

For Sale

Office/Industrial

NAI Black



## Sandpoint Technology Center

130 McGhee Road  
Kootenai, Idaho 83840

### Property Description

3 Building, 12 Acre Campus

#### Flex Building

198,221 SF ±  
113,262 SF Class A Office Space  
84,959 SF High Bay Warehouse  
Up to 25' Clear Height  
7 Loading Docks  
New Roof

#### Chairman's Building

3,620 SF ±  
10 Private Offices  
Large Conference Room

#### IT Building

14,000 SF ± 2 Story Open Space  
3,500 SF ± Office Space  
2 Dock High Doors

**Sale Price: \$9,900,000**



For more information

**Chris Bell, SIOR**

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dblack@naiblack.com

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801 W. Riverside Avenue, Suite 300  
Spokane, WA 99201  
509 623 1000 tel  
naiblack.com

For Sale

# Flex Building

# NAI Black

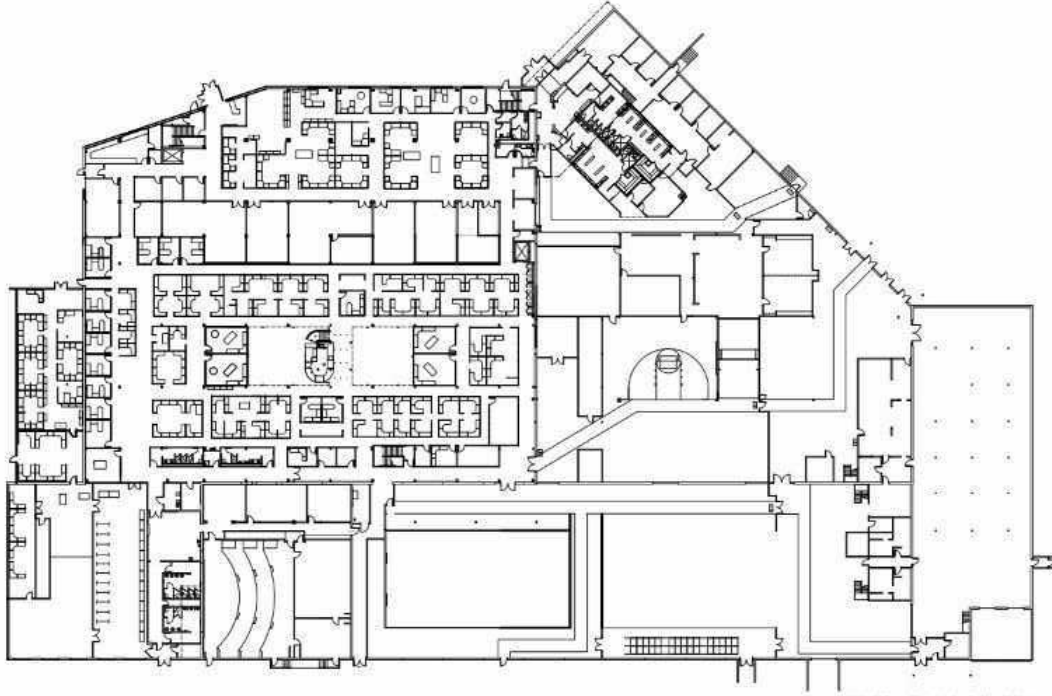


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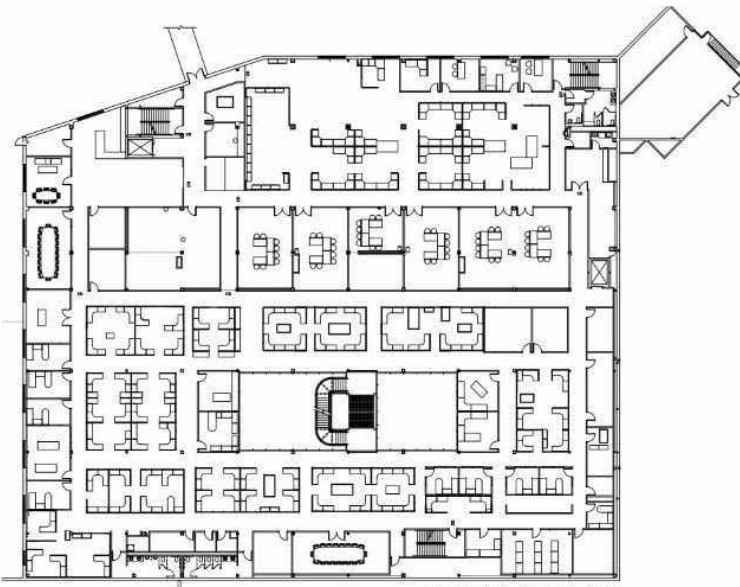
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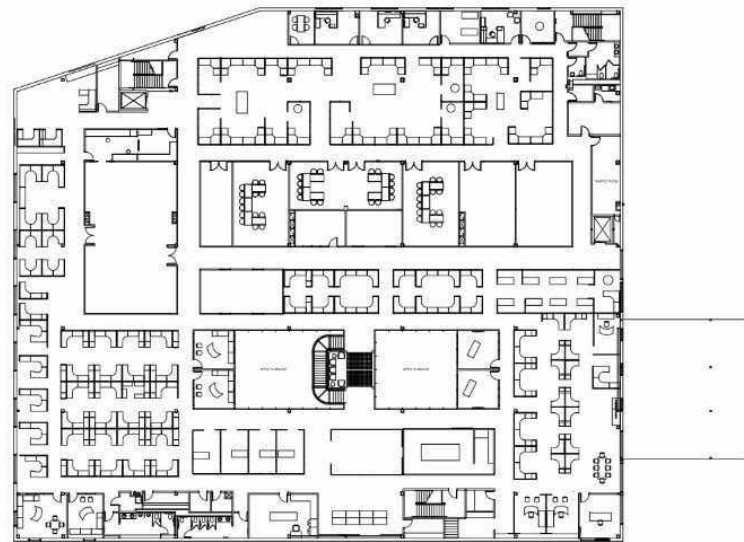
# Flex Building



CWC - SPT - 1st Floor High Bay Building 07.06.14  
± 120,000 sq.ft.



CWC - SPT - 2nd Floor High Bay Building 07.06.14  
± 40,000 sq.ft.



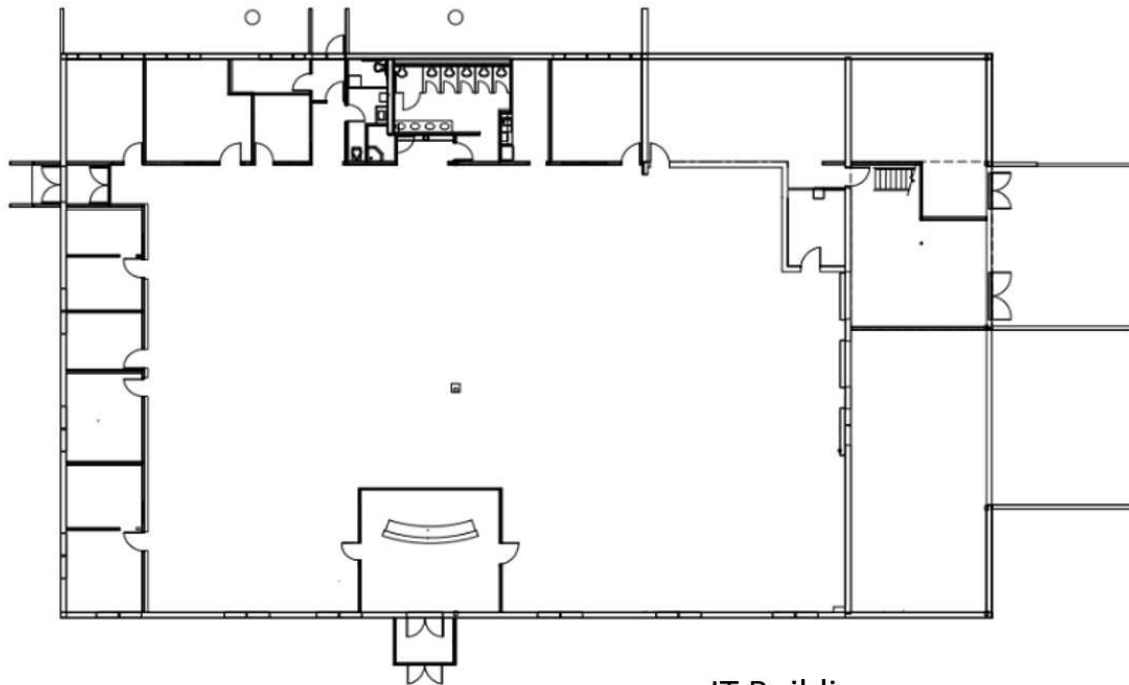
CWC - SPT - 3rd Floor High Bay Building 07.06.14  
± 40,000 sq.ft.

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For Sale  
**IT Building**

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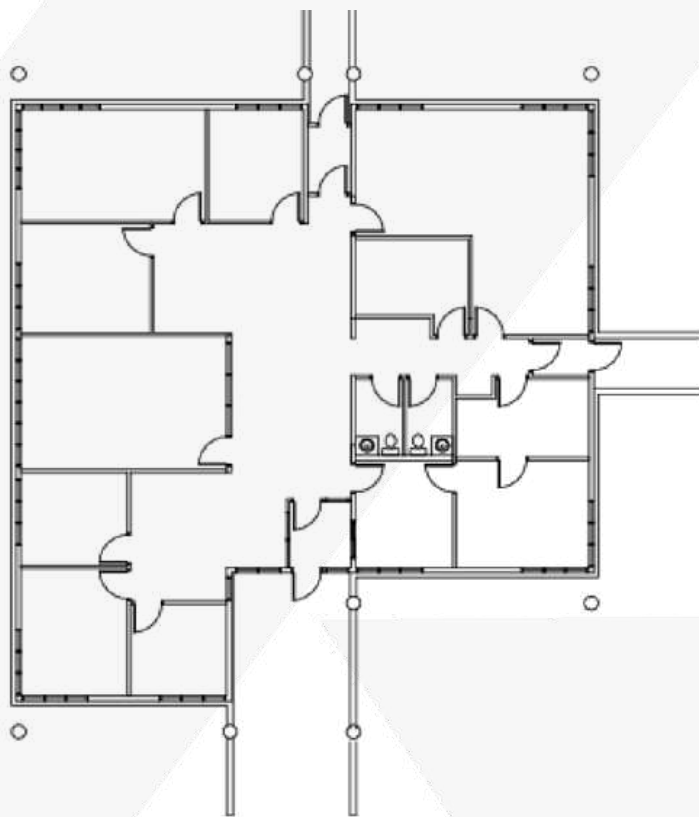
IT Building

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# Chairman's Building



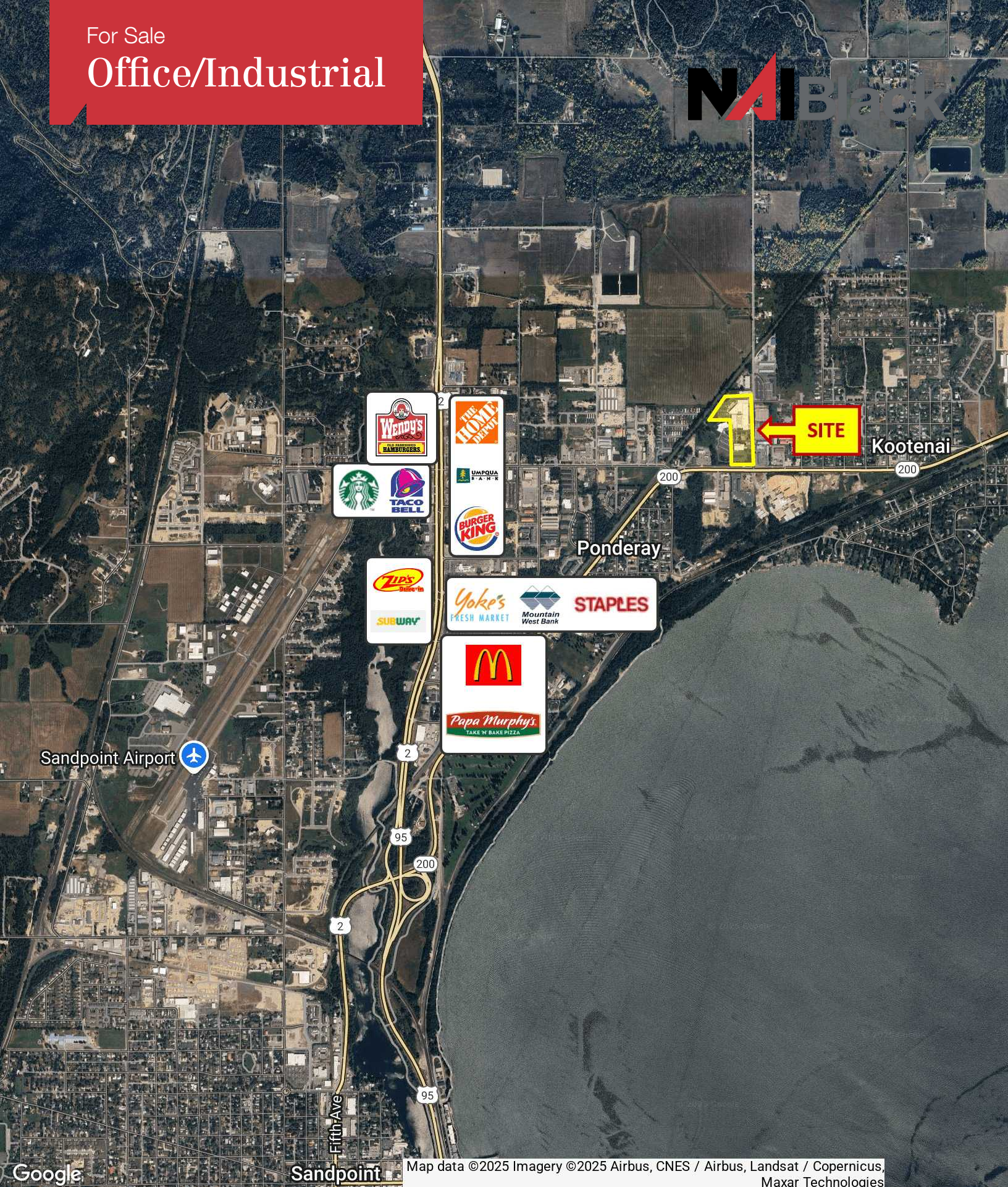
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# Office/Industrial



Sandpoint Airport

Ponderay

Kootenai

Fifth Ave

Google

Sandpoint

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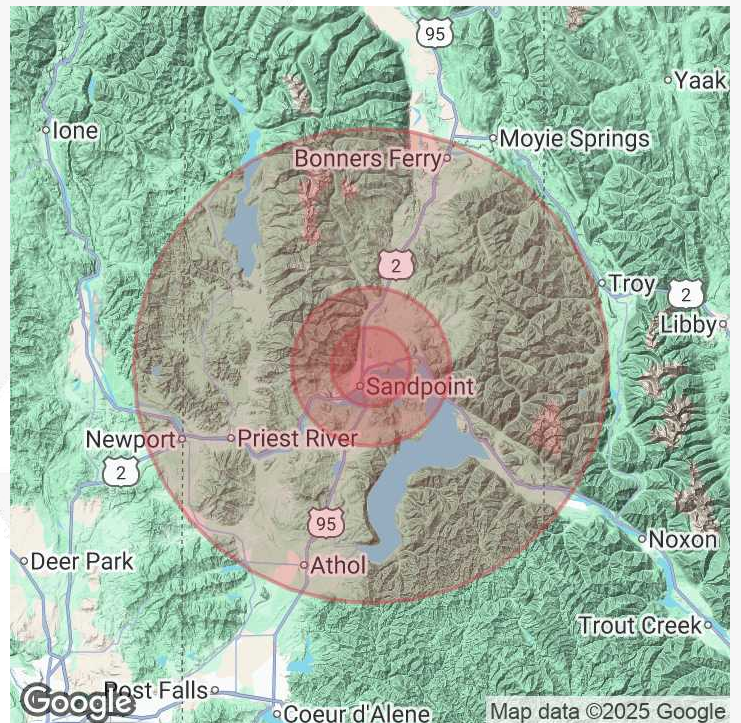
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Population	5 Miles	10 Miles	30 Miles
Total Population	17,586	28,496	76,388
Average Age	44	45	46
Average Age (Male)	43	45	46
Average Age (Female)	45	46	47

Households & Income	5 Miles	10 Miles	30 Miles
Total Households	7,442	11,960	31,378
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$89,513	\$95,736	\$90,007
Average House Value	\$492,087	\$535,505	\$502,448

Demographics data derived from AlphaMap



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