

INDUSTRIAL SPACE FOR SUBLEASE



7880 W MOSSY CUP ST. BOISE, ID 83709

TRA

Tenant Realty Advisors

Joshua Waitman

405.830.4331

Joshua@TenantRealtyAdvisors.com

Greg Gaddis

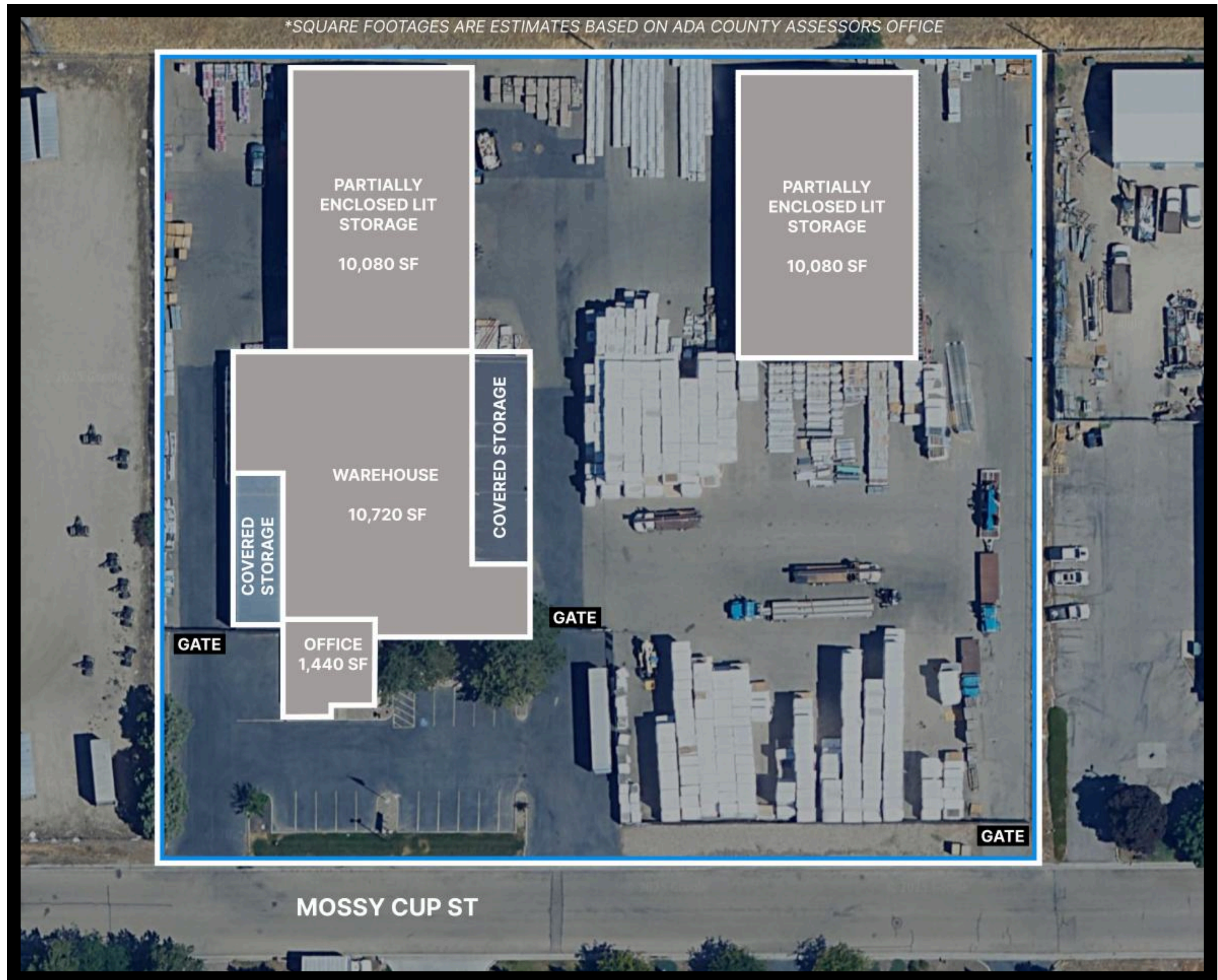
208.869.9294

Greg@TenantRealtyAdvisors.com

OVERVIEW

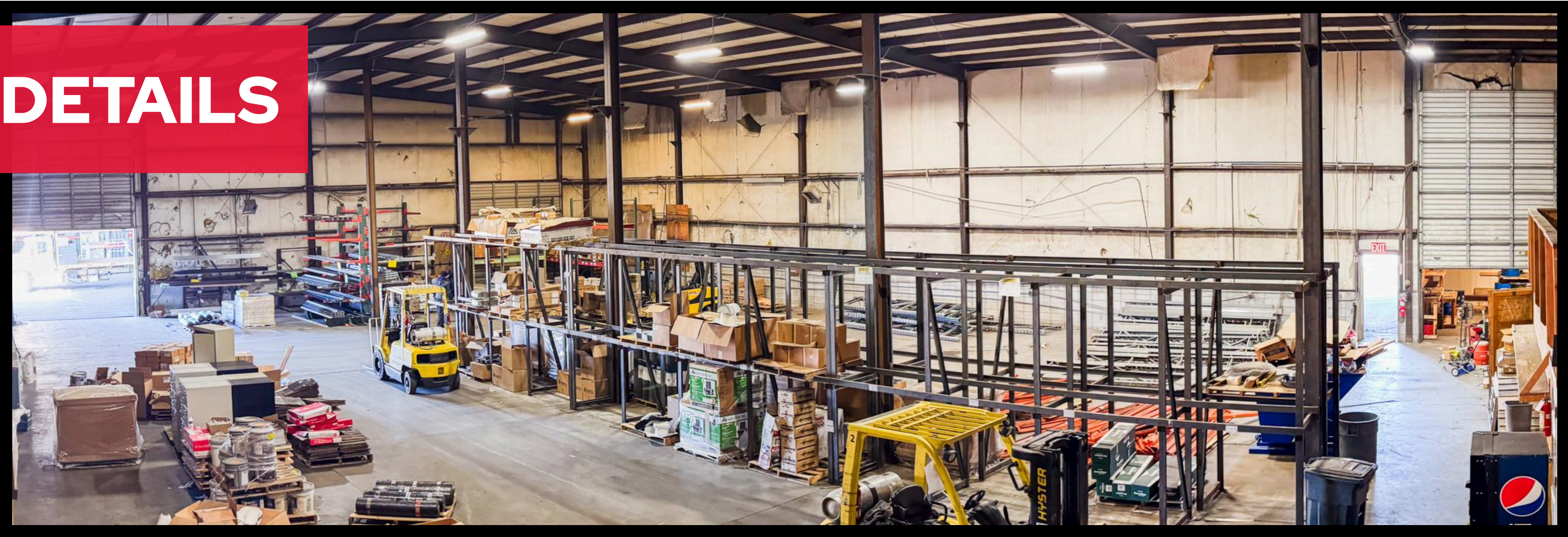
PROPERTY FUNDAMENTALS

- OFFICE: 1,440 SF
- WAREHOUSE: 10,720 SF
- COVERED AND LIT STORAGE: 20,160 SF
- PAVED YARD SPACE: 3.2 ACRES



7880 W MOSSY CUP ST. BOISE, ID 83709

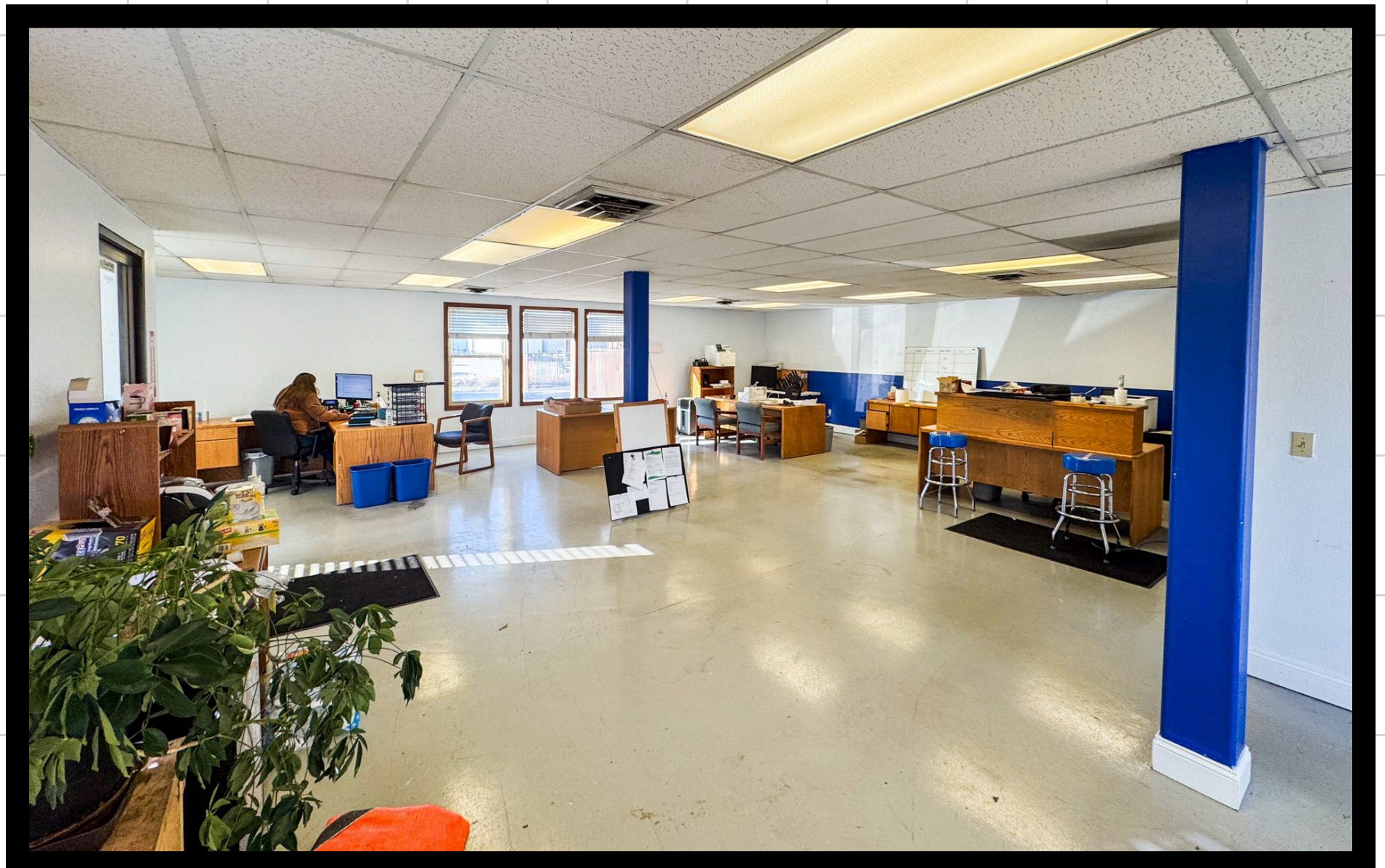
DETAILS



LEASE RATE		\$20,000 / MONTH NNN
AVAILABLE		MARCH 1, 2025
SUBLEASE TERM		THROUGH DECEMBER 31, 2026
GRADE LEVEL DOORS		2
CEILING HEIGHT		~ 28'
ZONING		LIGHT INDUSTRIAL (I-1)
SITE		3.2 ACRES PAVED AND FENCED

7880 W MOSSY CUP ST. BOISE, ID 83709

PHOTOS



7880 W MOSSY CUP ST. BOISE, ID 83709

LOCATION

DRIVE TIMES 🚚

- I-84: 3-5 MINUTES
- BOISE AIRPORT: <10 MIN
- DOWNTOWN BOISE: 10 MIN
- MICRON TECHNOLOGY: 10 MIN
- NAMPA: <20 MIN

**DRIVE TIMES ARE ESTIMATES AND MAY VARY BASED ON TRAFFIC CONDITIONS.*

TRA

Tenant Realty Advisors



Joshua Waitman
405.830.4331
Joshua@TenantRealtyAdvisors.com

Greg Gaddis
208.869.9294
Greg@TenantRealtyAdvisors.com

7880 W MOSSY CUP ST.
BOISE, ID 83709