

# TOK

COMMERCIAL

# SOUTH COLE BLDG 2

INDUSTRIAL PROPERTY FOR LEASE | 7424 W MOSSY CUP | BOISE, ID 83709



## CONTACT

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## HIGHLIGHTS

Ideally located industrial space, with easy access to I-84 via Cole Road interchange and minutes from the airport!

Prominent tenant visibility on Mossy Cup & S. Cole Road, with monument signage on Cole Road.

New updates complete with interior paint and flooring!

## DETAILS

| SPACE | SIZE      | RATE          | LEASE PER MONTH |
|-------|-----------|---------------|-----------------|
| 7424  | 2,989 RSF | \$1.10 SF/mo. | \$3,288         |

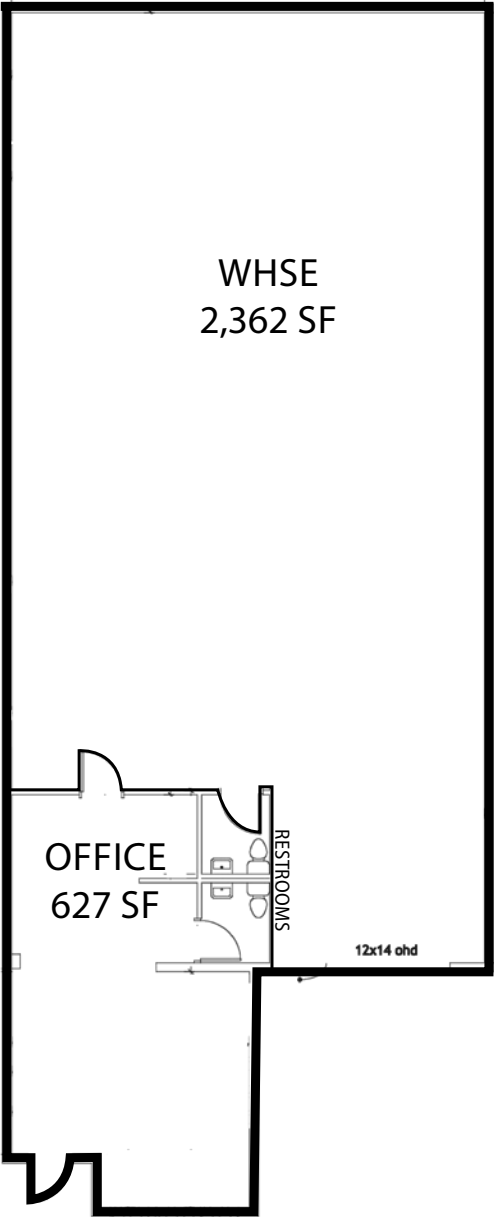
|                               |                           |               |
|-------------------------------|---------------------------|---------------|
| <b>SUBMARKET:</b> Southwest   | <b>CLEAR HEIGHT:</b>      | 20'-22'       |
| <b>LEASE TERM:</b> 3-5 Years  | <b>ZONING:</b>            | M-1D          |
| <b>NNN EXP:</b> \$0.32 SF/mo. | <b>POWER:</b>             | Ample         |
| <b>AVAILABLE:</b> Immediately | <b>GRADE LEVEL DOORS:</b> | (1) 12' x 14' |

UPDATED: 3.26.2025

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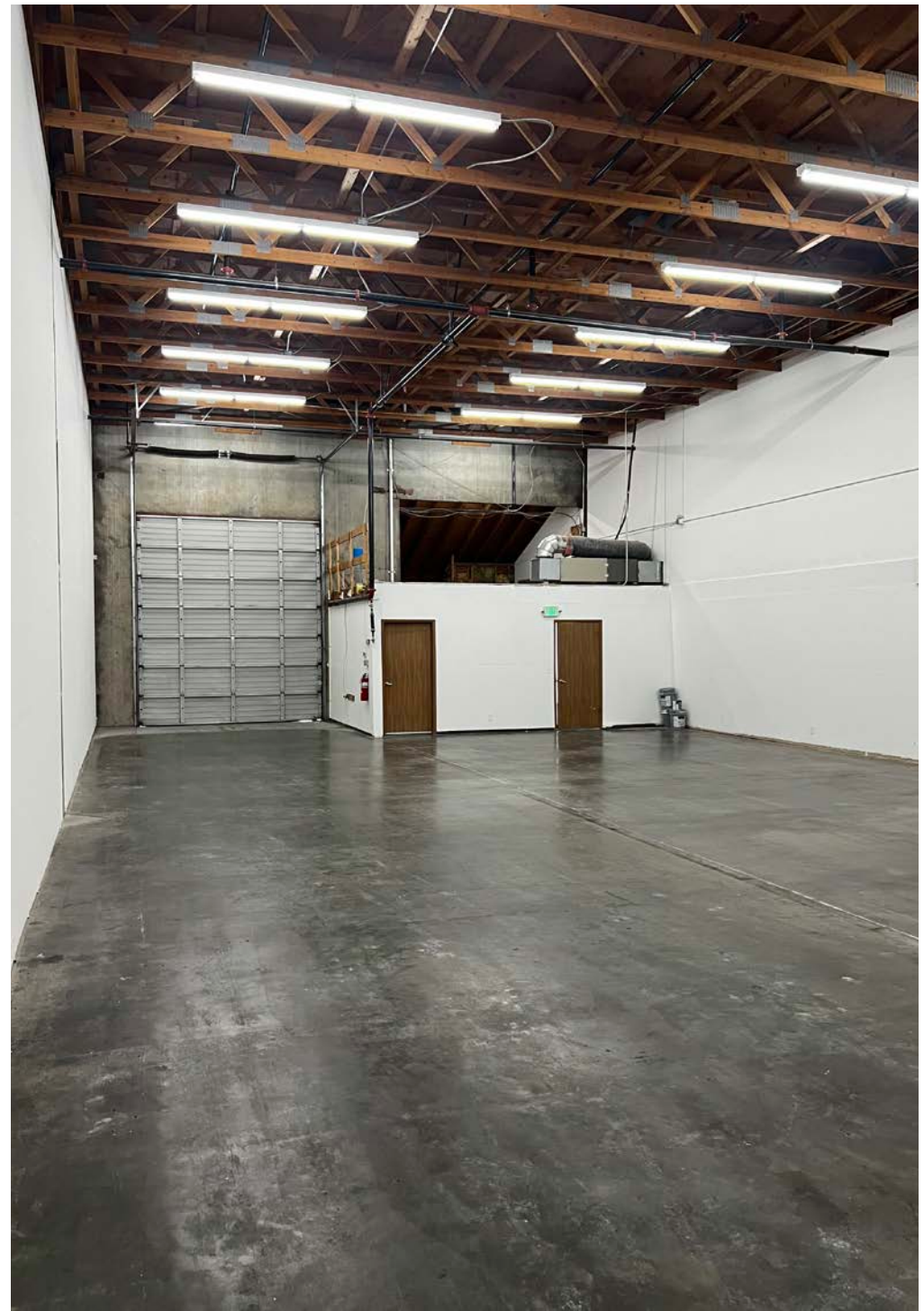
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# FLOOR PLAN





NEW PAINT AND FLOORING IN OFFICE



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# SITE PLAN

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## CONVENIENT CENTRAL LOCATION

4 MINUTES  
TO I-84

8 MINUTES  
TO BOISE AIRPORT

14 MINUTES  
TO DOWNTOWN BOISE

32,884 VPD  
OVERLAND RD

EXIT 50 A

EXIT 50 B

32,598 VPD  
S COLE RD



EXIT 52

BOISE AIRPORT

SITE

LOCATED BETWEEN  
TWO FREEWAY EXITS

BOISE SPECTRUM

Hilton Garden Inn  
REGAL ENTERTAINMENT GROUP  
HOMewood SUITES  
Chuck's Bar & Grill  
Chuck's Bar & Grill



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