

# INDUSTRIAL BUILDING - 60% LEASED

1256 & 1262 EXCHANGE ST., BOISE, ID 83716

INDUSTRIAL

FOR SALE AND LEASE



## PROPERTY HIGHLIGHTS

- 30,000 SF Building For Sale at \$80/SF or \$2,400,000 total
- Freeway (I-84) visible and easily accessible
- 1256 Exchange: Highly improved space suitable for Hi-tech, R & D, assembly and light manufacturing
  - 11,880 SF Available for Lease
  - 6,500 SF Hi-Tech/Assembly
  - 2,400 SF Offices
  - 2,980 SF warehouse
  - 75% air-conditioned
- 1262 Exchange: Leased
  - 18,120 SF Leased

## PROPERTY INFORMATION:

Sale Price: **\$2,400,000**

Available SF: **11,880 SF**

Lease Type: **NNN**

NNN: **\$0.15 SF**

Lot Size: **2.4 Acres**

Building Size: **30,000 SF**

GL Doors: **1**

DH Doors: **5**

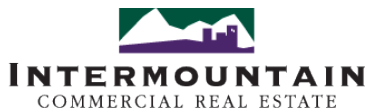
Electrical: **2000 Amps**

Clearance: **21 FT**

Zoning: **M-1D**

Location: **Gowen Rd. & I-84**

SPACE	SIZE (SF)	LEASE RATE
1256 Exchange Street	11,880 SF	\$0.55 SF/MONTH



380 E. Parkcenter Boulevard  
Suite 290  
Boise, ID 83706  
[www.icrellc.com](http://www.icrellc.com)  
(208) 429.8603 / office / (208) 429-8604 fax

**Gary Buentgen, SIOR, CCIM**  
gary@icrellc.com  
o / 208.286.2264  
c / 208.724.2222

## LISTING AGENTS:

**Christian Harris**  
christian@icrellc.com  
o / 208.286.2270  
c / 208.860.5869



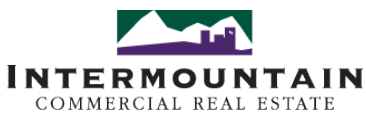
# INDUSTRIAL BUILDING - 60% LEASED

1256 & 1262 EXCHANGE ST., BOISE, ID 83716

SPACE 1526



INDUSTRIAL



380 E. Parkcenter Boulevard  
Suite 290  
Boise, ID 83706  
[www.icrellc.com](http://www.icrellc.com)  
(208) 429.8603 / office / (208) 429-8604 fax

### LISTING AGENTS:

**Gary Buentgen, SIOR, CCIM**  
gary@icrellc.com  
o / 208.286.2264  
c / 208.724.2222

**Christian Harris**  
christian@icrellc.com  
o / 208.286.2270  
c / 208.860.5869



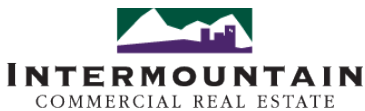
# INDUSTRIAL BUILDING - 60% LEASED

1256 & 1262 EXCHANGE ST., BOISE, ID 83716

ADDITIONAL PHOTOS



INDUSTRIAL



380 E. Parkcenter Boulevard  
Suite 290  
Boise, ID 83706  
**www.icrellc.com**  
(208) 429.8603 / office / (208) 429-8604 fax

### LISTING AGENTS:

**Gary Buentgen, SIOR, CCIM**  
gary@icrellc.com  
o / 208.286.2264  
c / 208.724.2222

**Christian Harris**  
christian@icrellc.com  
o / 208.286.2270  
c / 208.860.5869



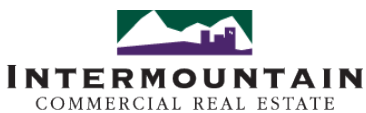
# INDUSTRIAL BUILDING - 60% LEASED

1256 & 1262 EXCHANGE ST., BOISE, ID 83716

ADDITIONAL PHOTOS



INDUSTRIAL



380 E. Parkcenter Boulevard  
Suite 290  
Boise, ID 83706  
[www.icrellc.com](http://www.icrellc.com)  
(208) 429.8603 / office / (208) 429-8604 fax

**Gary Buentgen, SIOR, CCIM**  
gary@icrellc.com  
o / 208.286.2264  
c / 208.724.2222

## LISTING AGENTS:

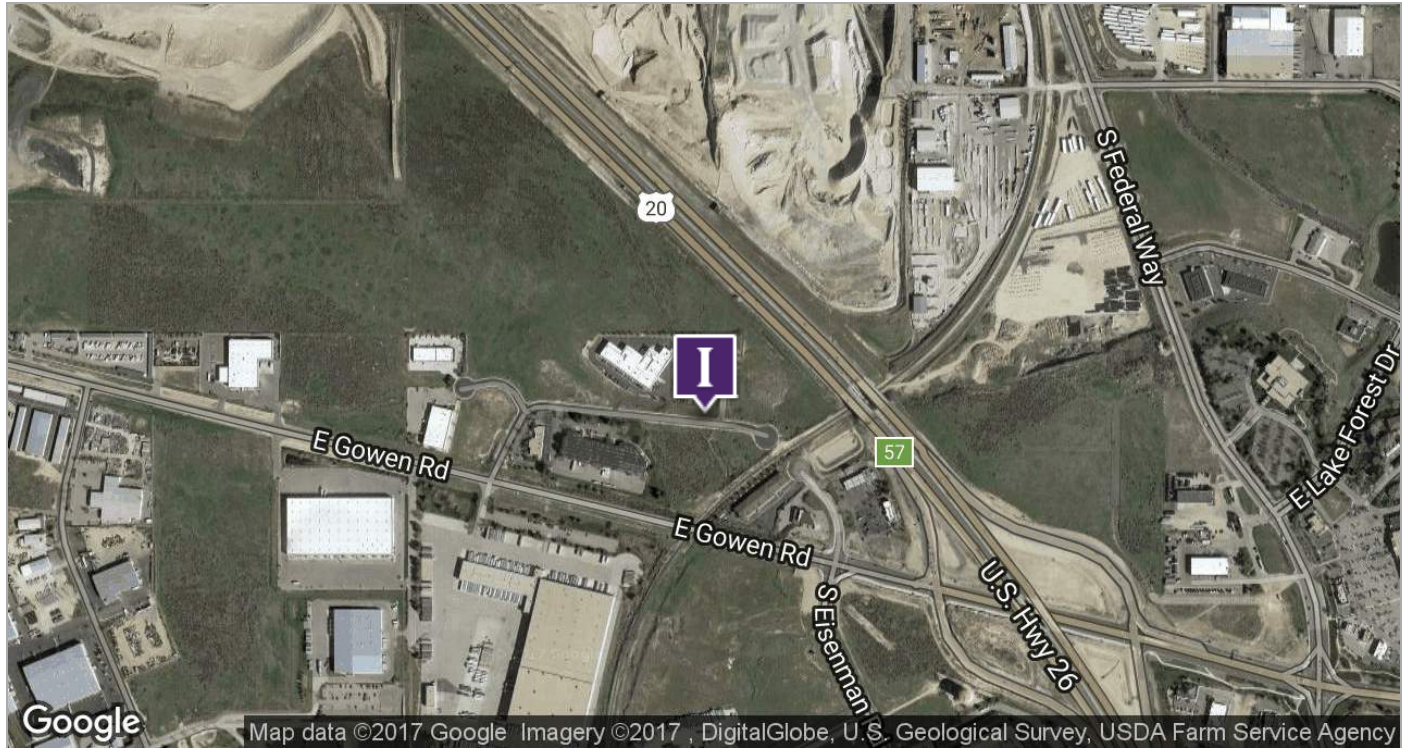
**Christian Harris**  
christian@icrellc.com  
o / 208.286.2270  
c / 208.860.5869



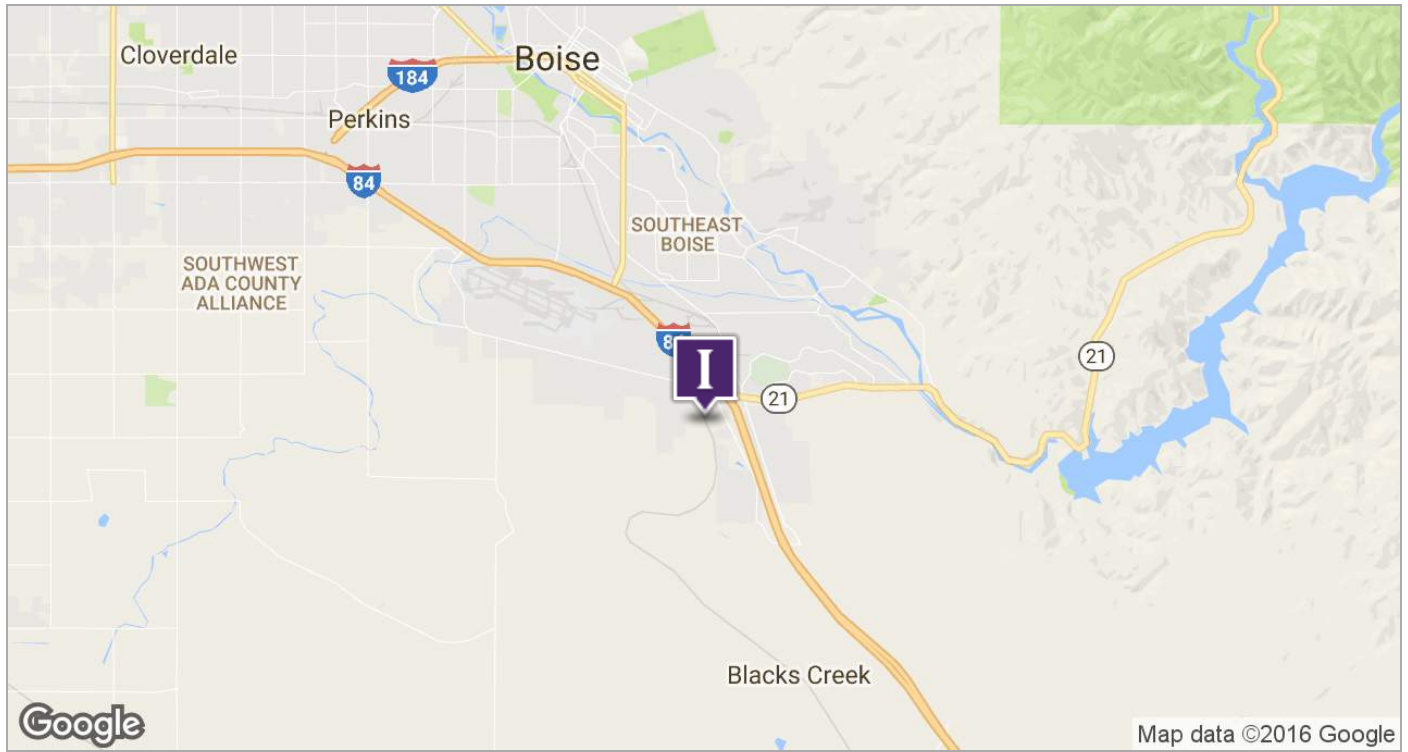
# INDUSTRIAL BUILDING - 60% LEASED

1256 & 1262 EXCHANGE ST., BOISE, ID 83716

LOCATION MAPS



Map data ©2017 Google Imagery ©2017 DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency



Map data ©2016 Google

INDUSTRIAL



**INTERMOUNTAIN**  
COMMERCIAL REAL ESTATE

380 E. Parkcenter Boulevard  
Suite 290  
Boise, ID 83706

[www.icrellc.com](http://www.icrellc.com)

(208) 429.8603 / office / (208) 429-8604 fax

**Gary Buentgen, SIOR, CCIM**

[gary@icrellc.com](mailto:gary@icrellc.com)

o / 208.286.2264

c / 208.724.2222

**LISTING AGENTS:**

**Christian Harris**

[christian@icrellc.com](mailto:christian@icrellc.com)

o / 208.286.2270

c / 208.860.5869