

INDUSTRIAL SPACE FOR LEASE
2630 7TH AVENUE NORTH
LEWISTON, IDAHO

ADDRESS:	2630 7 th Avenue North, Lewiston, ID 83501
DESCRIPTION:	Newly constructed distribution warehouse in North Lewiston. Bays available include a minimum of two doors and 3,000 square feet of space and there currently are another 16 doors available. Bay depth is 120 feet and width is 25 feet. The bay space is not demised. Some office space is also available. There is parking lot space for individual automobile parking as well as truck parking on site.
SIZE:	Total building size is approximately 24,000 square feet on 3.8 acres.
MONTHLY RENT:	Rents range from \$0.75 per foot to \$0.90 per foot depending on size, type of material and other considerations. Common area charges are currently \$0.26 per square foot and include utilities and other operating costs for the building. Office space charges are negotiable
UTILITIES:	Included in common area charges
BEST USE:	As a distribution warehouse for on-going product storage, package breakdown and distribution.
ZONING:	MU - Heavy Industrial
GENERAL DESCRIPTION:	This building was constructed and completed in 2024-2025. Fastway Trucking is the primary tenant and Boise Sales is a current tenant. There are 16 bay doors available and there are three doors at grade for that type of need. Highway 12/95 access is a few blocks away and the Port of Lewiston is just a few minutes away. Short terms leases (one to six months) are available depending on current occupancy. This building is a part of the North Lewiston Business Park.
TENANT FINISH	Typically tenant improvements to demise the space are the tenant's expense. Cameras and other security components are allowed for sensitive products.

For additional information or questions please call Dick White at River Cities Real Estate 208-413-2230 or you may e-mail him as dwhite@lewiston.com

