



FREE-STANDING INDUSTRIAL BUILDING FOR LEASE

5208 W Irving Street, Boise, ID

AVAILABLE SPACE: 16,700 SF

Lease Rate: \$.92 / SF

PROPERTY HIGHLIGHTS

- **Central Bench Location – Easy I-84 Access**
- **Building Size:** 16,700 SF, Including 2,800 SF Offices, Showroom and Restrooms
- **Bonus Area:** 1,300 SF Mezzanine
- **Electrical:** 3 Phase, Heavy Power
- **Sprinkled:** Yes
- **Clearance:** 17'
- **Lot Size:** 1.11 Acres

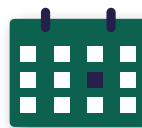
- **Truck Loading:** One (1) Dock-Hi, One (1) 14' (H) X 16' (W) and Two (2) 14' (H) X 18'(W)
- **Construction Type:** Concrete-Tilt-Up
- **Parking:** 22 Fenced and Gated [Expandable]
- **Zoning:** M-1D City of Boise
- **Availability:** Immediately
- **Showing:** Lock Box
- **Lease Rate:** \$.92 / SF (NNN)
- **Other:** Completely Refurbished



AVAILABLE SPACE
16,700 SF



BUILDING SIZE
16,700 SF



LEASE TERM
Negotiable



LEASE RATE
\$.92 / SF



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