

FOR LEASE RETAIL/OFFICE/WAREHOUSE LOCATION

ADDRESS: 158 Thain Road, Lewiston, Idaho at the northwest corner of Thain and Preston in the Lewiston Orchards

DESCRIPTION: This property includes two buildings, one of which has two offices with a display/showroom area for retail or office use. The second building is a shop building with three large overhead doors and a man door. The property is entirely paved and the parking lot is lighted

SIZE: Building # 1 has offices, bathrooms and a showroom area of 2,318 square feet and Building # 2 is 1,800 square feet. Total space is 4,118 square feet.

LAND SIZE: The property contains approximately 18,500 square feet of land

MONTHLY RENT: \$2,750 per month or \$0.67 per square foot per month

UTILITIES: All to be paid by the tenant.

BEST USES: This is an excellent location for a dual use operation in which part of the business needs a building with offices and/or a showroom and the other for storage of their business inventory, vehicles or an installation area. Prior uses include gas station (tanks have been removed), car dealership and sport truck accessory sales and installation.

ZONING: This property has a C-3 Commercial zoning designation

GENERAL DESCRIPTION: The property is triangular shaped and is the northwest corner of Thain and Preston in the Lewiston Orchards. Thain Road is the major commercial street in the Lewiston Orchards and is the address of many of Lewiston's major commercial entities. This is a unique property from the standpoint that it is a highly visible, dual use property with a building for retail or office use and then another building for the storage of inventory and/or vehicles or can be used for product installation. The property also has access to circulate between Thain and Preston within the property. There is also an existing pylon that will accommodate two tenant signs.

TENANT FINISH: The quoted price is "as is" but owner will finish to tenant's specifications with rent adjustments accordingly



For more information or an appointment to see the space contact Dick White at RE/MAX River Cities (208) 743-6575 or dwhite@lewiston.com or come to our office at 1015 F Street in downtown Lewiston, Idaho

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