

## FOR LEASE

### WAREHOUSE/SHOP AND OFFICE SPACE

ADDRESS – 1485 Old Spiral Highway, Lewiston, Idaho

DESCRIPTION – Metal warehouse building with offices and bathroom inside

SIZE – The building contains 5,000 square feet. Clear height is approximately 20 feet at the walls. Of the total space approximately 480 square feet has been built out into two offices and one bathroom. There is some light storage over the office area. The building has three large overhead doors (one on the end and two on the side) and one man door. There is adequate area for parking cars as well as trucks and trailers.

LAND SIZE – This building is part of a complex of similar buildings and there is adequate property parking and for outside storage if necessary

MONTHLY RENT - \$1,800 per month

UTILITIES – Paid by the tenant. Water and electricity are available.

BEST USES – Auto/truck/heavy machinery/marine repair, construction trades, light manufacturing, fabricating, recycling and truck terminal.

ZONING – M-1 Light Industrial Zone

GENERAL DESCRIPTION – This is a free standing building part way up the Lewiston Hill on the Old Spiral Highway. Nearby businesses include a truck terminal, truck repair facility, storage units and other related businesses. This location would be suitable for a complementing use or for personal storage of recreational vehicles. There is more than adequate parking for most any use and the three overhead doors provide lots of options for circulating traffic within the building. Access to major area highways in any direction is just a few minutes away from this location.

OTHER – Adjacent to this building there currently is another 1,000 square feet of shop space available for \$385.00 per month



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