

## Office/Warehouse Space



### ***11354 N. Government Way, Hayden Lake***

Newer Office/Warehouse space with 120 feet of frontage on Government Way, just north of Wyoming Avenue and approximately 1/3 mile from Hwy 95. Zoned commercial, this 4,050 square foot suite is 2 stories with a 1,250 square feet main level and a 1,250 square foot upper level. The main level includes reception area with granite counter tops, 3 private offices, break room, ADA compliant restrooms and a 1,550 square foot finished shop with a 14 foot roll up door with opener. Ample paved parking and professional Landscaping. Excellent visibility and traffic counts.

**Offered at \$1,800 Per Month + Utilities**



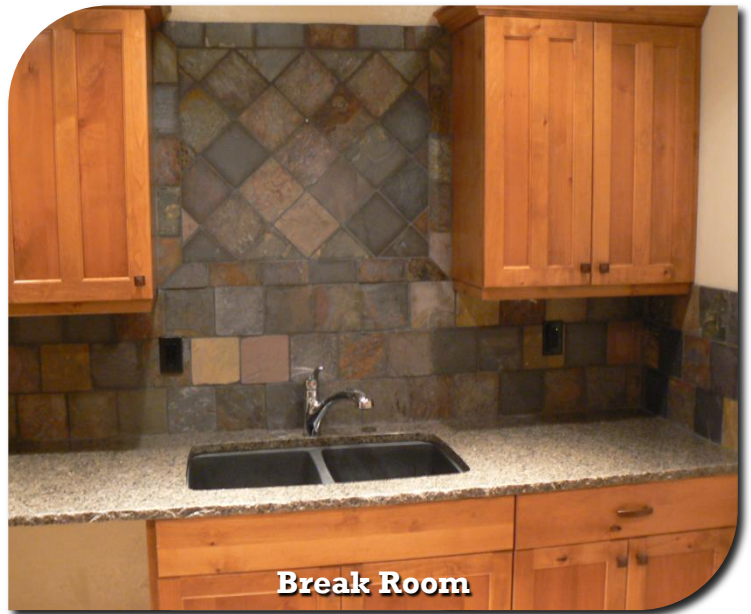
Suite



Reception/Front Desk



Open Office Space



Break Room



Warehouse



Back of Building

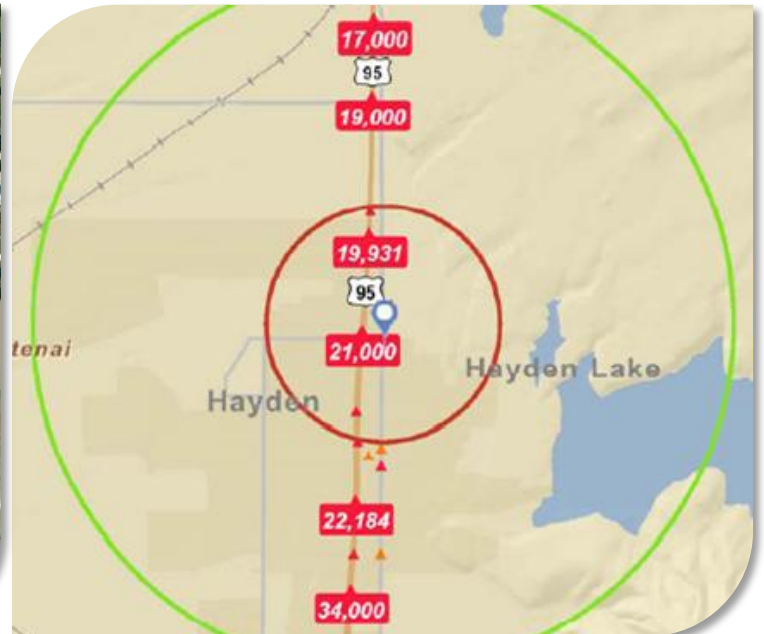


**AERIAL VIEW**



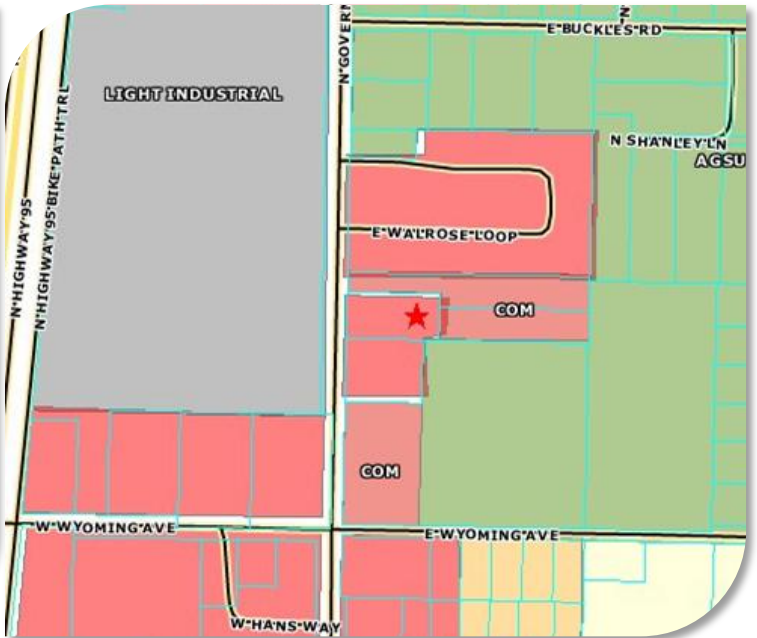
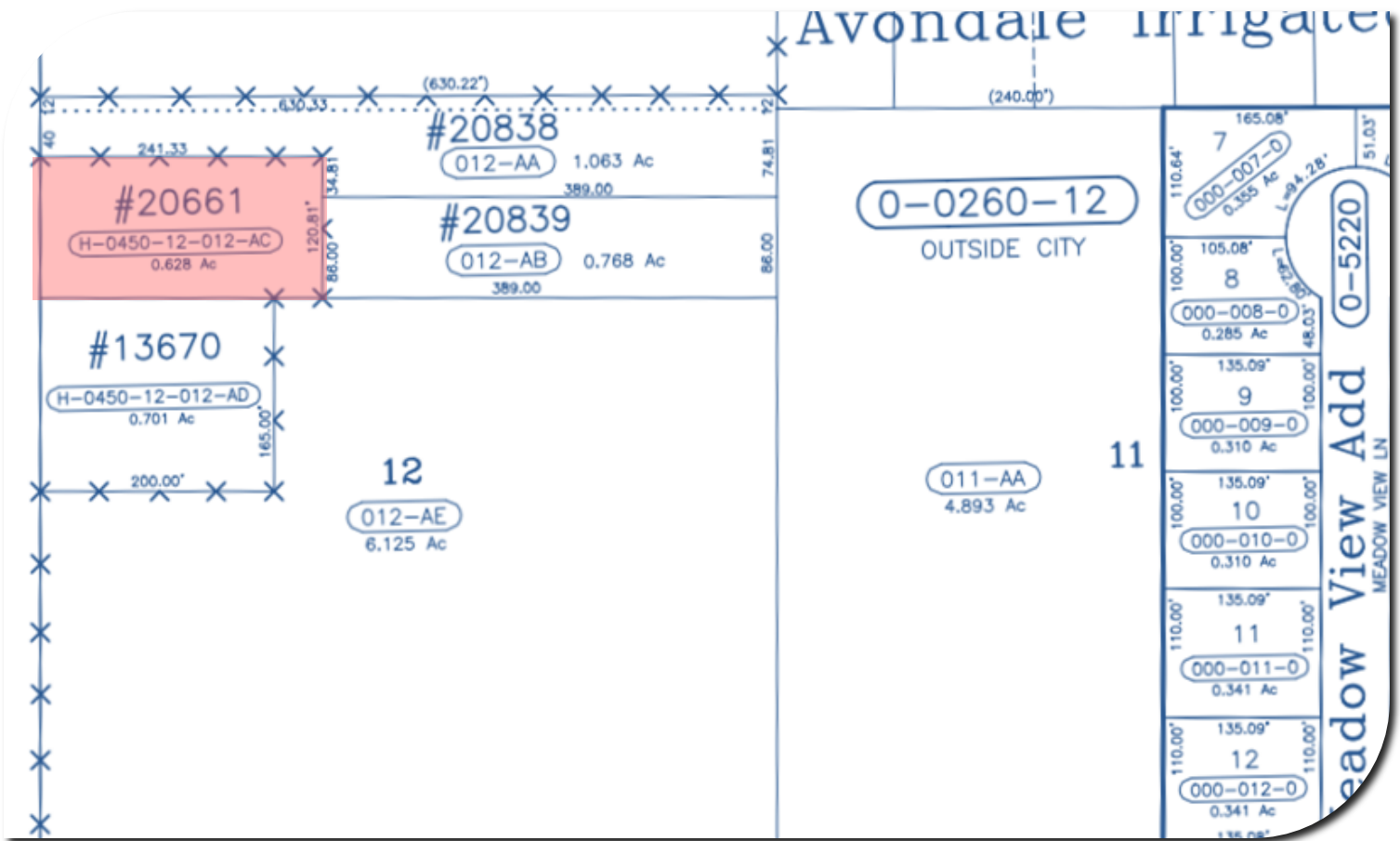
**LEGAL DESCRIPTION:**

AVONDALE IRR TR, TAX #20611 IN TR 12



**AVERAGE DAILY TRAFFIC VOLUME:**

- ◆ Up to 6,000 Vehicles Per Day
- ◆ 6,001 - 15,000
- ◆ 15,001 - 30,000
- ◆ 30,001 - 50,000
- ◆ 50,001 - 100,000
- ◆ More than 100,000 Per Day



**PARCEL:**

#: H045012012AC

**TAX ID:**

#: 130127

**ZONING:**

PINK: COMMERCIAL

GREEN: AGRICULTURE

GREY: LT. INDUSTRIAL

YELLOW: MULTI-FAMILY