

12,000 SF ON 1.978 ACRES



Property Highlights

Available	1,500 SF - Office 9,600 SF - Warehouse <u>960 SF - Loading Dock</u> 12,000 SF - Total
Sale Price	\$1,175,175
Lot Size	1.978 AC Total - 1.273 AC Excess Land
Zoning	City of Garden City-C-2
Parcel #	R1055420071
Year Built	1990
Power	120/240 3 Phase 4 Wire 1,200 Amps
Overhead Doors	2 Dock-High - 8' X 10'
LockBox	No, Tenant in Building

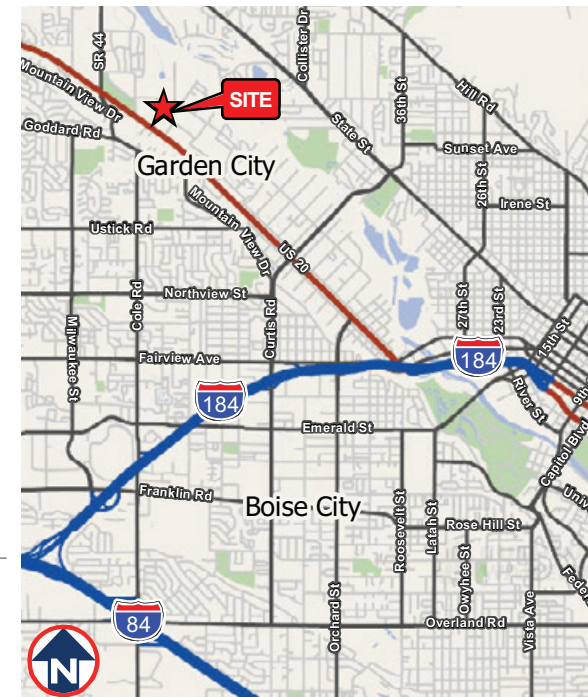
Listing Features

- Large Flex Building Located in the Bradley Park Subdivision
- Warehouse Heated and Air Conditioned Throughout
- Located Near the Boise River, Greenbelt and Expo Idaho
- Please Do Not Disturb Current Tenant, Contact Agents to Schedule Walk-Throughs

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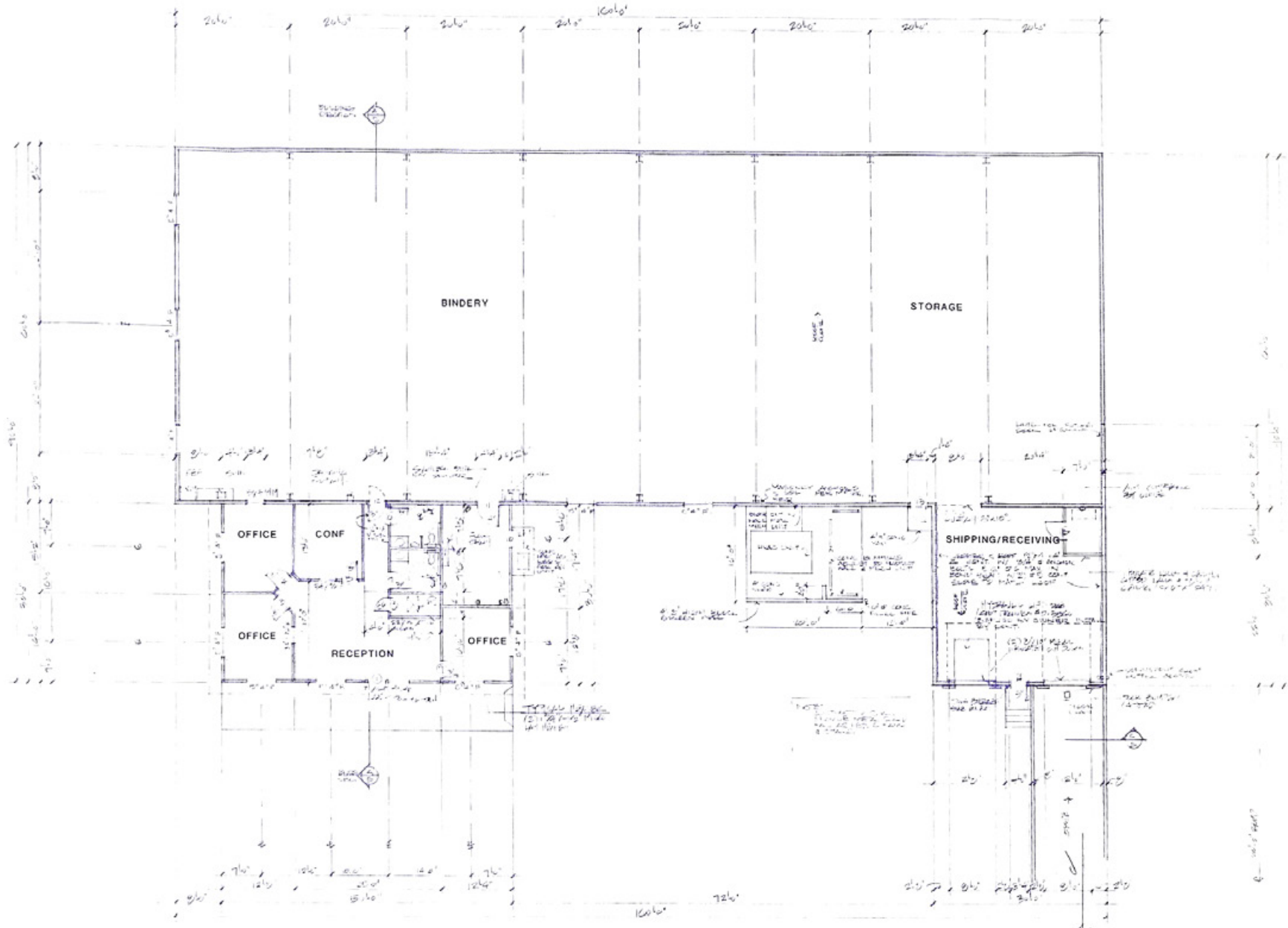
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Flex Building With Excess Land

5320 North Sawyer Avenue, Garden City, Idaho 83714

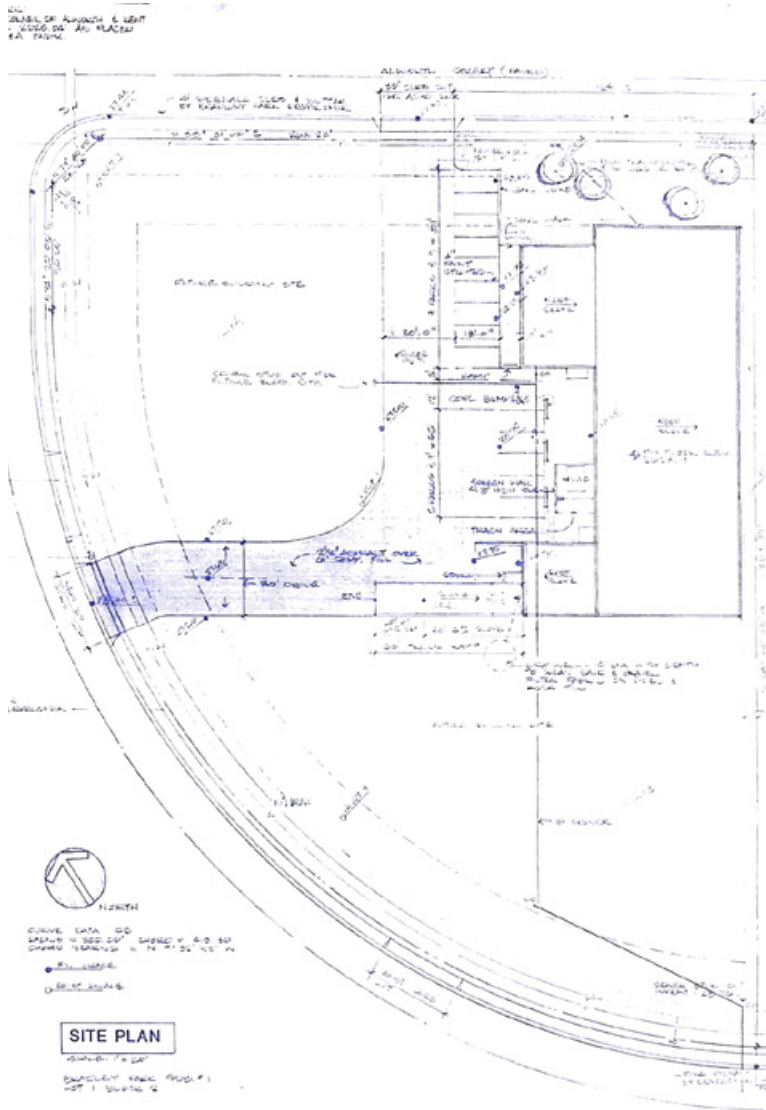
Floor Plan - 12,000 SF on 1.978 Acres - \$1,175,175



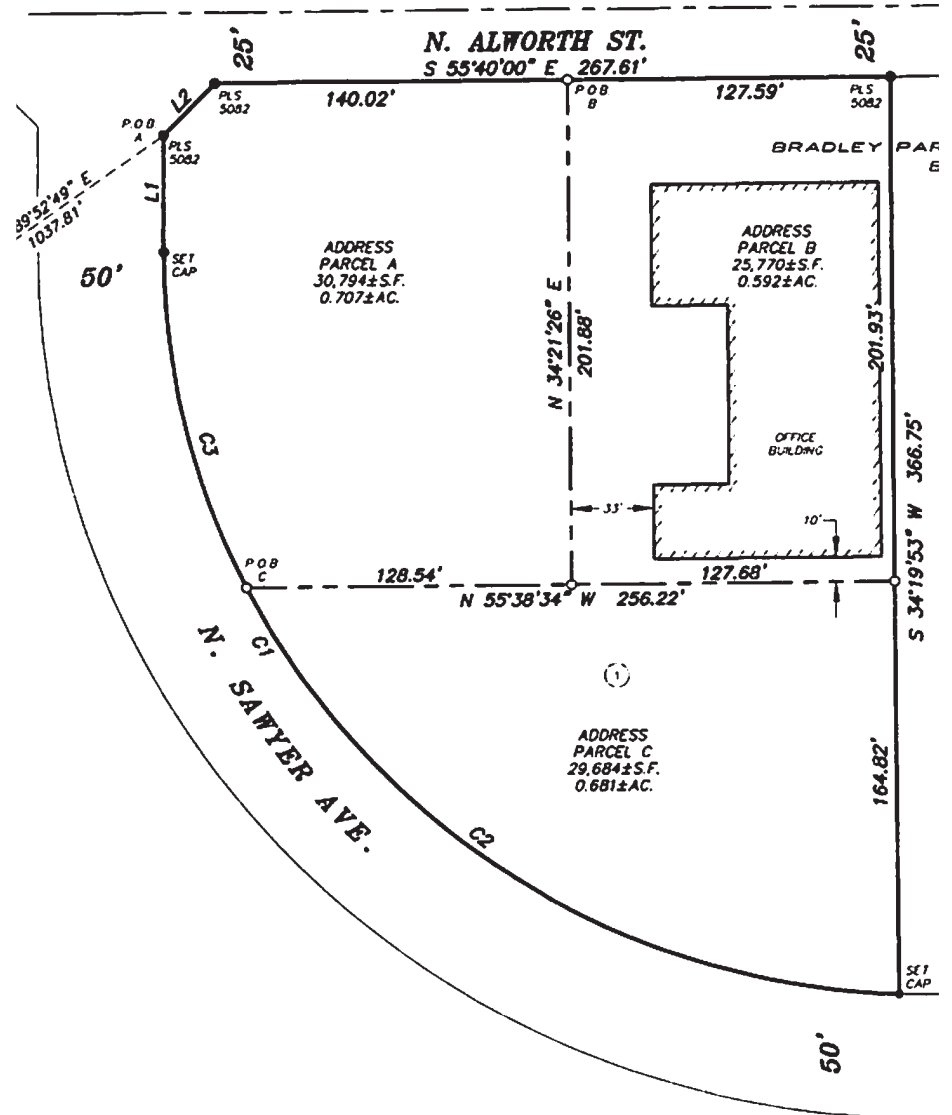
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Existing Site Plan



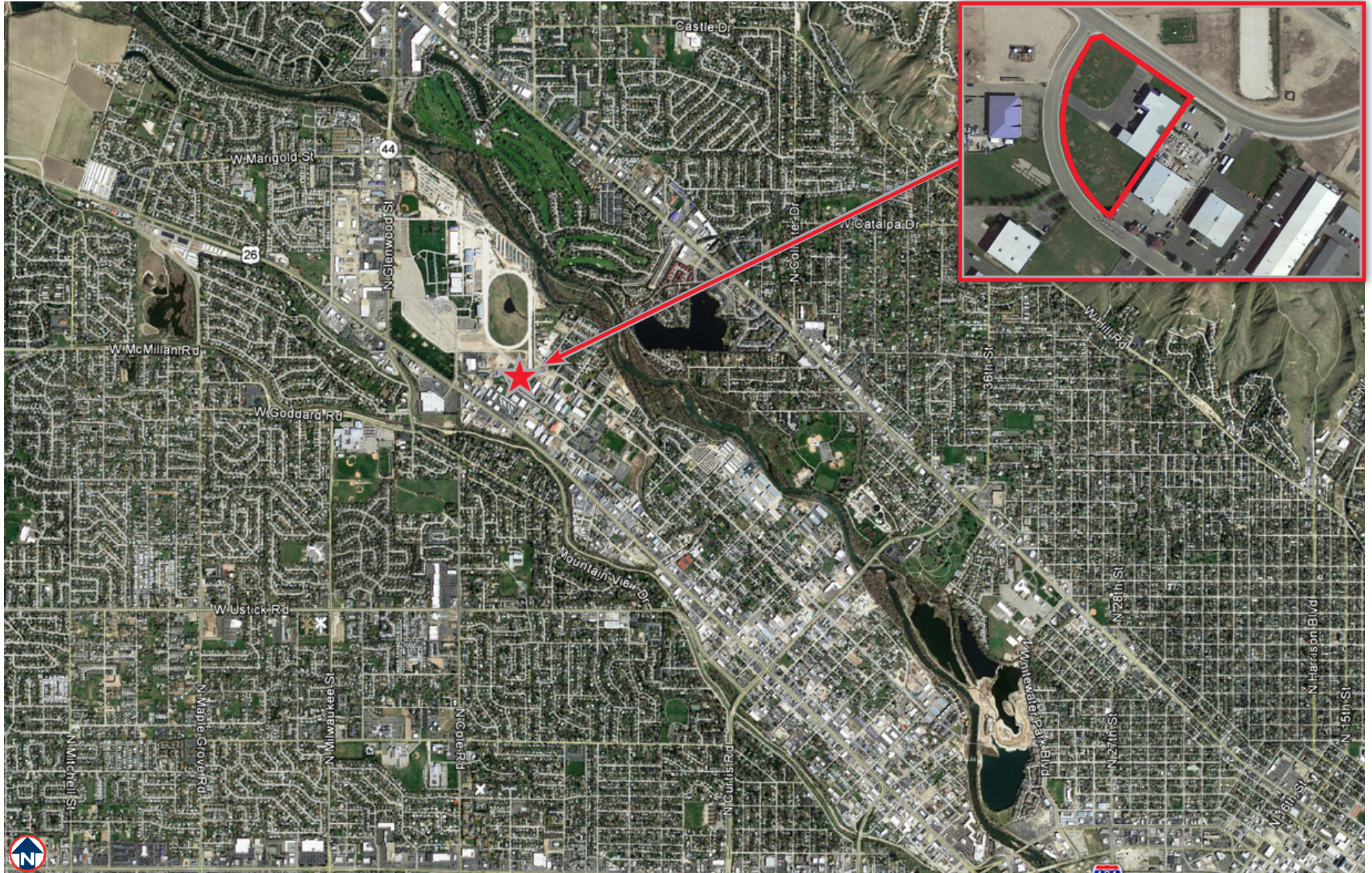
Proposed Lot Split



FOR SALE

Flex Building With Excess Land

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