



6614 W State St

Boise, Idaho 83714

Property Highlights

- Clean 2,100 SF retail/industrial building features private office, open work area and shop with roll-up overhead door
- 30,000 SF paved & fenced yard
- Fantastic exposure and accessibility on State Street (Hwy 44), a major East/West corridor from Eagle to Downtown Boise
- Pylon Signage available
- Ideal location for tint shop, glass repair or mechanic
- Across the street from new retail and residential development at The River Club

Offering Summary

Purchase or Lease Price:	Contact Agent
Lease Type:	NNN
Building Size:	±2,100 SF
Lot Size:	±0.75 acres
Traffic Counts:	±36,389 VPD (2020)

For More Information

Mike Erkmann, CCIM

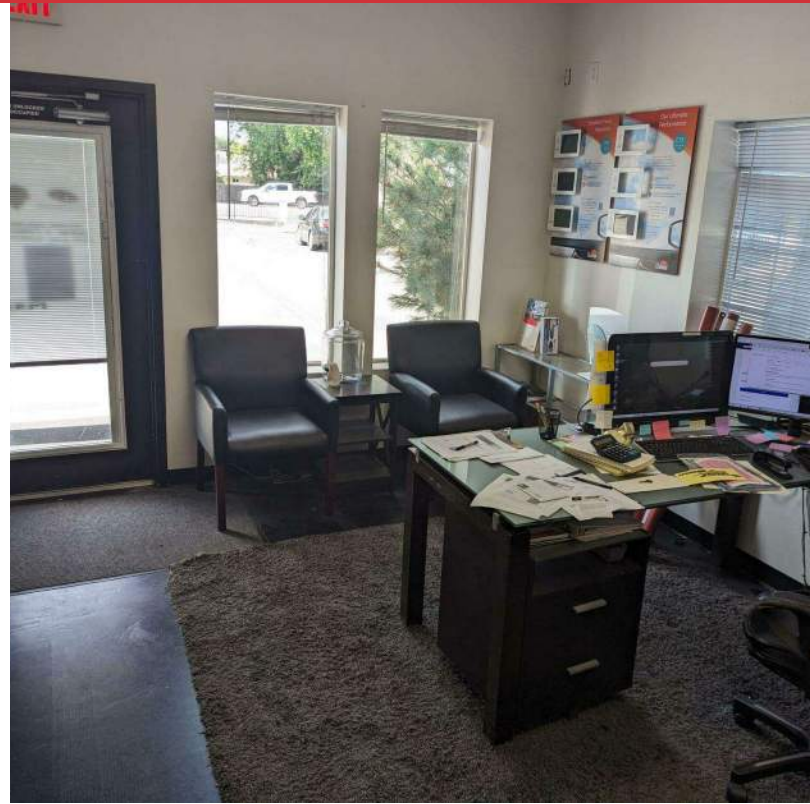
O: 208 229 6015
mike@naiselect.com

Brian Rallens

O: 208 761 0924
brian@rallensrealty.com

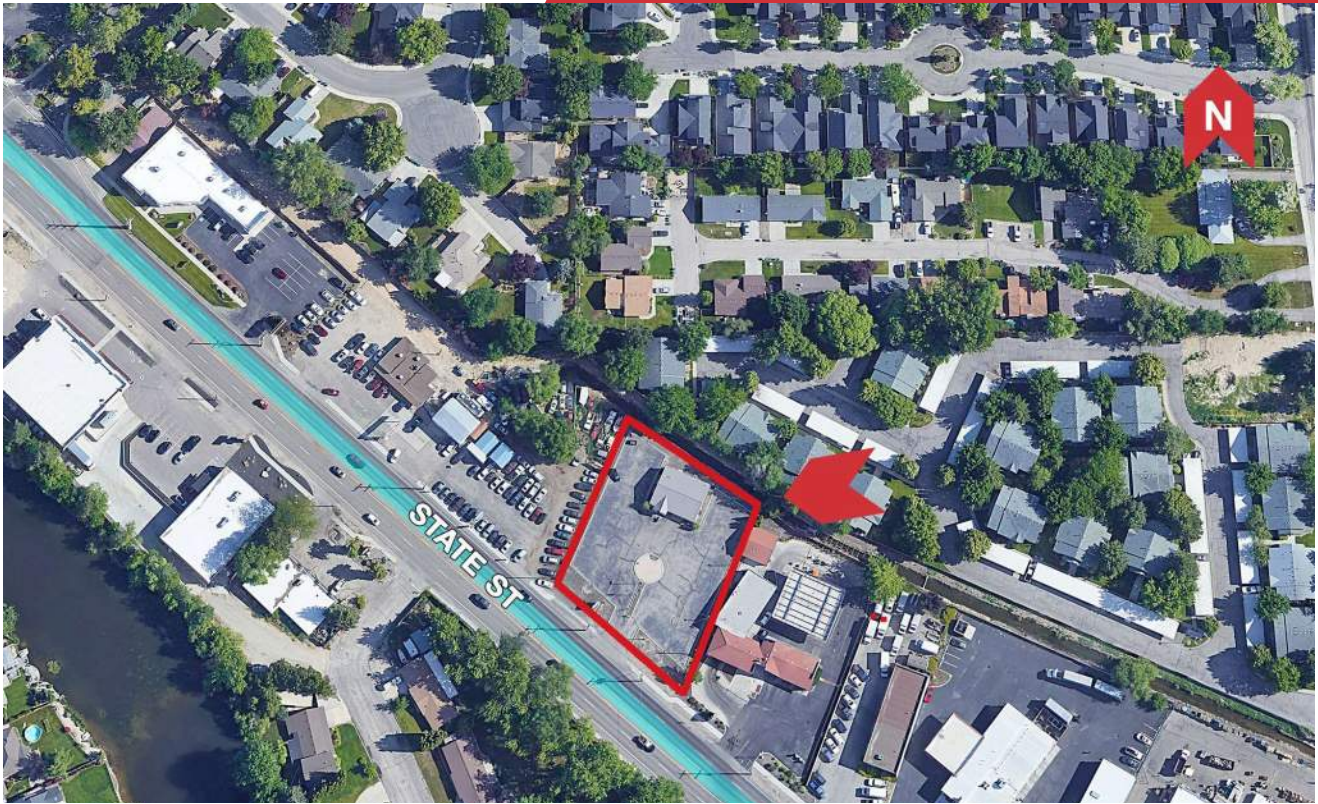
Retail/Industrial

±2,100 SF | ±30,000 SF Paved Yard
FOR SALE OR LEASE



Retail/Industrial

±2,100 SF | ±30,000 SF Paved Yard
FOR SALE OR LEASE



For Lease

±2,100 SF | ±30,000 SF Paved Yard
FOR SALE OR LEASE



THE RESIDENCES AT RIVER CLUB WILL CREATE A
**BEST-IN-CLASS, ACTIVE,
MIXED-USE** COMMUNITY THAT ENHANCES
THE LIVES OF THOSE WHO LIVE, WORK, AND PLAY IN
GARDEN CITY



The River Club Rendering

