



COMMERCIAL

# SOUTH COLE BUILDING I

INDUSTRIAL SPACE FOR LEASE/SUBLEASE | 2807 & 2885 S. COLE ROAD | BOISE, ID 83709



3 MILES FROM AIRPORT & MICRON!

CONTACT

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HIGHLIGHTS

South Cole Road frontage provides excellent exposure, with building and monument signage available.

Prime industrial park location with easy access to I-84, just two minutes away, via two nearby interchanges — Cole Road or Victory Road.

3 miles from the Boise Airport and Micron.

Equipped with grade level doors, conveniently accessible at the front of the property.

DETAILS

| SPACE:    | RSF:     | SF RATE:      | MONTHLY RATE:    | AVAILABLE:  |
|-----------|----------|---------------|------------------|-------------|
| Ste. 2807 | 3,353 SF | \$1.10/SF/Mo. | \$3,688/Mo., NNN | Immediately |
| Ste. 2885 | 2,072 SF | \$1.15/SF/Mo. | \$2,383/Mo., NNN | Immediately |

|                      |                                |
|----------------------|--------------------------------|
| <b>BLDG SIZE:</b>    | 19,120 SF                      |
| <b>POWER:</b>        | 200 Amps<br>120/208<br>3 Phase |
| <b>CLEAR HEIGHT:</b> | 20'-22'                        |
| <b>PARKING:</b>      | 1.8/1000                       |

|                    |                                                 |
|--------------------|-------------------------------------------------|
| <b>GRADE DOOR:</b> | (1) 12'x14' (2807)<br>(1) 12'x12' (2807 & 2885) |
| <b>LEASE TYPE:</b> | NNN                                             |
| <b>EST NNN:</b>    | \$0.29/SF                                       |

UPDATED: 6.25.2026

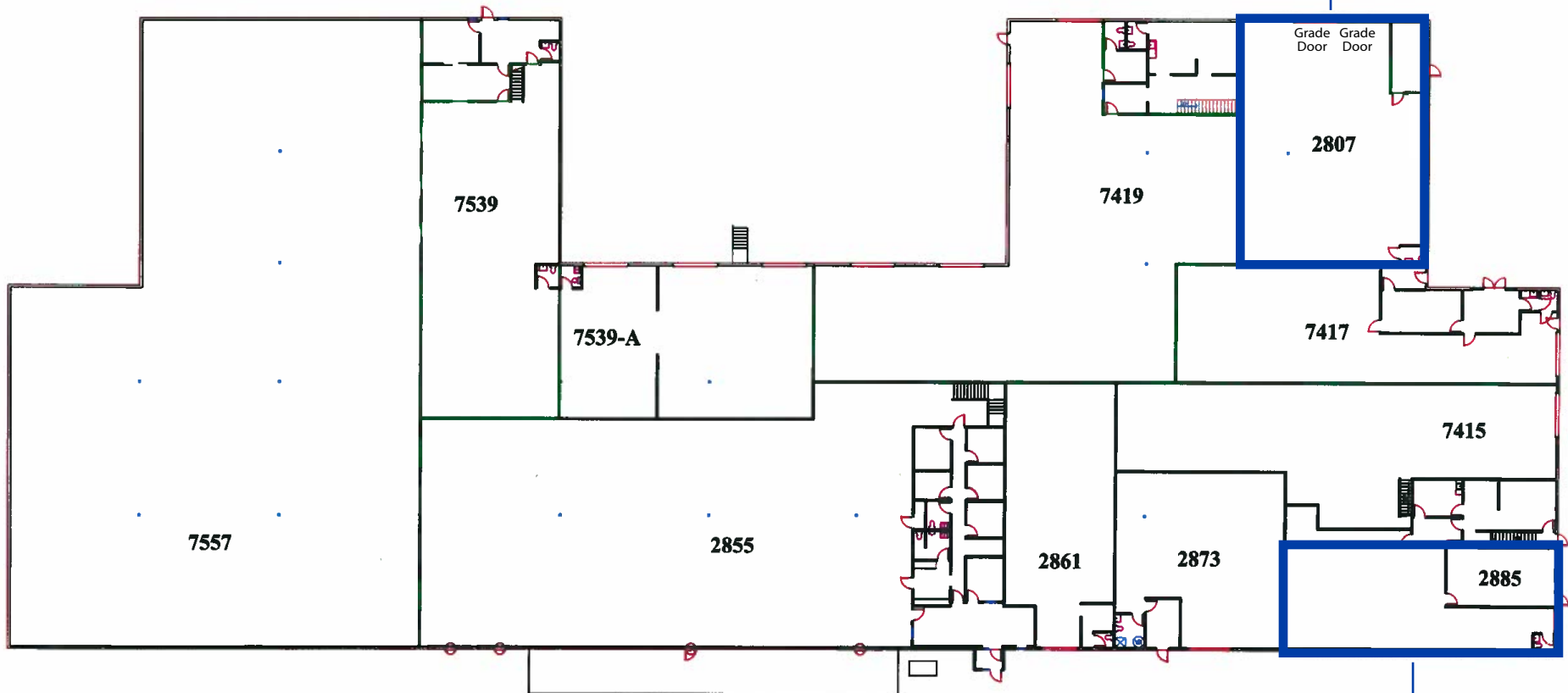
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W MOSSY CUP ST

Ste. 2807 | AVAILABLE!



S COLE ROAD

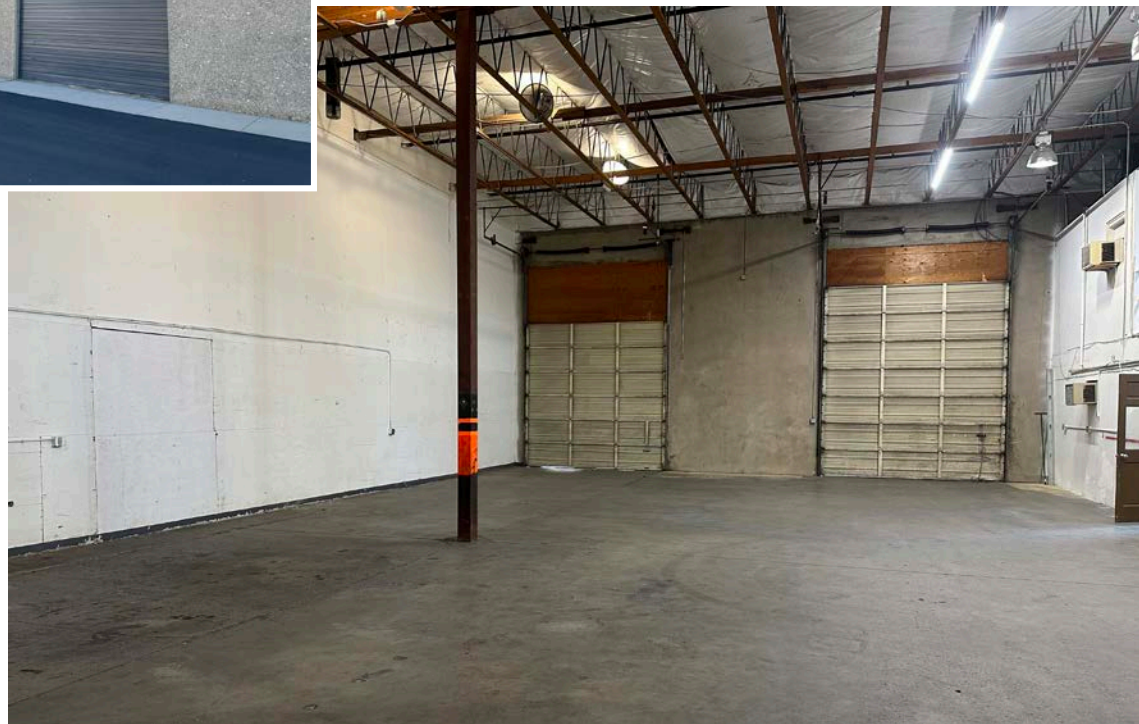
Ste. 2885 | AVAILABLE!

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## BOISE SPECTRUM

**W·Overland·Rd**

**2 MINUTES | 0.8 MILES**  
**TO I-84 ACCESS VIA EXIT 50B**

**3 MINUTES | 1.7 MILES**  
**TO I-84 ACCESS VIA EXIT 52**



## BOISE AIRPORT

## EASY ACCESS TO I-84 VIA COLE OR VICTORY INTERCHANGE

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