



NEAR FRANKLIN & MILWAUKEE



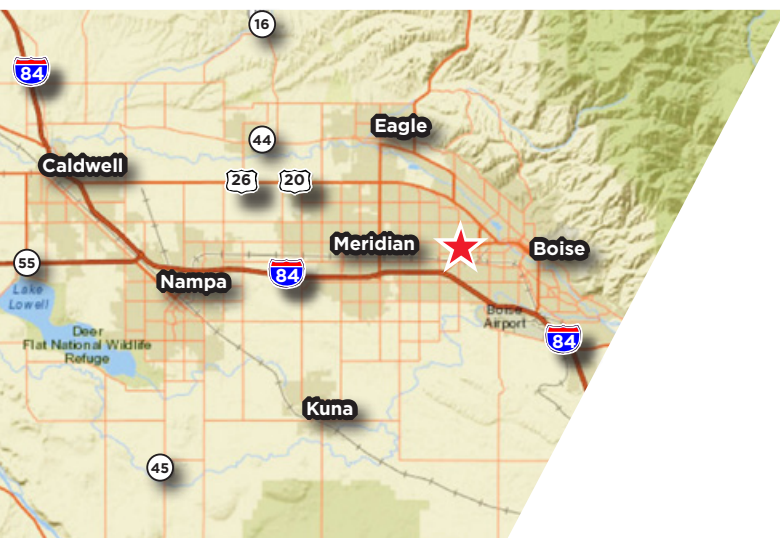
# FLEX WAREHOUSE SPACE AVAILABLE

455 North Benjamin Lane  
Boise, Idaho 83704

18,750 SF - SUBLEASE

## PROPERTY HIGHLIGHTS

Sublease Rate	\$0.75/SF/Month NNN
Sublease Term	Through October 2024
Lot Size	1 Acre
Overhead Doors	1 - Grade & 2 - Dock High
Clear Height	16 Feet
Zoning	City of Boise M-1D
Power	3-Phase - 200 Amp
Availability	March 2020
LockBox	No, Contact Agents



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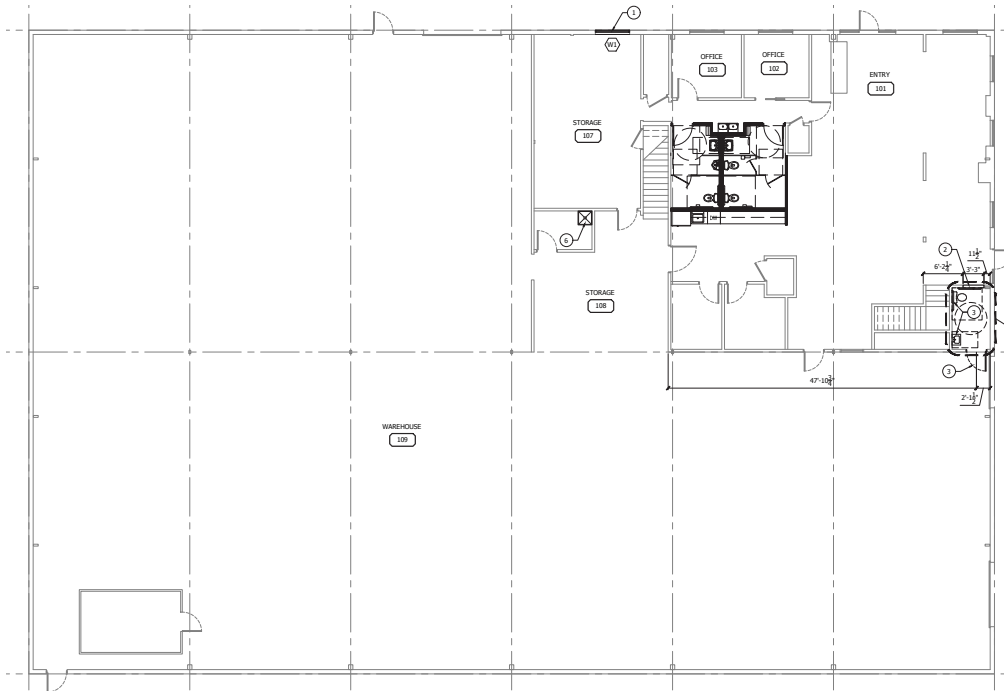
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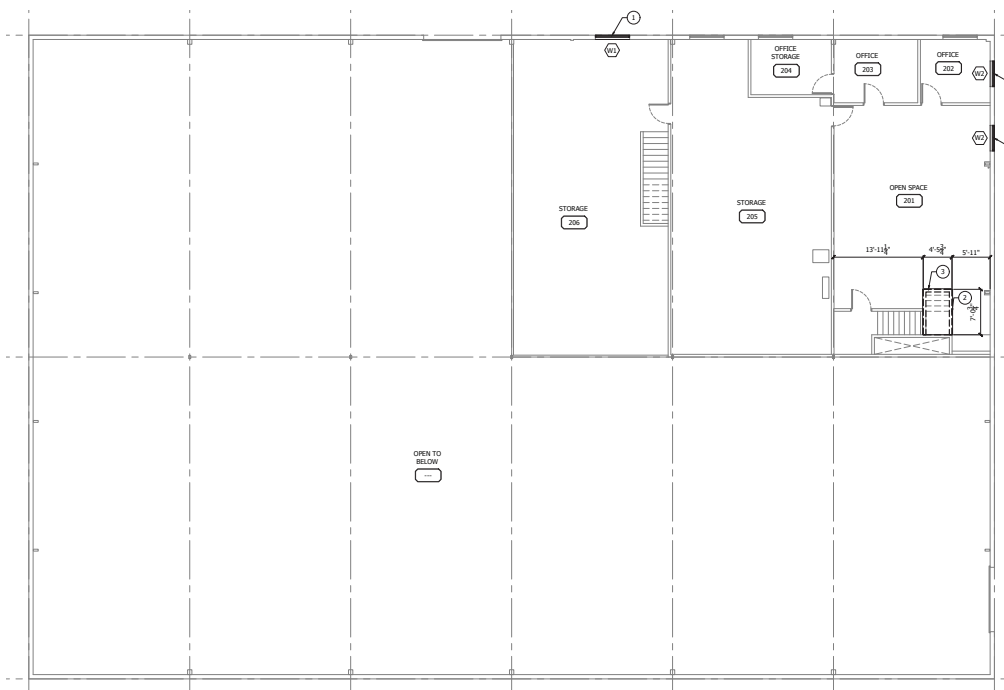
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## FLOOR PLAN - LEVEL 1



## FLOOR PLAN - LEVEL 2



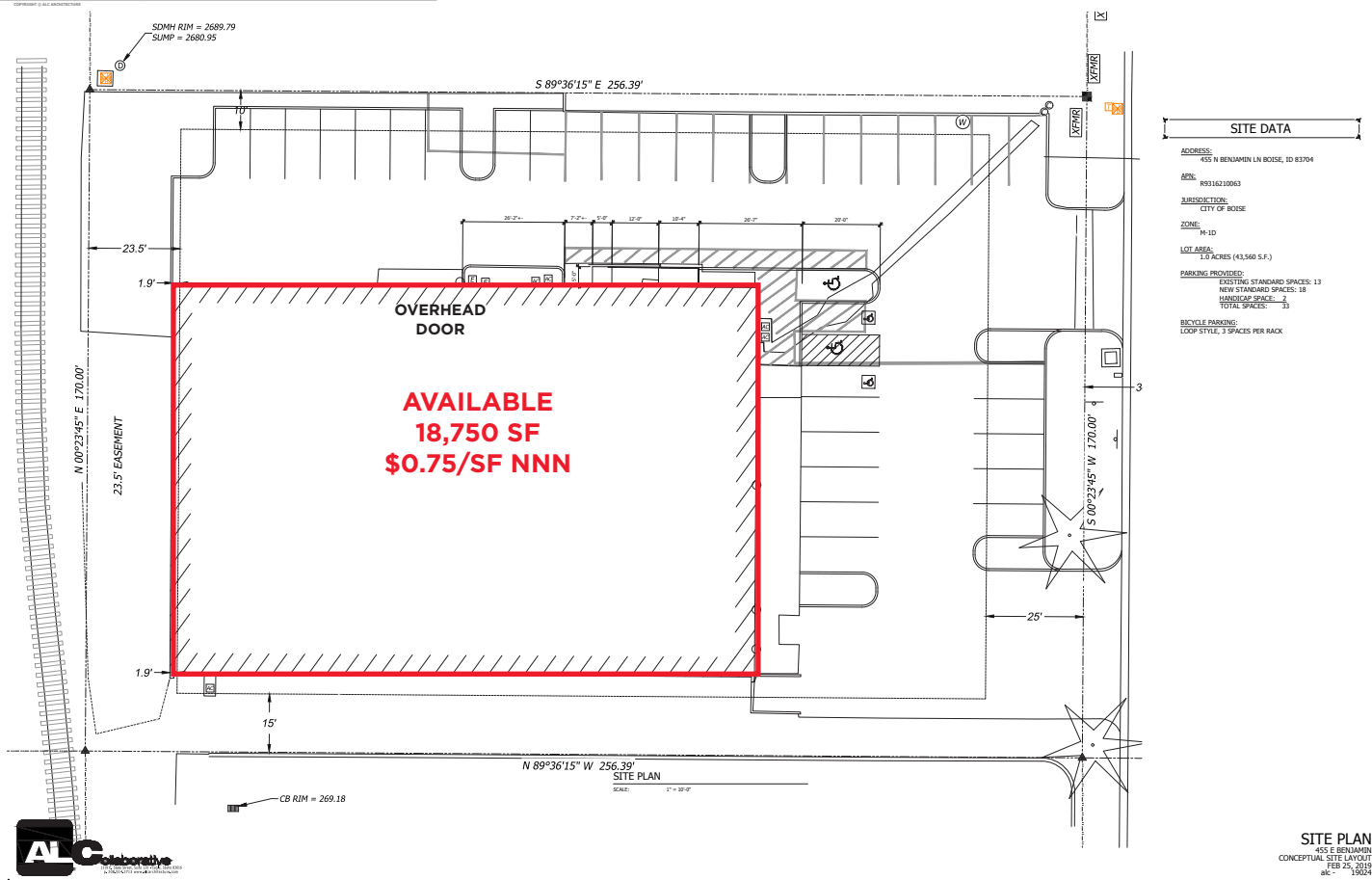
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## SITE PLAN



## Listing Features

- Butler single tenant steel building with cinder block walls with warehouse space available
- Major remodel underway, contact agents for details
- Heat throughout warehouse area
- Large lot provides additional space for staging and storage of vehicles and/or materials
- Prime facility and location for servicing the treasure valley and surrounding areas and markets
- Easy access to Interstate 84 "The Flying Y"

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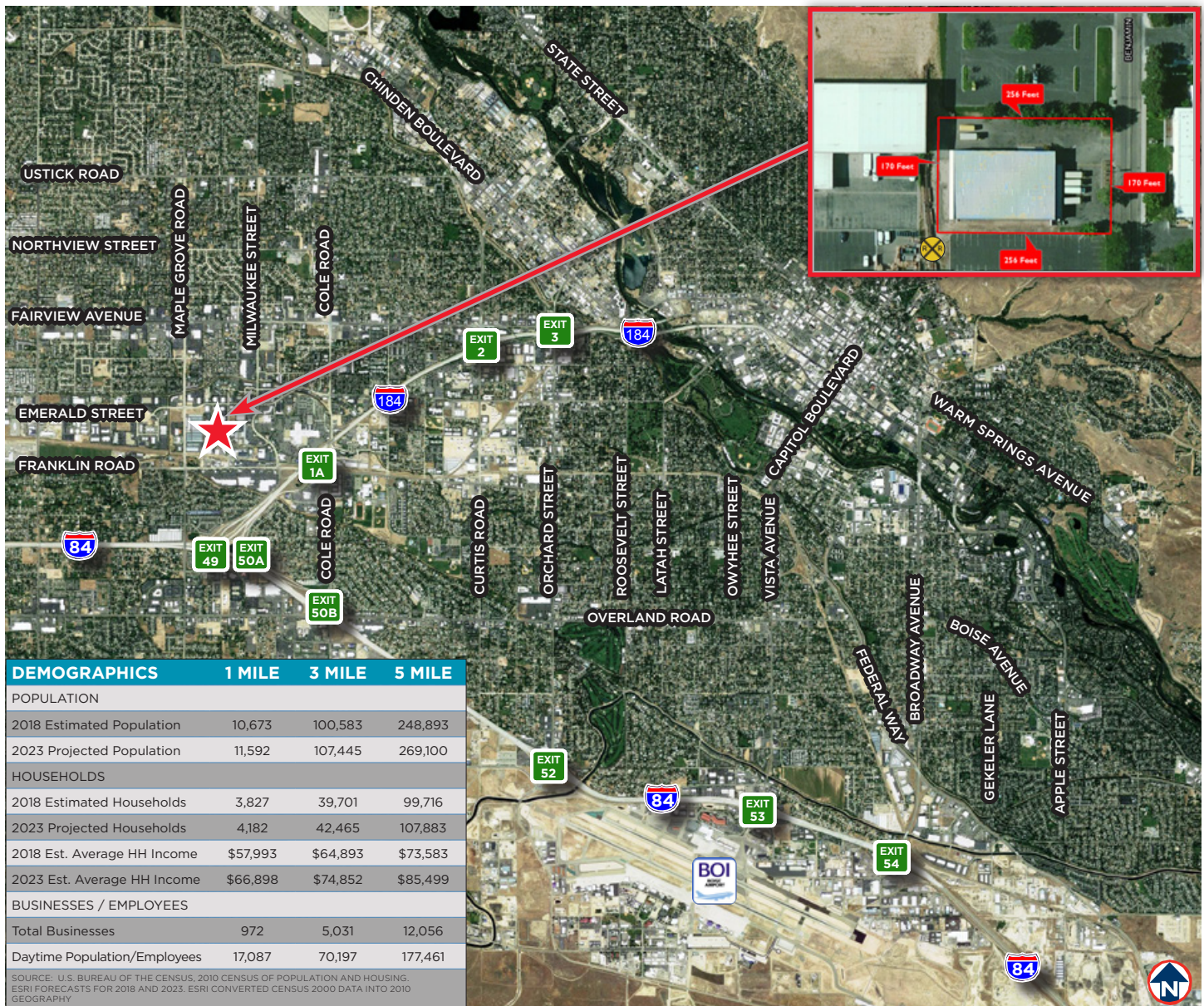
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## LOCATION AERIAL



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>			
2018 Estimated Population	10,673	100,583	248,893
2023 Projected Population	11,592	107,445	269,100
<b>HOUSEHOLDS</b>			
2018 Estimated Households	3,827	39,701	99,716
2023 Projected Households	4,182	42,465	107,883
2018 Est. Average HH Income	\$57,993	\$64,893	\$73,583
2023 Est. Average HH Income	\$66,898	\$74,852	\$85,499
<b>BUSINESSES / EMPLOYEES</b>			
Total Businesses	972	5,031	12,056
Daytime Population/Employees	17,087	70,197	177,461

SOURCE: U.S. BUREAU OF THE CENSUS, 2010 CENSUS OF POPULATION AND HOUSING, ESRI FORECASTS FOR 2018 AND 2023. ESRI CONVERTED CENSUS 2000 DATA INTO 2010 GEOGRAPHY.

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