

FOR LEASE

Flex Manufacturing/Distribution Facility

455 North Benjamin Lane, Boise, Idaho 83704
PROPOSED BUILDING RENOVATIONS

NEAR FRANKLIN & MILWAUKEE

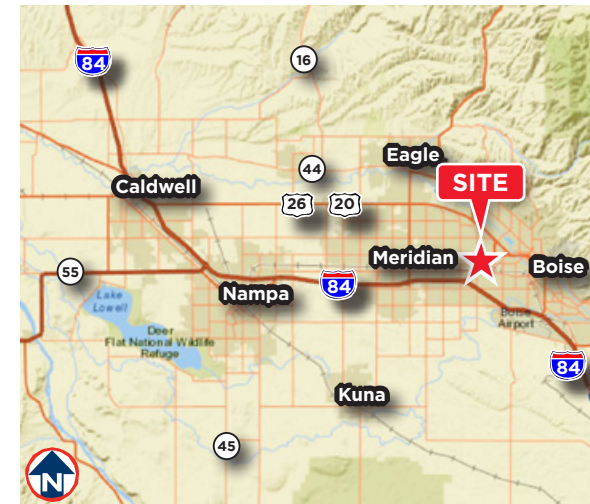


Property Highlights

Lease Rate	\$12,242/Month NNN - As-Is
Building Size	3,733 SF 1st Fl Retail/Showroom/Office 2,650 SF 2nd Floor Office 11,267 SF Warehouse Space 1,100 SF Mezzanine Space 18,750 SF Total
Lot Size	1 Acre
Overhead Doors	1 - Grade Level 1 - Dock High 1 - Dock High with Ramp
Clear Height	16 Feet in Warehouse
Zoning	City of Boise M-1D
Power	3-Phase - 200 Amp
LockBox	No, Contact Agents to Schedule

Listing Features

- Butler single tenant steel building with cinder block walls with warehouse & office space available
- Tenant improvement allowance negotiable, contact agents for details
- HVAC throughout office areas, heat in warehouse area
- Large lot provides additional space for staging and storage of vehicles and/or materials
- Prime facility and location for servicing the treasure valley and surrounding areas and markets
- Easy access to interstate 84 "The Flying Y"



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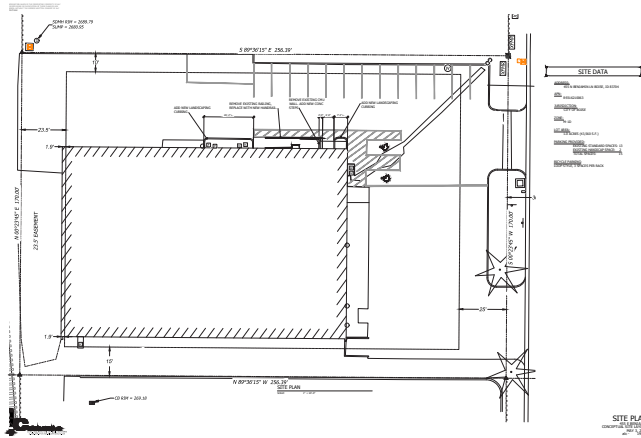
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Not Included in Current Lease Rate

PRELIMINARY FRONT DESIGN:

- The entire building to be seal coated and painted
- A new store front added with enhanced front entry/ADA ramp.
- Additional windows added, patio area for employees use and add front landscaping.

PARKING LOT:

- The parking lot area will be resurfaced and striped. On-site parking at 27 stalls

ROOF AND MECHANICAL:

- Roof: The roof is a metal roof and will be reattached/sealed
- Mechanical: New HVAC units for the office areas

- Lighting: Warehouse lighting to be replaced with high volume LED lights. Two ceiling hung gas furnaces to remain

OFFICE PLAN - FIRST FLOOR:

- Tenant improvement allowance for custom build-out

SECOND FLOOR OFFICE AREA:

- Tenant improvement allowance for custom build-out

WAREHOUSE AREA:

- Power washed and new LID lighting

TOTAL AREAS:

- First Floor Office: 3,733 SF
- Second Floor Office: 2,650 SF (could expand on to the mezzanine and add 1,100 SF)
- Total Office Area: 6,383 SF
- Warehouse Area: 11,267

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NORTH EAST PERSPECTIVE

SCALE: N.T.S.



EAST ELEVATION

SCALE: N.T.S.



EXISTING PERSPECTIVE

SCALE: N.T.S.

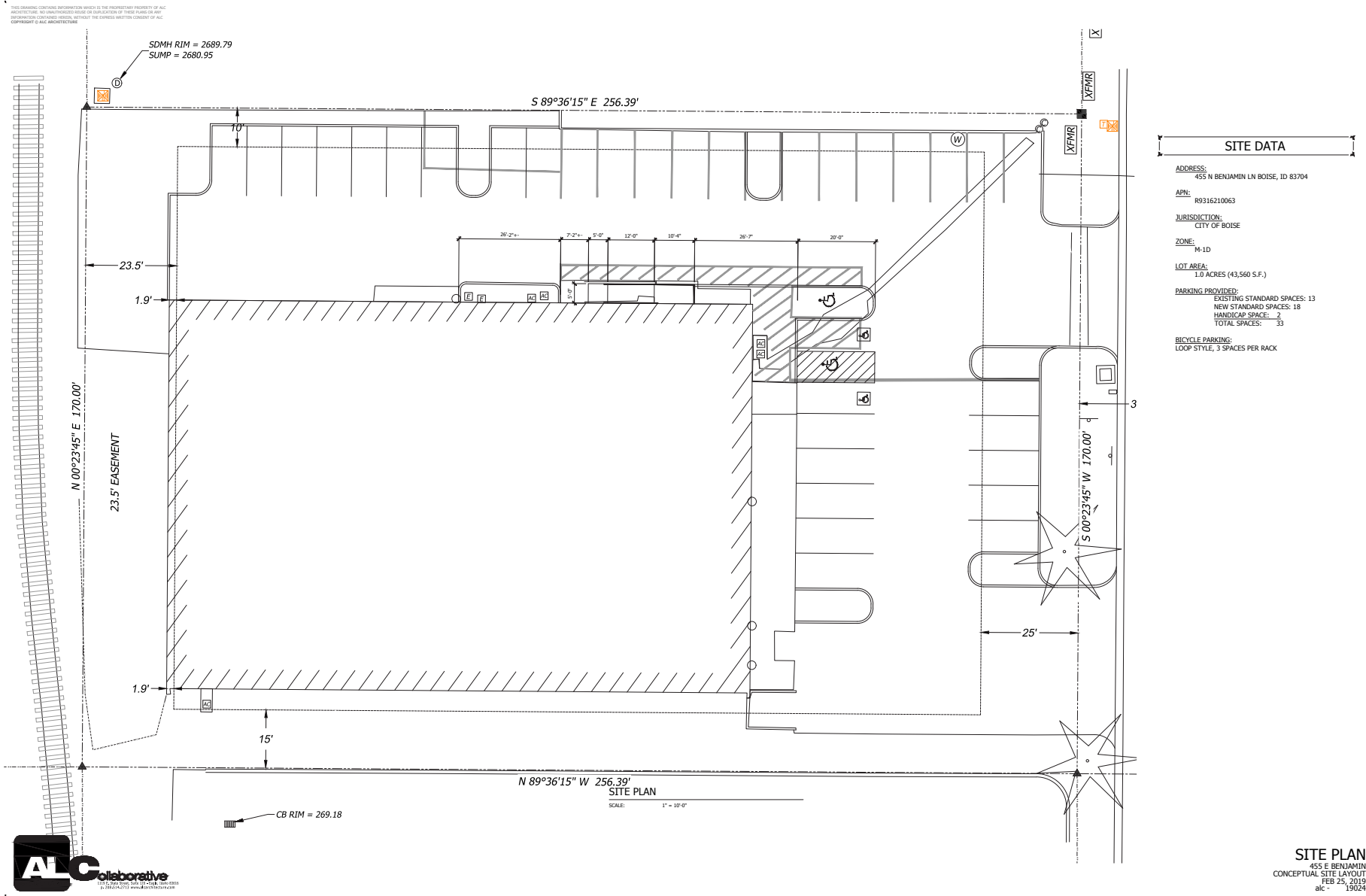


NORTH ELEVATION

SCALE: N.T.S.

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Site Plan

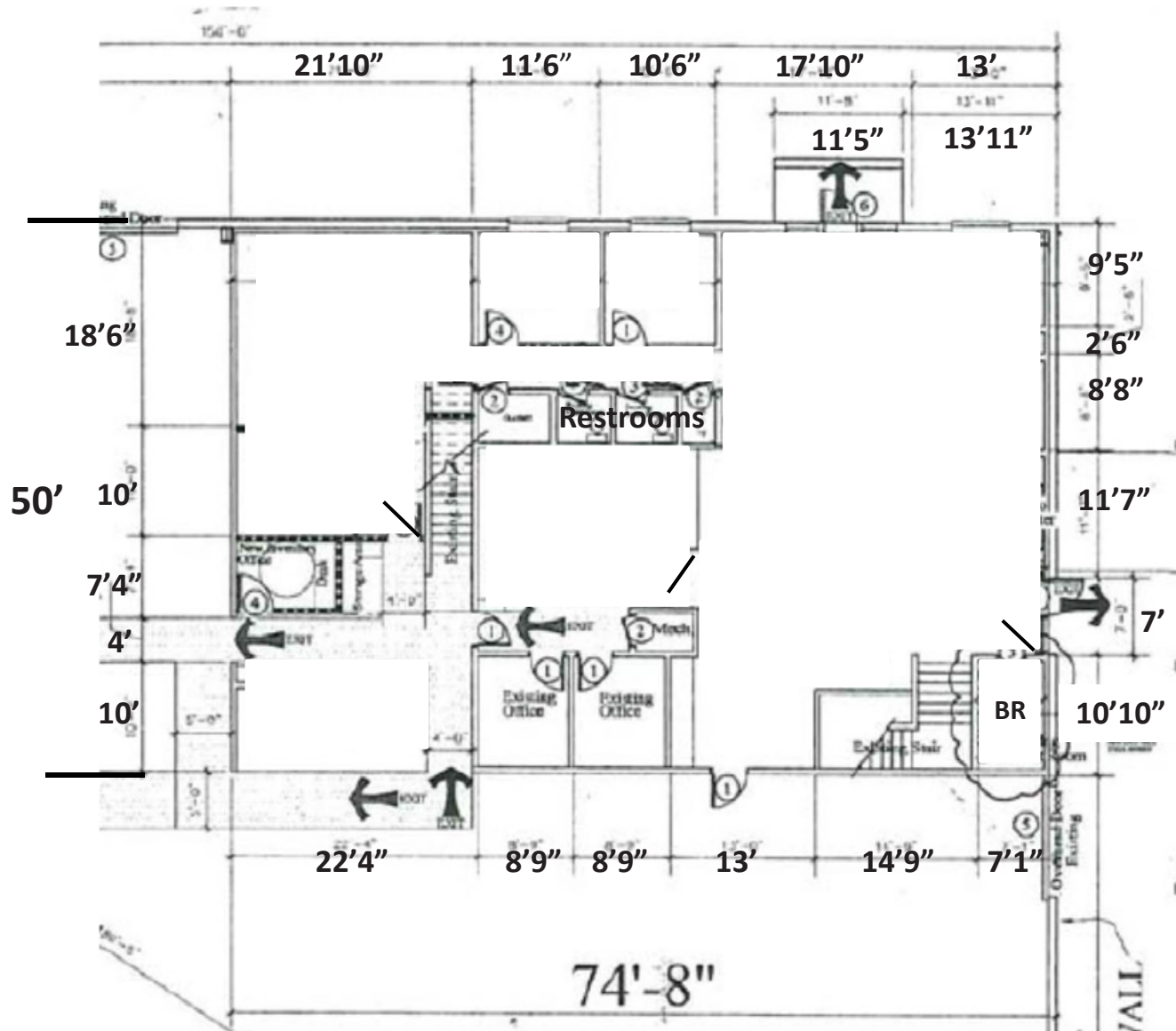


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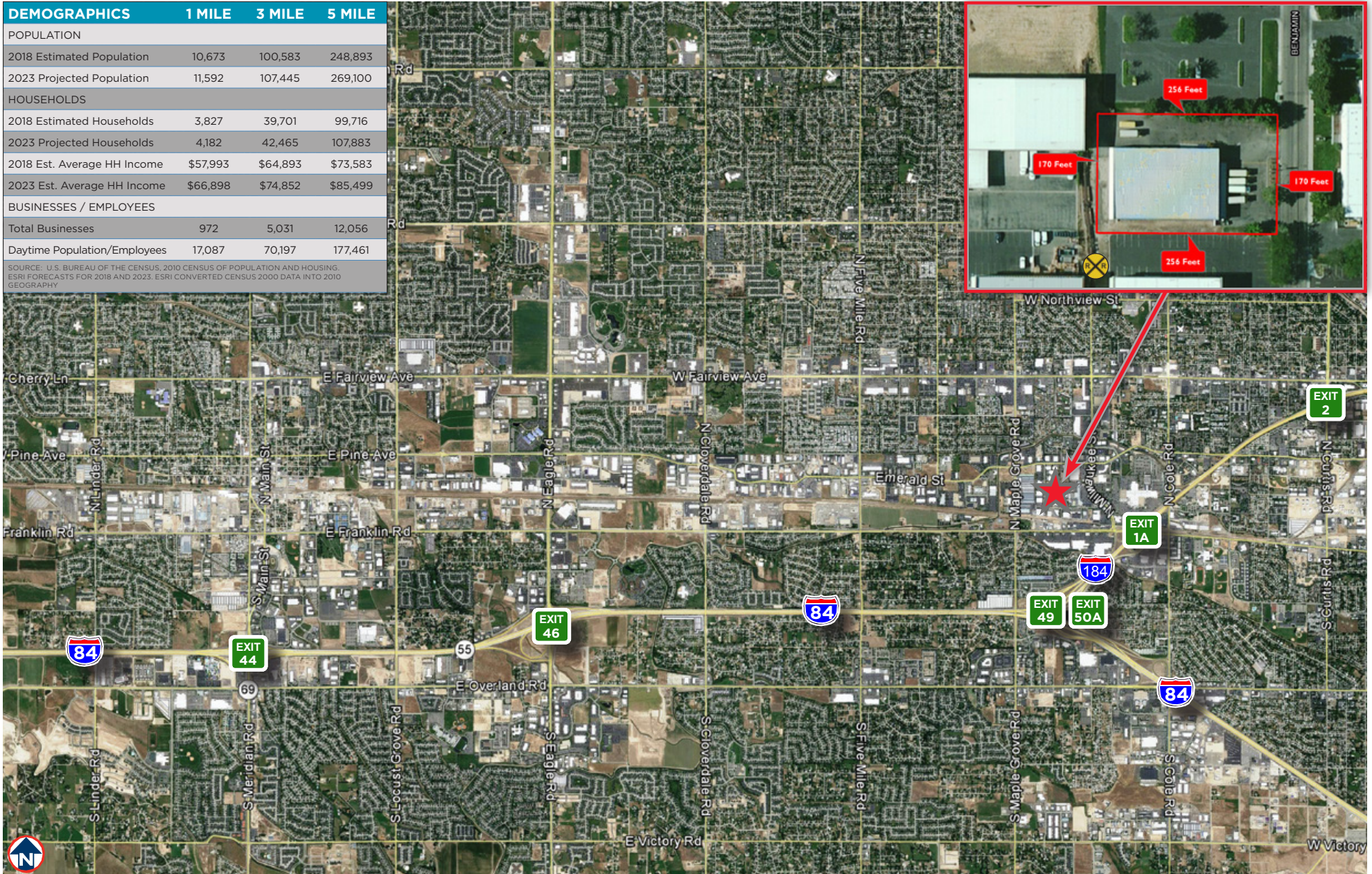
First Floor Plan



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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION			
2018 Estimated Population	10,673	100,583	248,893
2023 Projected Population	11,592	107,445	269,100
HOUSEHOLDS			
2018 Estimated Households	3,827	39,701	99,716
2023 Projected Households	4,182	42,465	107,883
2018 Est. Average HH Income	\$57,993	\$64,893	\$73,583
2023 Est. Average HH Income	\$66,898	\$74,852	\$85,499
BUSINESSES / EMPLOYEES			
Total Businesses	972	5,031	12,056
Daytime Population/Employees	17,087	70,197	177,461

SOURCE: U.S. BUREAU OF THE CENSUS, 2010 CENSUS OF POPULATION AND HOUSING, ESRI FORECASTS FOR 2018 AND 2023, ESRI CONVERTED CENSUS 2000 DATA INTO 2010 GEOGRAPHY



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