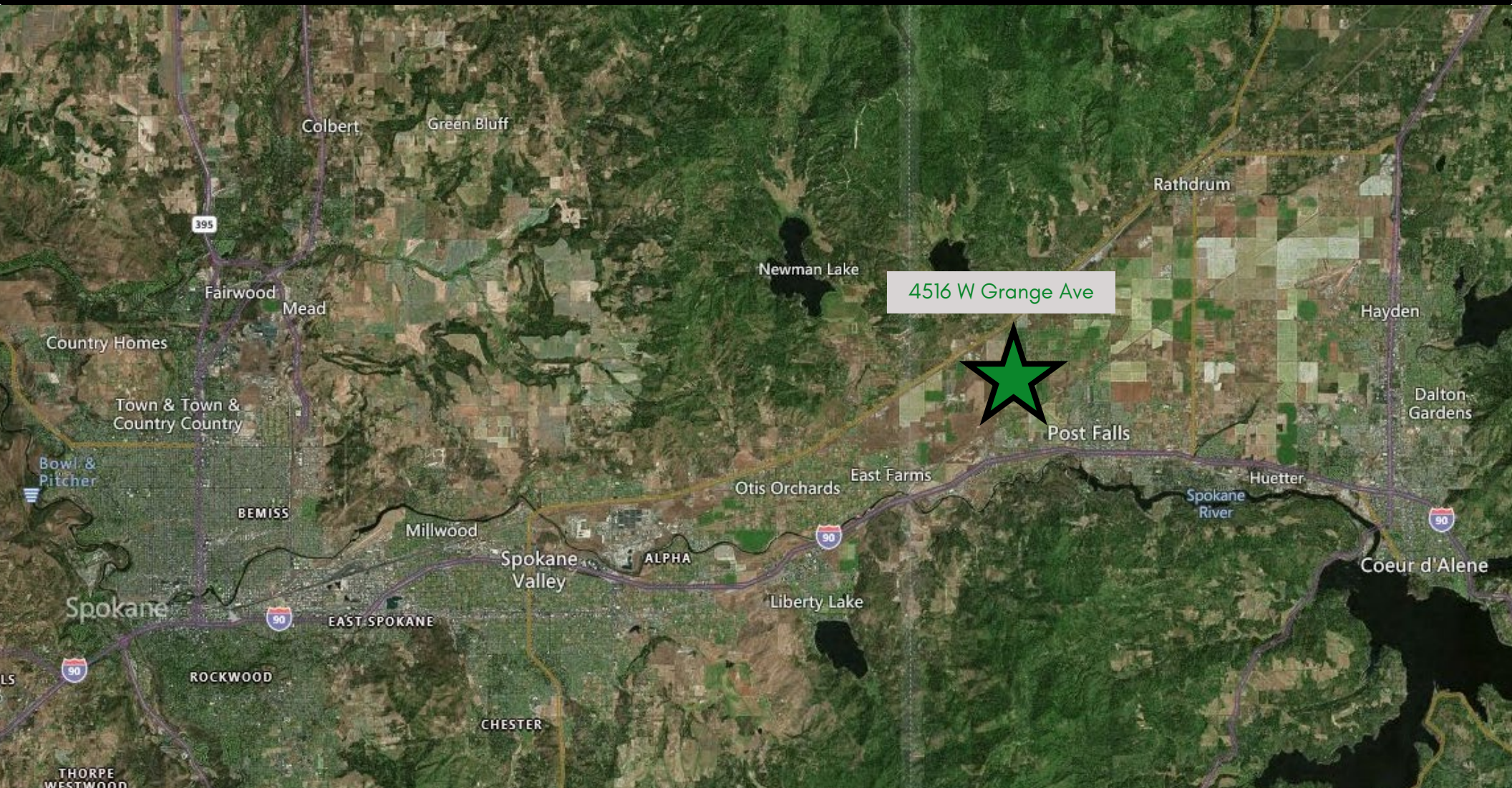
 LOCATION DESCRIPTION

Post Falls is one of North Idaho's fastest growing and most strategically positioned communities, offering direct access to rivers, mountains, and four season outdoor recreation including boating, hiking, skiing, and golf. Located along the Spokane River and minutes from Coeur d'Alene, the city combines natural beauty with everyday livability. Well planned neighborhoods, expanding retail corridors, and proximity to regional amenities make Post Falls attractive for both residents and businesses seeking room to grow. Beyond lifestyle, Post Falls continues to attract business owners and executives drawn by Idaho's favorable tax structure, business friendly regulations, and lower operating costs. The city benefits from immediate access to I 90, close proximity to Spokane's workforce and airport, and a strong sense of community without the congestion of larger metro markets. For those seeking long term stability, accessibility, and quality of life, Post Falls stands out as a place where people invest, operate, and stay.

 LOCATION DETAILS

COUNTY:	KOOTENAI
POPULATION GROWTH:	One of Idaho's fastest growing cities with 2% annual population growth
TOURISM & LIFESTYLE:	Known for the Spokane River, abundant outdoor recreation, and a family-friendly community.
ACCESSIBILITY:	Conveniently located just minutes from I-90, providing easy regional connectivity.

LOCATION



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