

# MANUFACTURING FACILITY FOR SALE



[ccimteam.com](http://ccimteam.com)

📍 5171 E Seltice Way,  
Post Falls, ID 83854

Offered at  
**\$8,000,000**

- 37,344 sqft
- 5 Acre lot
- City Water/Sewer
- Satellite Telephone/Internet
- Power totals 2000 Amps, 440V 3 Phase
- Zoned Industrial in the City of Post Falls
- Building is a combination of block, tilt up concrete and steel structure
- Property can be expanded with 20,000 sf in the front and 20,000 sf warehouse in the back. Already approved by the city



**CRAIG HUNTER**  
208.929.2929  
[hunter@ccim.net](mailto:hunter@ccim.net)

**ROB KANNAPIEN**  
208.704.3832  
[robk@ccim.net](mailto:robk@ccim.net)



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**COLDWELL BANKER  
COMMERCIAL**

SCHNEIDMILLER REALTY

2000 Northwest Blvd, CdA, ID 83814







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- Built in 2000
- Parcel: P00000067800
- Ain: 162160
- Legal: Tax #13128 0650N04W
- This clear span addition is a total of 9,900 square feet with one, 12 x 14 foot roll up door. Truck access is ground level
- This warehouse is connected to the main industrial space with one, 12 x 14 foot roll up door
- Ceiling heaters are gas powered

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- Docks will facilitate 40' trailers
  - Main industrial space has numerous electrical plugs hanging from the ceiling and along the walls which is an added safety benefit
  - Concrete floors are 5 inches thick
  - Each warehouse space is sprinklered
  - The power pole is outside the West side of the building with the capacity to provide additional power
  - Satellite Telephone/Internet - 2 year contract
  - Cat 5 wiring going to all offices
  - Fiber Internet available from Seltice Way
  - Paved parking with 48 parking spaces
  - Nicely landscaped clean building
  - Monument sign facing east/west on Seltice Way

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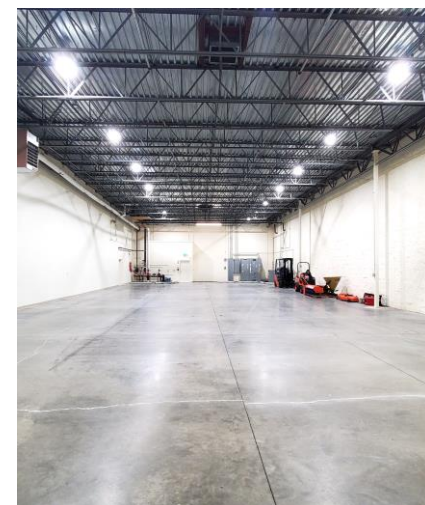


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- This clear span shipping area is a total of 5,400 square feet with one, 12 x 13 ground level roll up door and one, 10 x 8 loading dock
- This warehouse is connected to the main industrial space with one, 12 x 14 foot roll up door
- Space includes private office and freight check-in area

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- This clear span industrial space is 11,000 square feet with one, 12 x 13 ground level roll up door and one, 10 x 8 loading dock
- This space is heated at 70 degrees with makeup air that can be turned on or left off. In the winter makeup air is needed if you exhaust any volatiles
- Employee lounge area is heated and air-conditioned. There are two refrigerators, dishwasher, stove, two restrooms and employee lockers

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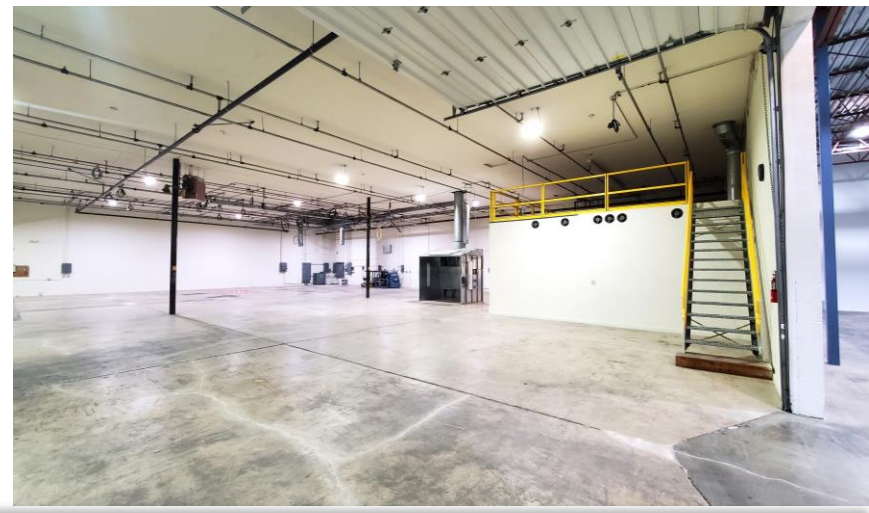


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- There is also a 1500-gallon water tank in the ground, with in floor pressure and return water lines, if needed
- New 100CFM air compressor (outside) with an inside dryer to keep moisture out of your equipment
- Power provider is Avista

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- 2 story glass reception area
- 8 offices on the first office floor
- 6 office on the second floor
- Large conference room
- Built out copy/storage room
- Large bull-pen area on second floor
- Elevator for the second floor offices
- 4 Handicapped compliant bathrooms
- Heat and Air-Conditioning
- Dedicated server room
- 2-hour fire rated records room with plenty of cabinets.
- Offices are fully built out
- Upstairs breakroom with full kitchen and dining table
- Additional closet storage space

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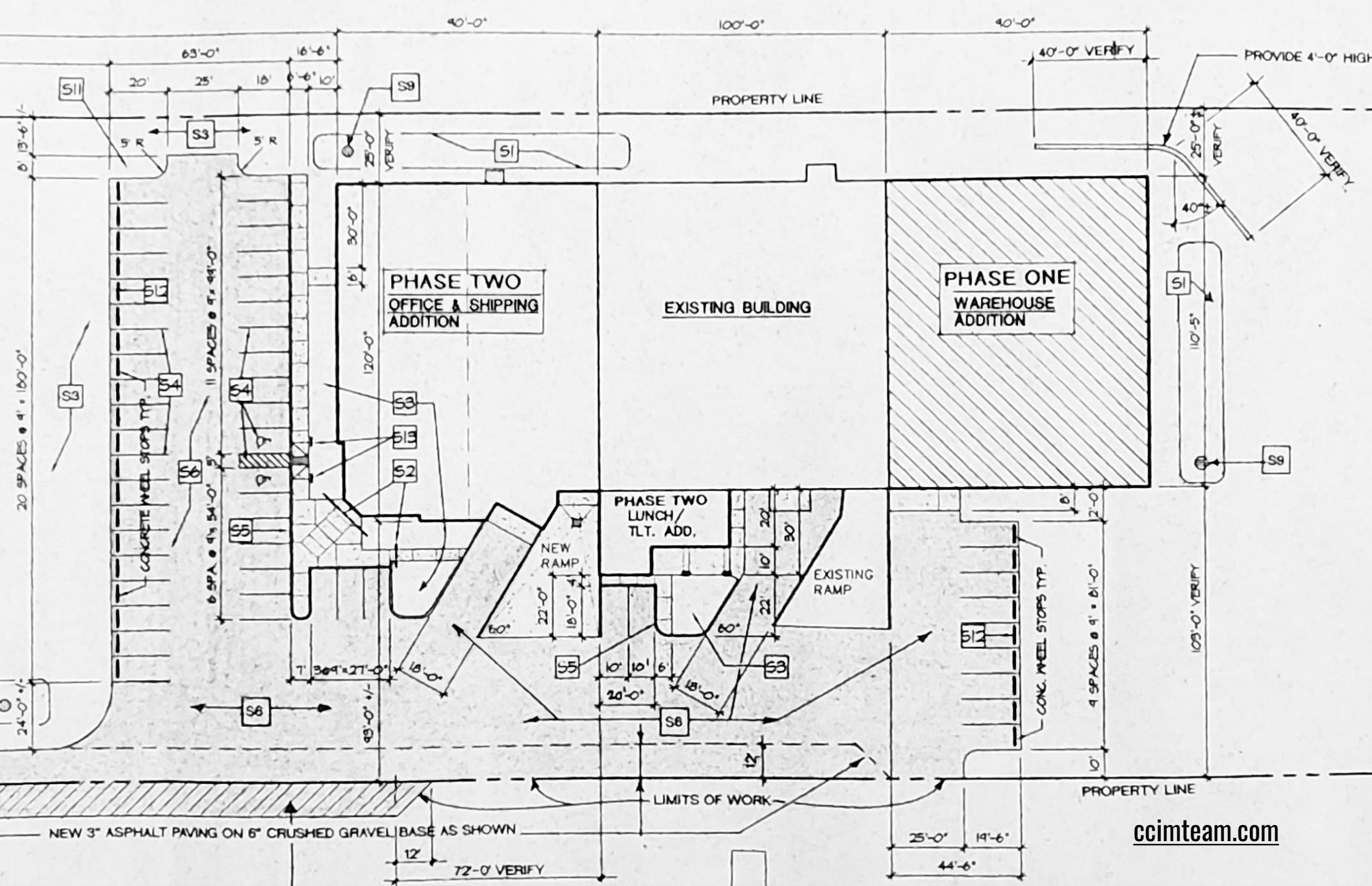
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- There is a private suite with a full kitchen, bathroom, bedroom, fireplace and is heated and air conditioned, washer/dryer hookup.
- Some of the furniture pictured will be removed before close.





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Interstate 90

E Seltice Way

- 8 miles to the Coeur d'Alene Airport. 33 miles to the Spokane International Airport
- Only 1 mile to the Highway 41 interchange. Construction on the interchange began in 2022 and will continue through 2025



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