

# INDUSTRIAL SPACE FOR LEASE

## 3206 E AMITY ROAD

BOISE, IDAHO 83706



### PROPERTY INFORMATION:

<b>Submarket:</b>	Southeast	<b>Power:</b>	800 amps 120/240
<b>Available:</b>	Immediately		3-Phase
<b>Bldg Type:</b>	Industrial	<b>Zoning:</b>	M-1D
<b>Bldg Size:</b>	36,942 SF	<b>Parking:</b>	Ample
<b>Parcel Size:</b>	4.46 Acres	<b>Lease Term:</b>	5-10 Yrs
<b>Clear Height:</b>	18' - 24'	<b>Lease Type:</b>	NNN
<b>Grade Doors:</b>	10 GL Roll Up	<b>Est. NNN Costs:</b>	\$0.08/SF
<b>Dock Doors:</b>	None		

### AVAILABLE SPACE:

SPACE:	RSF:	RATE/SF:	MONTHLY:
<b>Building 1:</b>			
Warehouse	29,732 SF		
Office	4,800 SF		
<b>Building 2:</b>			
45'x18' w/10' Door	810 SF		
<b>Building 3:</b>			
80'x20' Open Face	1,600 SF		
<b>TOTAL</b>	<b>36,942 SF</b>	<b>\$0.45/SF</b>	<b>\$16,624</b>

4,768 SF Covered Parking / Storage included

### LISTING COMMENTS:

- Well maintained facility.
- Ample fenced / gated yard.
- Warehouse includes 10 GL roll-up doors: 20'x18', 18'x18', 10'x12', 16'x12'.
- Two level office space includes 13 offices, large work area, reception area, restrooms, and storage areas.

### CONTACT:

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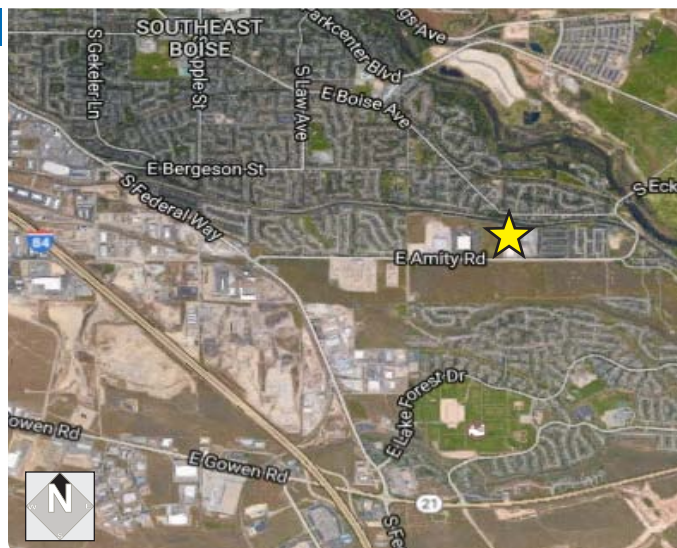
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*Contact Agent to Show*



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