



INDUSTRIAL SPACE FOR LEASE AT RIVERBEND COMMERCE PARK

4764 W SELWAY AVE
POST FALLS, ID 83854

Guy D. Byrd
Designated Broker
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Property Summary - 4764 E Selway Ave



OFFERING SUMMARY

Available SF:

Lease Rate: \$5.40 SF/YR/Modified
\$.45/SF/MO/Modified
\$8,055/MO/Modified

Lot Size: 2.03 Acres

Building Size: 33,800 SF

Zoning: Industrial

Market: Post Falls

Modified NNN LL pays RE Taxes,
Insurance and Building
Maintenance
Tenant pays utilities
and interior janitorial

PROPERTY OVERVIEW

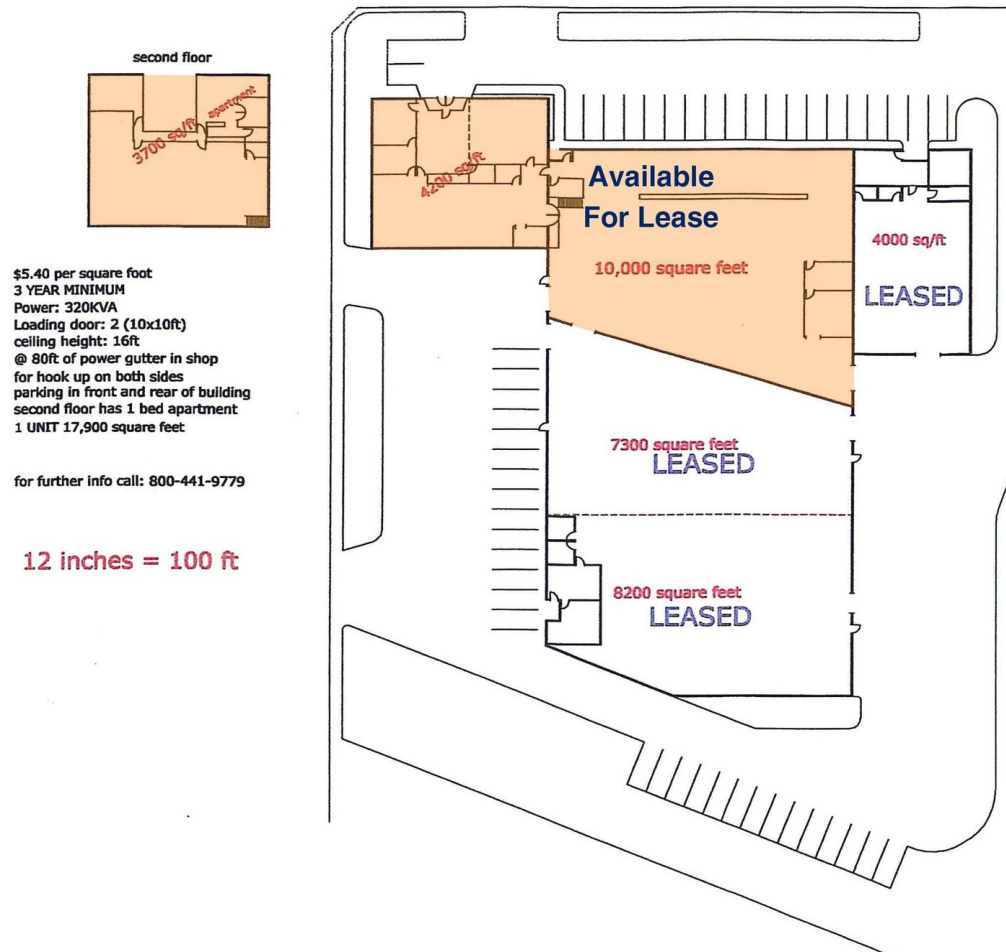
Located right near the state-line of Idaho and Washington we are offering industrial space for lease at Riverbend Commerce Park. On the main floor 12,100 square feet available for warehouse or manufacturing use. Another 2,100 sqf Main Floor is office space. The rest 3700 sf Mezzanine on the second level Office/ Storage space. Building has been well maintained and is currently available immediately for use.

PROPERTY HIGHLIGHTS

- Second floor has 1 bed apartment.
- 2 Loading doors, both 10x10ft.
- Ceiling Height is 16ft.
- 80ft of power gutter in shop for hook up on both sides.
- Parking in front and rear of building.
- Upgrading expenses shall be paid by tenant.

Floor Plans - 4764 E Selway Ave

Industrial space for lease at Riverfront Commerce Park
4764 West Selway Ave, Post Falls, ID 83854



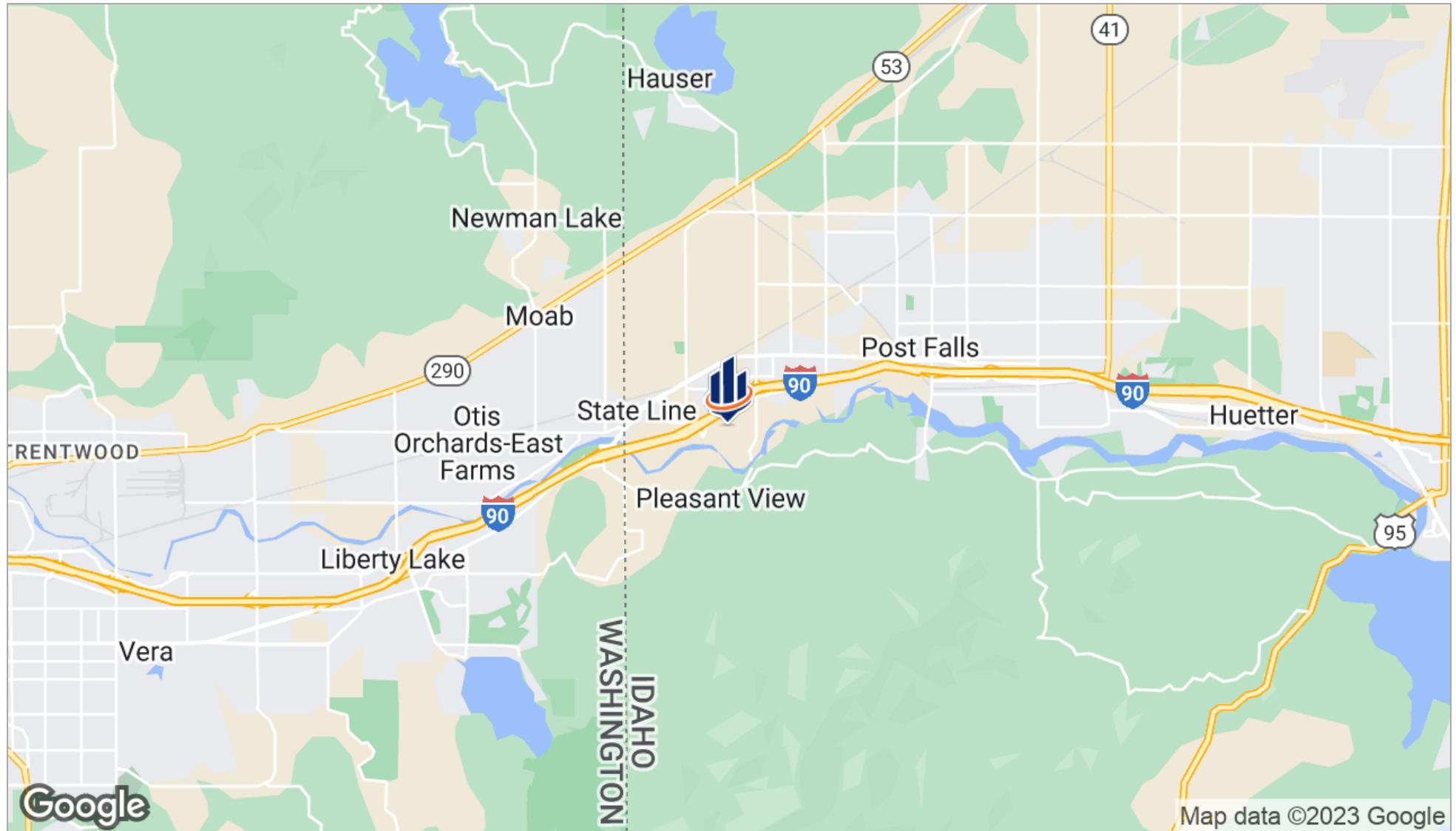
Additional Photos - 4764 E Selway Ave



Aerial Map Stateline/Post Falls



Location Maps Stateline/Post Falls



Advisor Bio 2



Direct: | Cell:

Advisor Bio 1



GUY D. BYRD

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PROFESSIONAL BACKGROUND

Guy is the founder, owner and Managing Director of SVN Cornerstone in Spokane. Guy specializes in the retail and industrial sectors of Commercial Real Estate including property sales, leasing and development on behalf of his regional and national clients.

Guy continues to be an active CCIM Candidate, member of ICSC, and Greater Spokane Inc., and is a former president and current member of the Spokane Commercial Real Estate Traders Club and serves on the Red Cross Board of Directors for the Northwest Region. He is also involved with the community in support of Public and Parochial Schools on which he has served on numerous boards, panels and fundraising campaigns.

EDUCATION

Bachelor of Arts degree in Business Marketing from Montana State University
Designated Broker's Real Estate License in the States of Washington and Idaho

MEMBERSHIPS

ICSC ; CCIM ; Greater Spokane Incorporated [GSI] member; National Association of Realtors; Washington State Commercial Association of Realtors; Manito Golf and Country Club member

SVN | CORNERSTONE

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