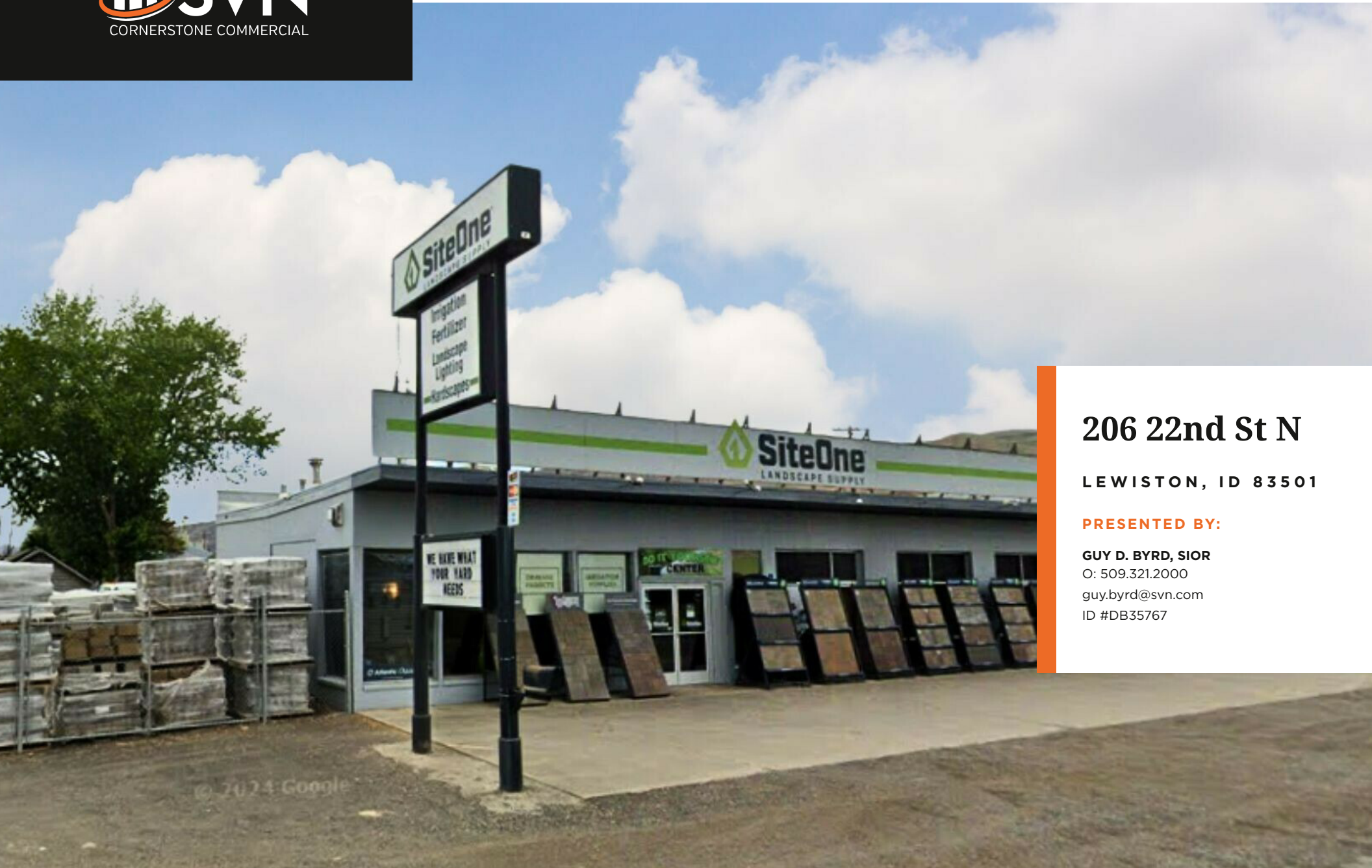




Lewiston Industrial for Sale



206 22nd St N

LEWISTON, ID 83501

PRESENTED BY:

GUY D. BYRD, SIOR
O: 509.321.2000
guy.byrd@svn.com
ID #DB35767

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$350,000 \$102.34/SF
LOT SIZE:	0.33 Acres 14,375 SF
BUILDING SIZE:	3,420 SF
NOI:	\$21,330.00
CAP RATE:	6.09%

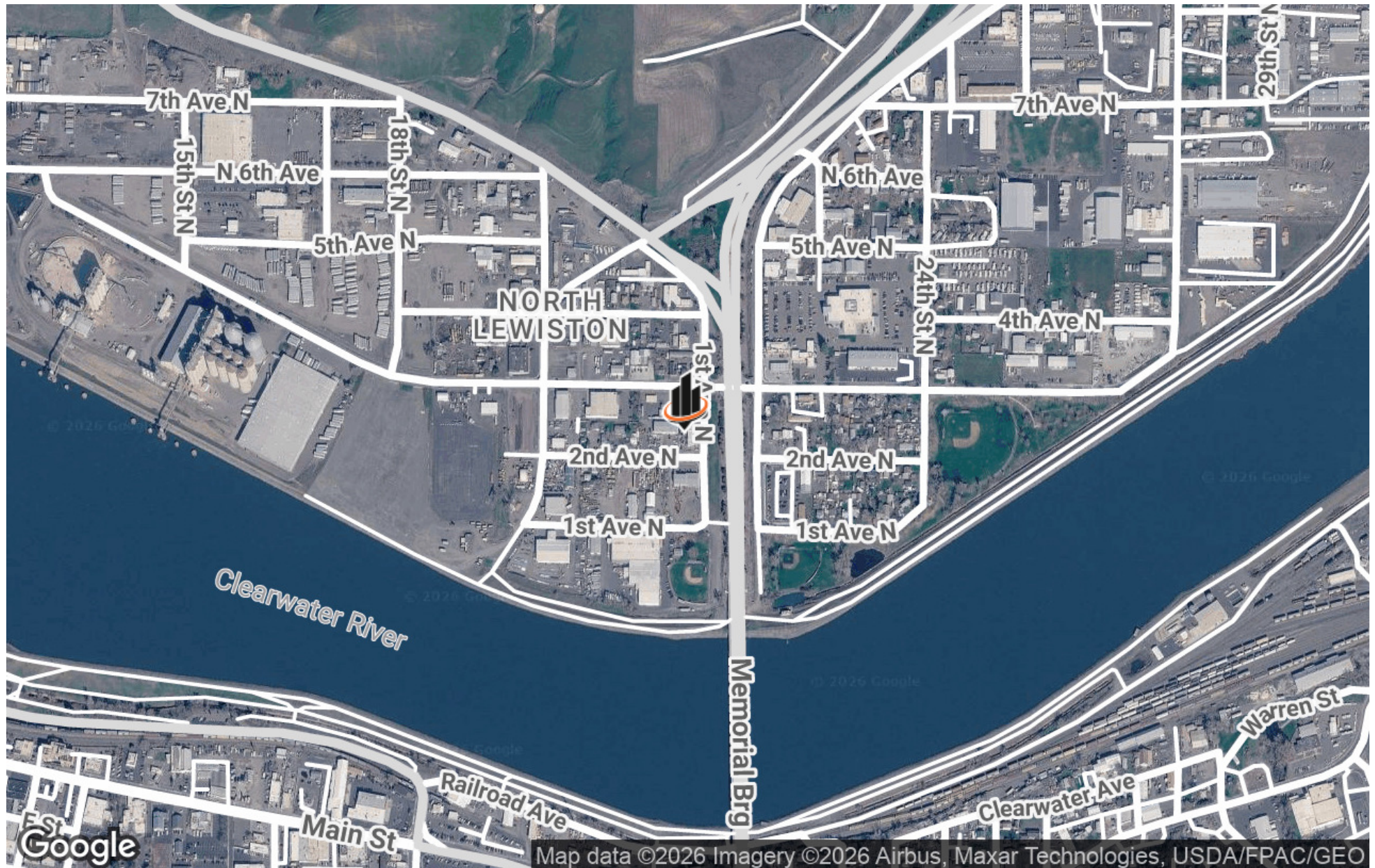
PROPERTY DESCRIPTION

The property is located within an established industrial area in north Lewiston, approximately one mile from the Port of Lewiston and several major industrial employers. The site offers convenient access to US Highway 95 and State Highway 128, providing regional connections throughout the Lewis-Clark Valley and to surrounding markets in Idaho and Washington. The surrounding area is characterized by warehouse, manufacturing, distribution, and contractor-oriented businesses, making it a practical location for industrial users requiring access to transportation infrastructure and the local workforce.

PROPERTY HIGHLIGHTS

- Leased to SiteOne Landscape Supply until December 2027 with two options to extend
- SiteOne has an employee base of approximately 4,947 associates
- 3% annual rent increases, Double Net Lease

AERIAL MAP

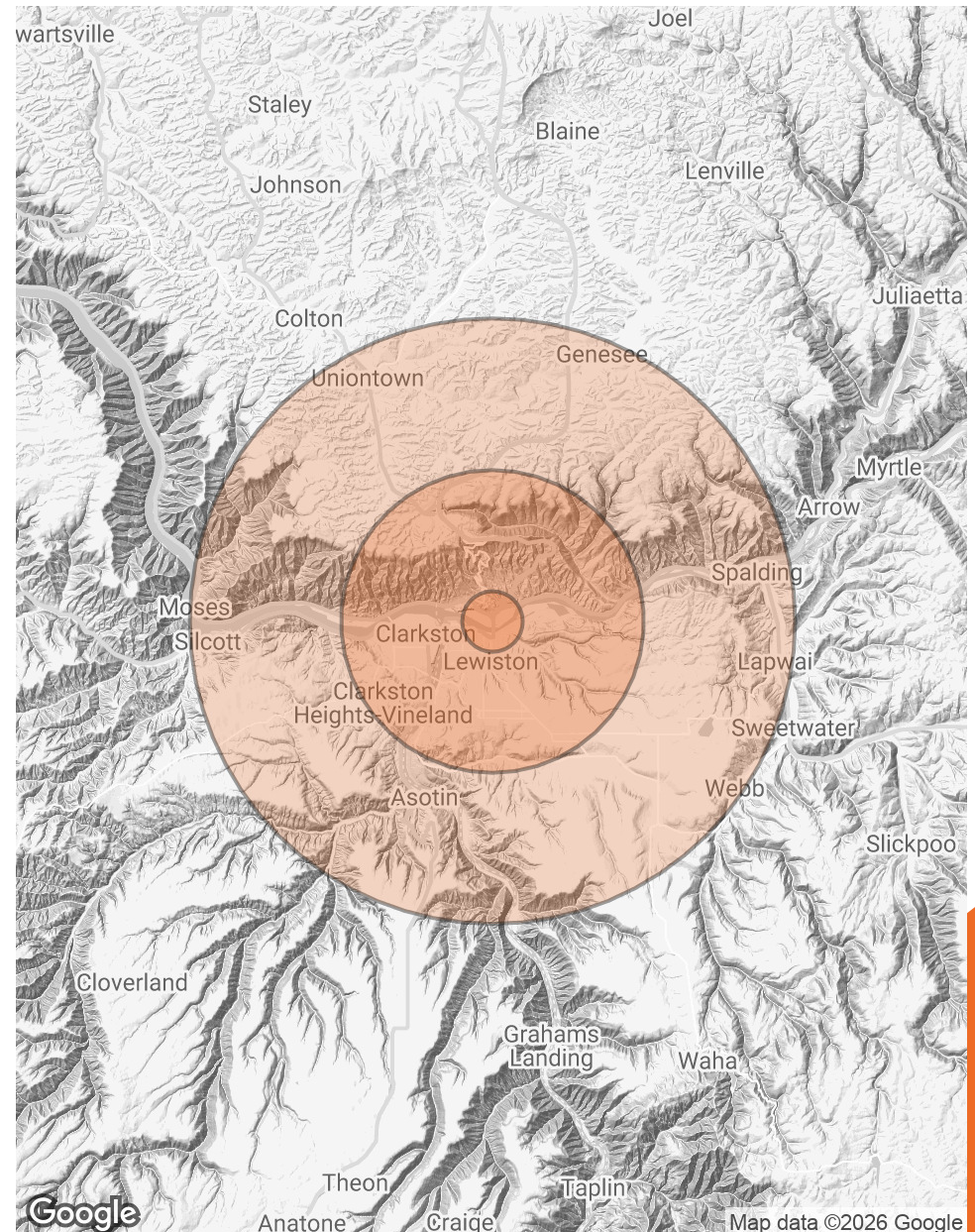


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	37	855	3,114
AVERAGE AGE	64.1	62.8	55.8
AVERAGE AGE (MALE)	70	68.3	58.7
AVERAGE AGE (FEMALE)	63.2	61.9	55.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	42	989	2,608
# OF PERSONS PER HH	0.9	0.9	1.2
AVERAGE HH INCOME	\$26,750	\$26,148	\$39,294
AVERAGE HOUSE VALUE	\$289,626	\$280,626	\$385,885

2020 American Community Survey (ACS)





GUY D. BYRD, SIOR

Designated Broker

guy.byrd@svn.com

Direct: **509.321.2000** | Cell: **509.953.5109**

ID #DB35767 // WA #17968 /

PROFESSIONAL BACKGROUND

Guy D. Byrd is the founder, owner, and Managing Director of SVN Cornerstone Commercial Real Estate, a leading full-service firm in Spokane, Washington. Since launching SVN Cornerstone in 2015 through a strategic partnership with SVN International, Guy has built a high-performing, collaborative team serving clients throughout Washington, Idaho, and across the U.S.

With more than 38 years of experience and over \$500 million in closed transactions, Guy specializes in industrial and retail property development, representing national clients such as Caliber, McKinstry, Par Pacific, Lithia Corp, Jeld-Wen Corporation, EZ Loader Industries, and Airgas. His leadership has earned multiple SVN President's Circle and Partner's Circle awards.

An active member of CCIM, ICSC, SIOR, and Greater Spokane Inc., Guy is a past president of the Spokane Commercial Real Estate Traders Club and serves on the Board of Directors for the American Red Cross Inland Northwest Region. He also supports Spokane schools through board service, panels, and fundraising.

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, Society of Industrial and Office Realtors (SIOR)

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