

## FOR SALE OR BUILD-TO-SUIT



**LOCATION:** Shadow Butte Industrial Park  
2622 W. Success Way  
Emmett, ID 83617

**PRICE:** \$59,629.28 (\$0.65/SF).

**AREA:** 2.106 Acres (91,737 SF).

**DIMENSIONS:** Corner lot approx. 300' X 300'.

**ZONING:** Industrial (SBA HUB Zone).

**TAX PARCEL NO:** RPC95000030010.

**LEGAL:** Lot 1, Block 3, Phase 1, Shadow Butte Industrial Park.

**IMPROVEMENTS:** City sewer, common area water supply, underground power, gas, phone/internet, wide paved streets, sidewalks, landscaping, fire hydrants, and subdivision monument signage.

**Incentives:** Contact Gem County Development Services.

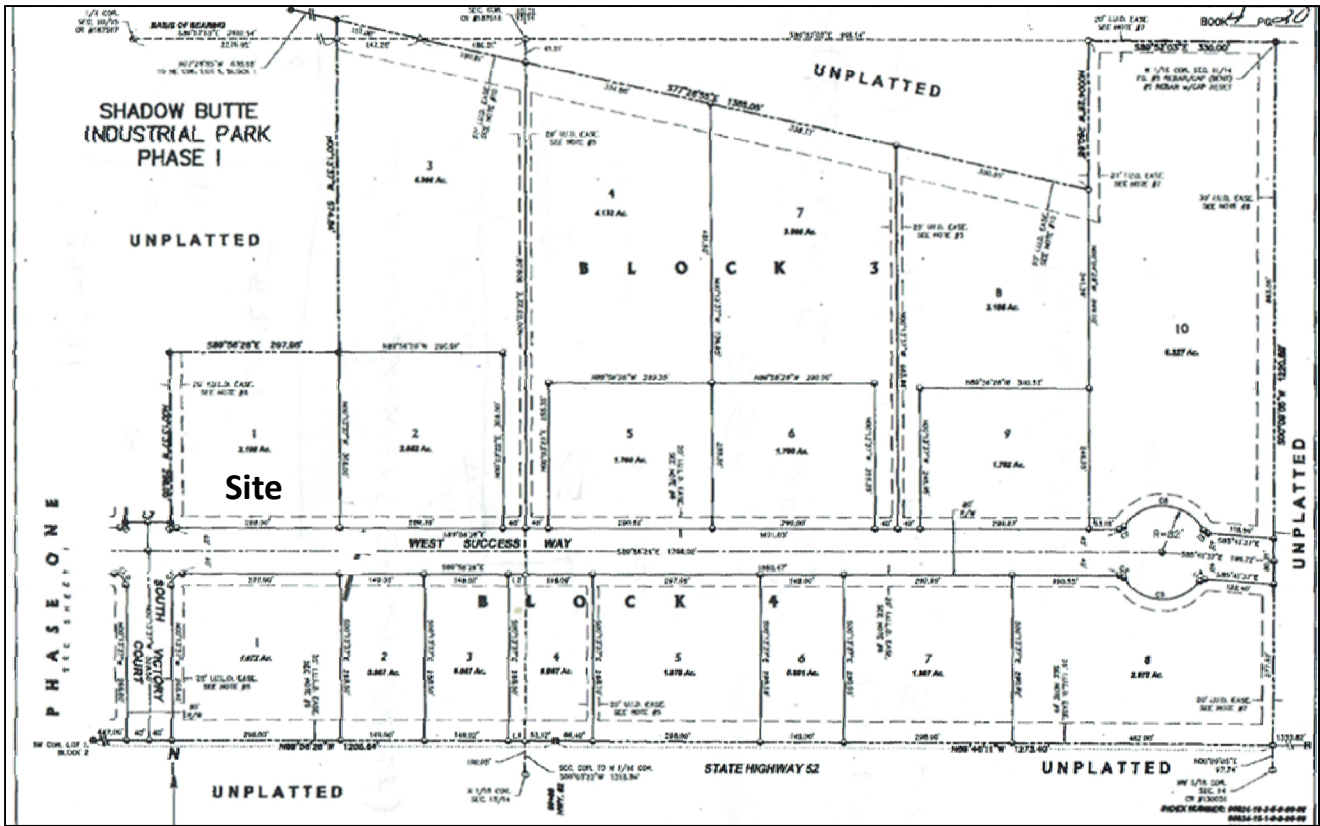


**Contact:** \_\_\_\_\_  
RFR Properties, LLC, PO Box 2579, Eagle, ID 83616  
[www.rfrproperties.com](http://www.rfrproperties.com)

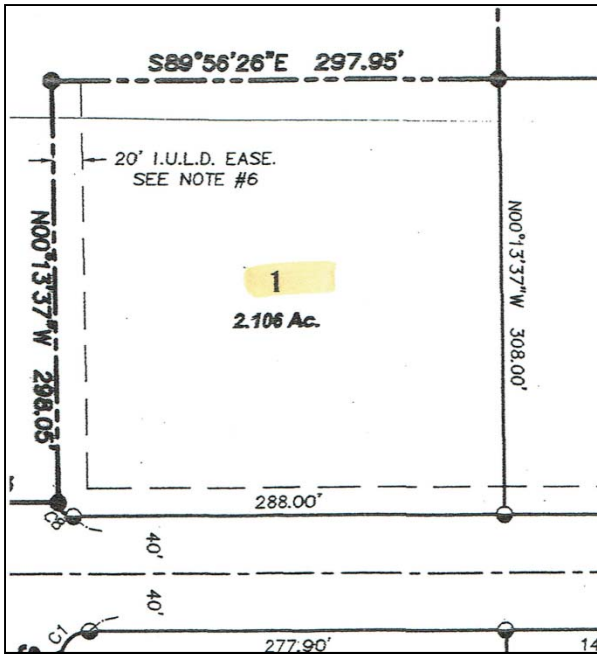
**Bob Runyan:** 208.863.8209 or [br@rfrproperties.com](mailto:br@rfrproperties.com)

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# Plat



## Site Dimensions



## Build-to-Suite



Flex building offering a combination of office, warehouse & yard space.

For more information contact: RFR Properties, LLC, PO Box 2579, Eagle, Idaho 83616 (208)863-8209 [br@rfrproperties.com](mailto:br@rfrproperties.com)

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