

EXCELLENT  
INDUSTRIAL PROPERTY  
NEAR BOISE AIRPORT

## PROPERTY INFORMATION

**Submarket:** Airport  
**Available:** August 1, 2023  
**Bldg Size:** 11,436 SF  
**Clear Height:** 20'  
**Grade Level:** 4 - 12'x16'  
**Power:** 200 Amp 220 V / Single Phase  
**Zoning:** M-3  
**Parking:** Ample  
**Lease Term:** 3-5 Years  
**Lease Type:** NNN  
**Est. NNN:** \$0.23/SF

## LISTING COMMENTS

Excellent access to Interstate 84.  
  
Desirable industrial setting close to Boise Airport.  
  
One 12'x 12' grade level door.  
  
Visible signage.  
  
Drive-thru capability.  
  
Do not disturb tenant.

## AVAILABLE SPACE

| SPACE:  | RSF:            | RATE:     | MONTHLY:                    |
|---------|-----------------|-----------|-----------------------------|
| Suite C | Whse: 1,236 SF  |           |                             |
|         | Office: 1000 SF |           |                             |
|         | Total: 2,236 SF | \$0.95/SF | \$2,124. <sup>20</sup> /Mo. |



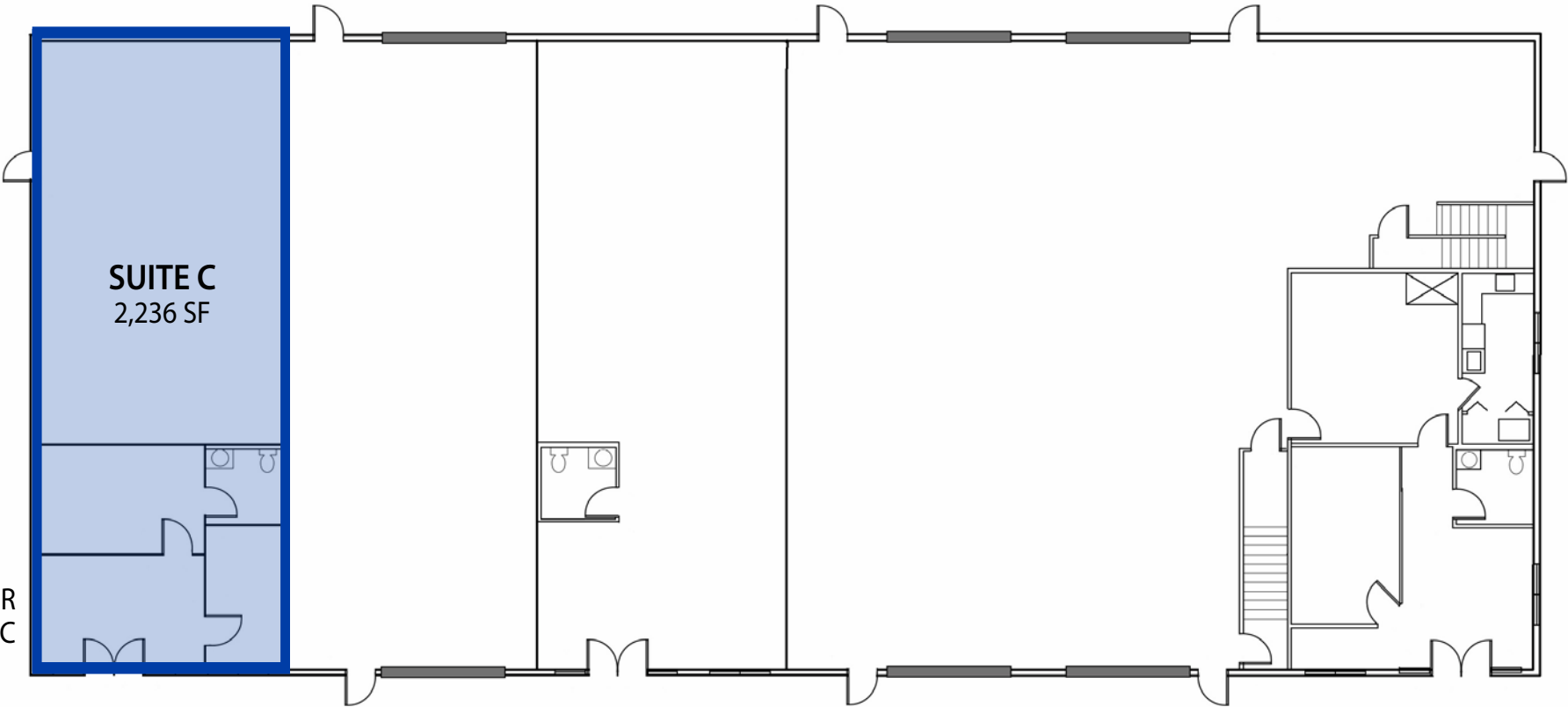
**Erik McNary**

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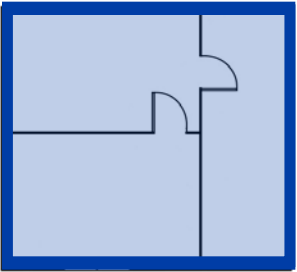
**Chris Pearson** SIOR

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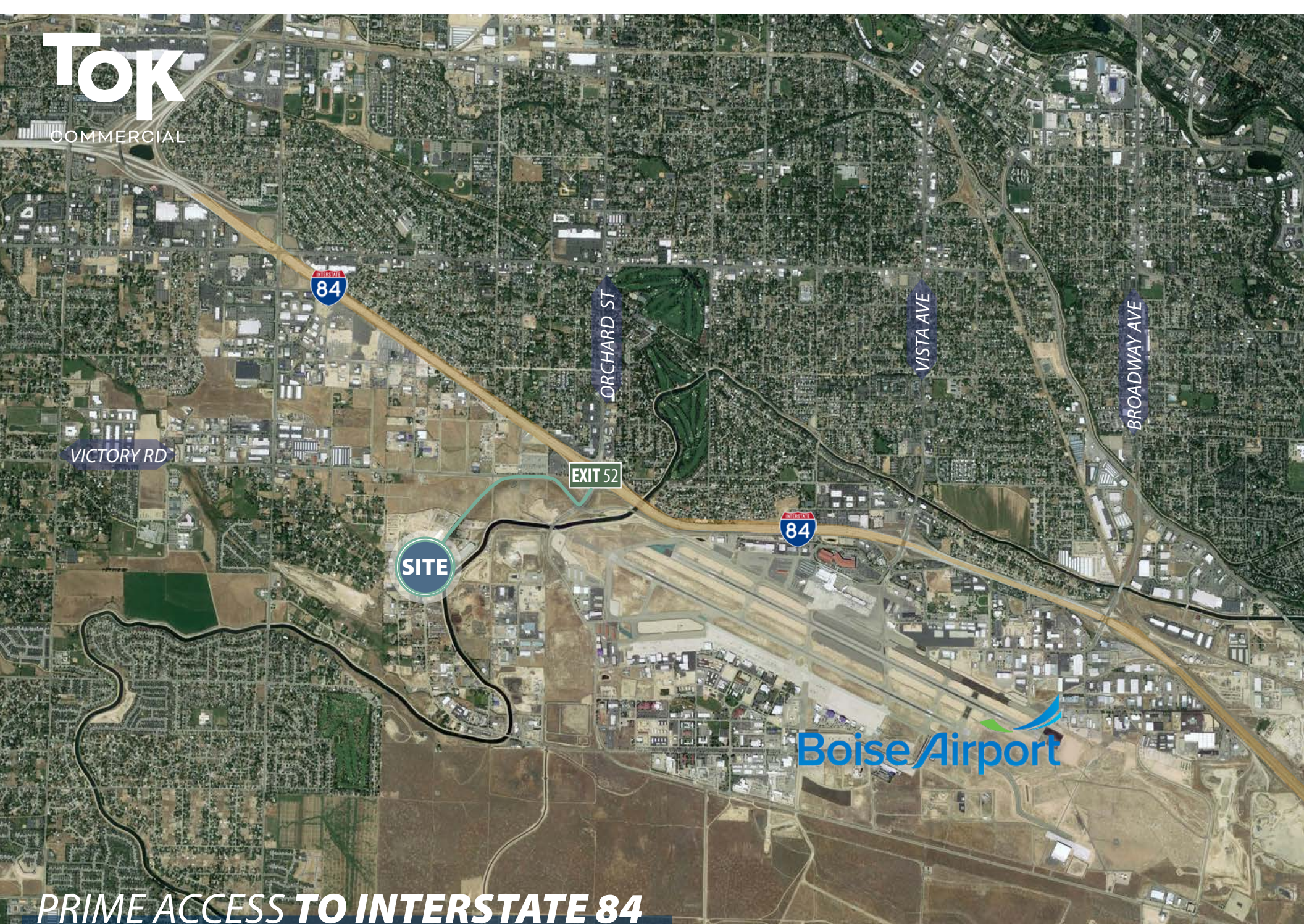
# FLOOR PLAN



FIRST FLOOR  
SUITE C



SECOND FLOOR  
SUITE C



**PRIME ACCESS TO INTERSTATE 84**