

5220 N SAWYER AVE

INDUSTRIAL SPACE FOR LEASE | GARDEN CITY, ID 83714



SPACE	RSF	RATE	AVAILABLE
Suite D	1,932 SF	\$0.95 SF / NNN	2/1/2026

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HIGHLIGHTS

- Prime central location.
- Premium industrial parcel.
- Strategically located just 10 minutes from Downtown Boise.
- Convenient access to I-84 and the Connector, only 6 minutes away.

DETAILS

- BLDG SIZE:** 21,164 SF
- LEASE TERM:** 3-5 Years
- EST. NNN:** \$0.32/SF mo.
- CLEAR HEIGHT:** 14' - 18'
- PARKING:** 3: 1000
- ZONING:** C-2
- POWER:** 3 Phase: 1,600 Amps
- FIRE SPRINKLERS:** Yes

CONTACT



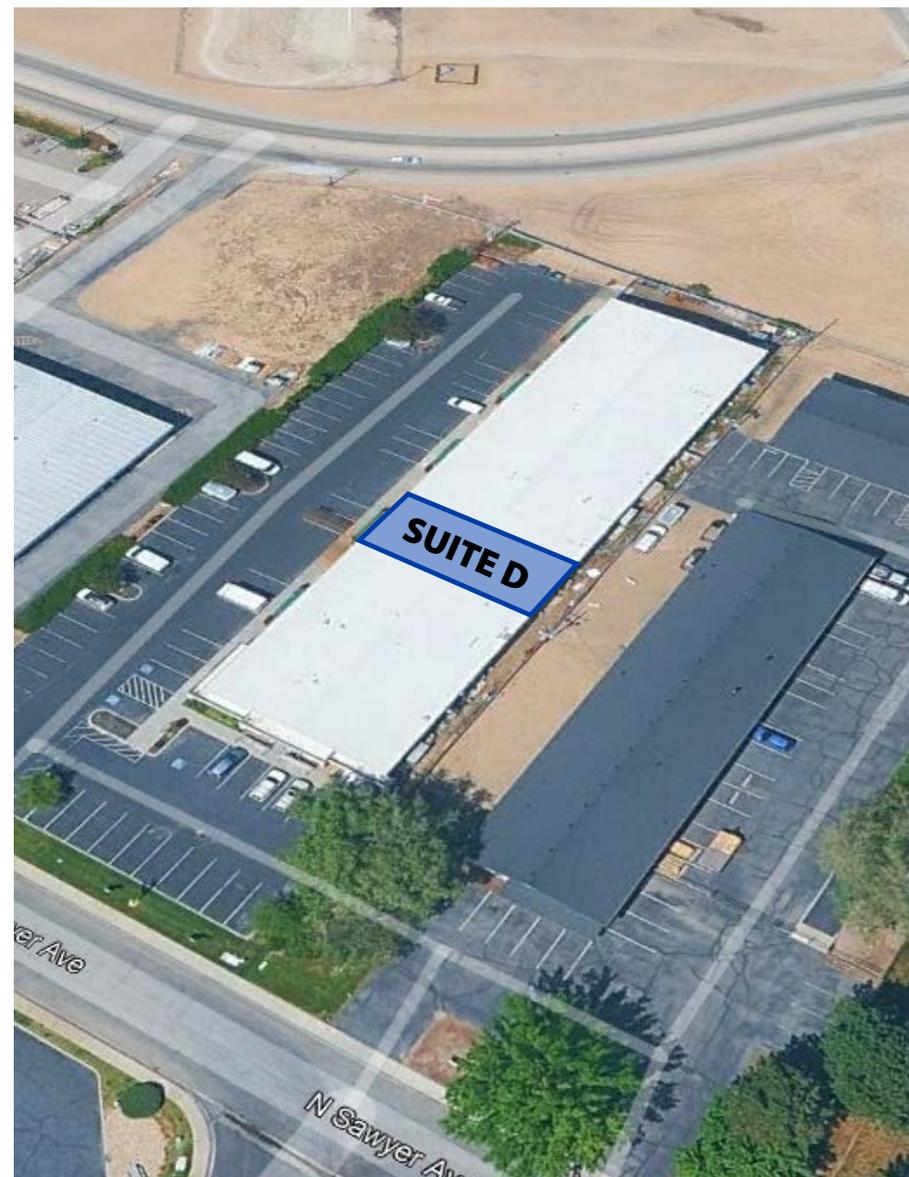
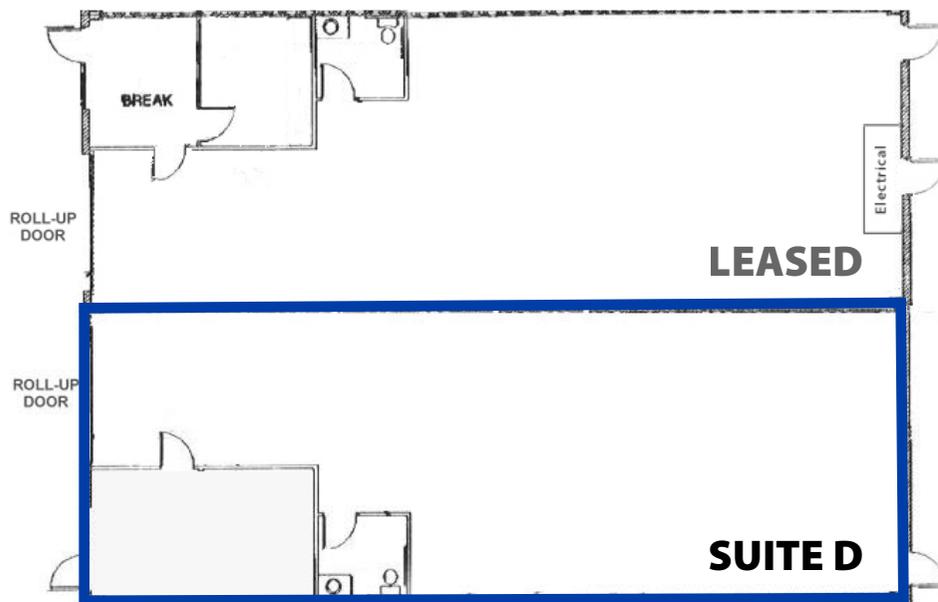
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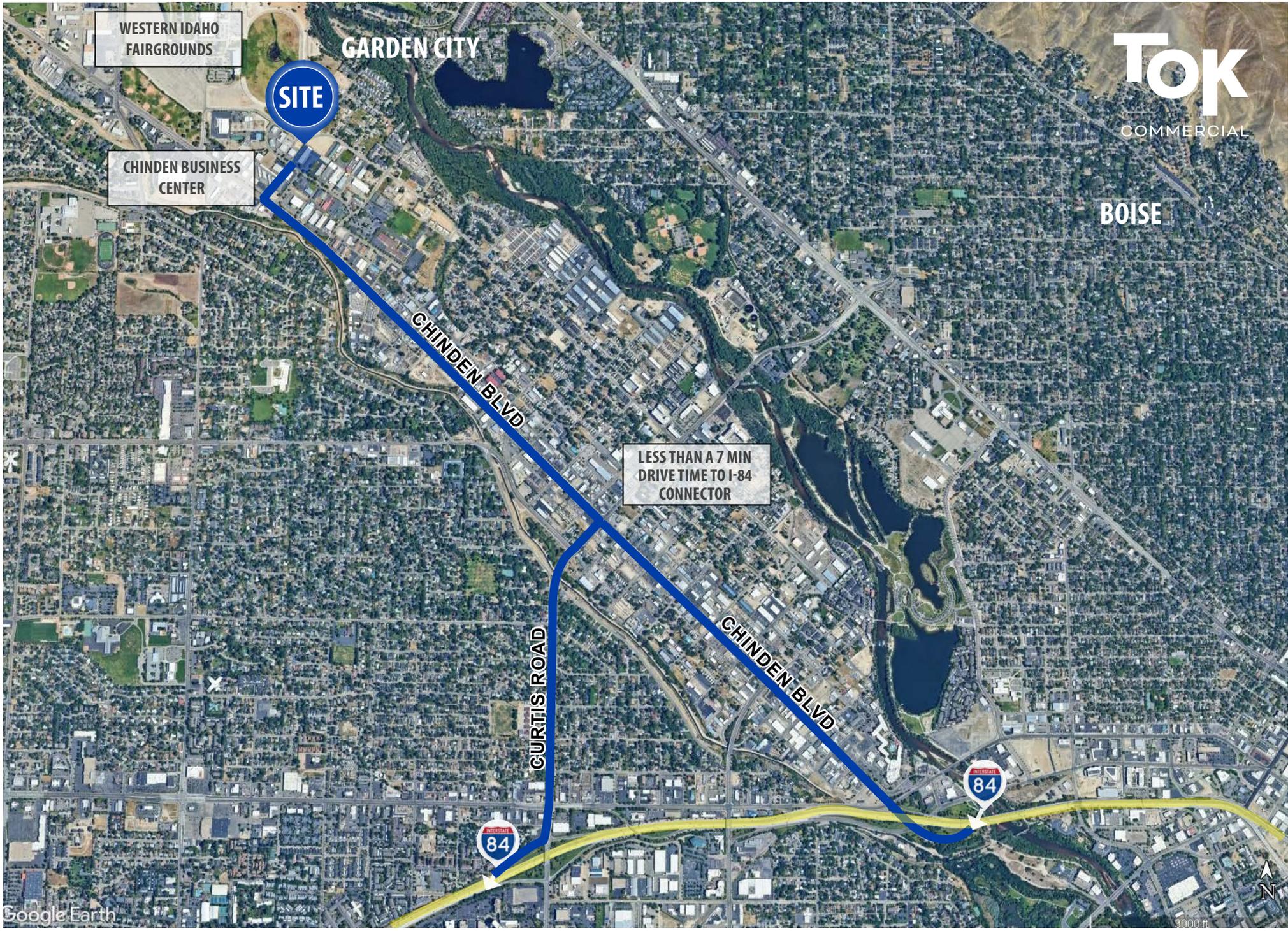
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 **AVAILABLE SPACE**

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WESTERN IDAHO
FAIRGROUNDS

GARDEN CITY

SITE

CHINDEN BUSINESS
CENTER

CHINDEN BLVD

LESS THAN A 7 MIN
DRIVE TIME TO I-84
CONNECTOR

CURTIS ROAD

CHINDEN BLVD

TOK
COMMERCIAL

BOISE



Google Earth

3000 ft



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