



## Mike Arnold

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## HIGHLIGHTS

- Great central Boise location.
- 3 interstate exchanges within a 2 mile radius.
- Paved yard space included.
- Ample parking.

## AVAILABLE

<b>Submarket:</b>	Central Boise	<b>Power:</b>	3-Phase
<b>Available:</b>	Immediately	<b>Zoning:</b>	M-1D
<b>Bldg Type:</b>	Block & Stucco	<b>Lease Term:</b>	3 - 5 Yrs
<b>Bldg Size:</b>	8,190 SF	<b>Lease Type:</b>	NNN
<b>Clear Height:</b>	16'	<b>Est. NNN:</b>	\$0.34

SPACE	RSF	LEASE RATE	MONTHLY
Suite A	1,000 SF Office		
	2,996 SF Warehouse		
	3,996 SF Total	\$0.95/SF	\$3,796.20

## CONTACT



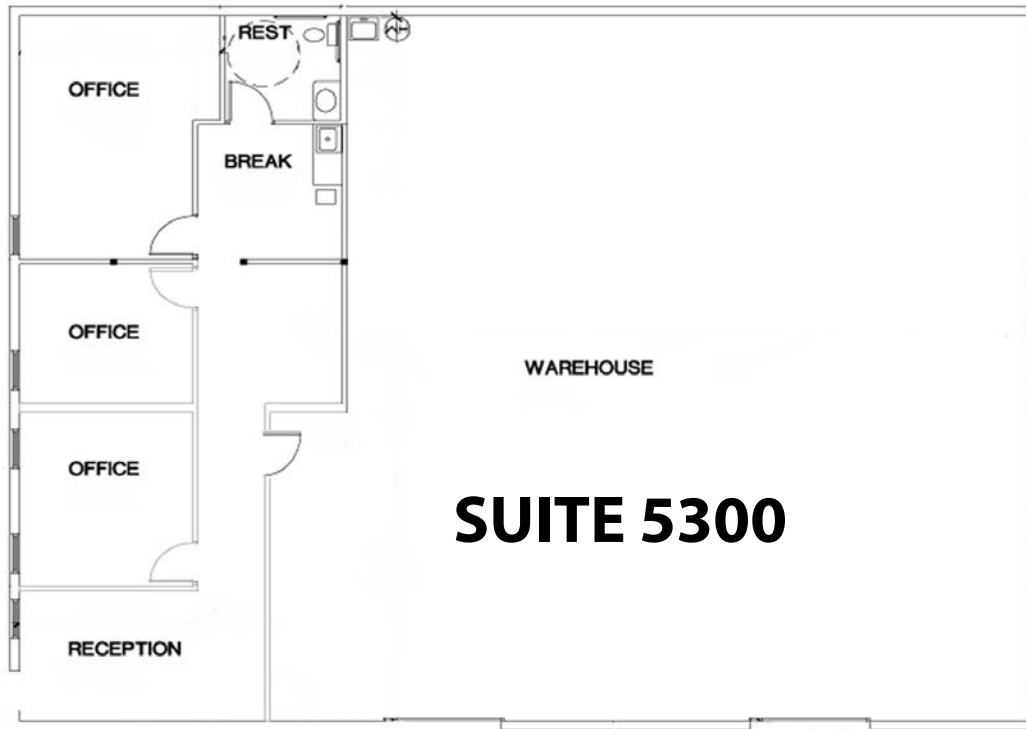
Updated: 3.6.2025

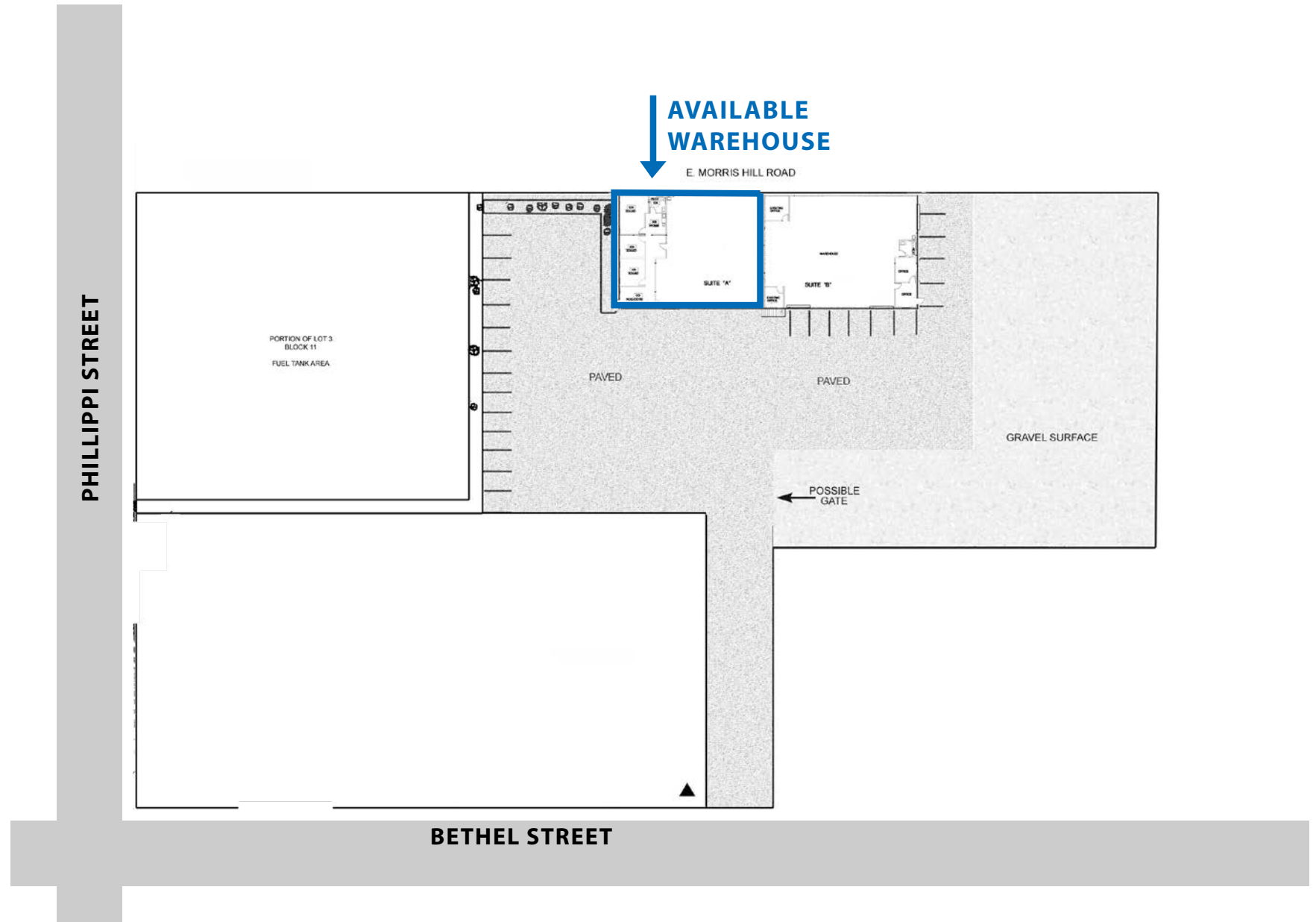
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# FLOOR PLAN







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**S PHILLIPPI ST**

**W BETHEL ST**

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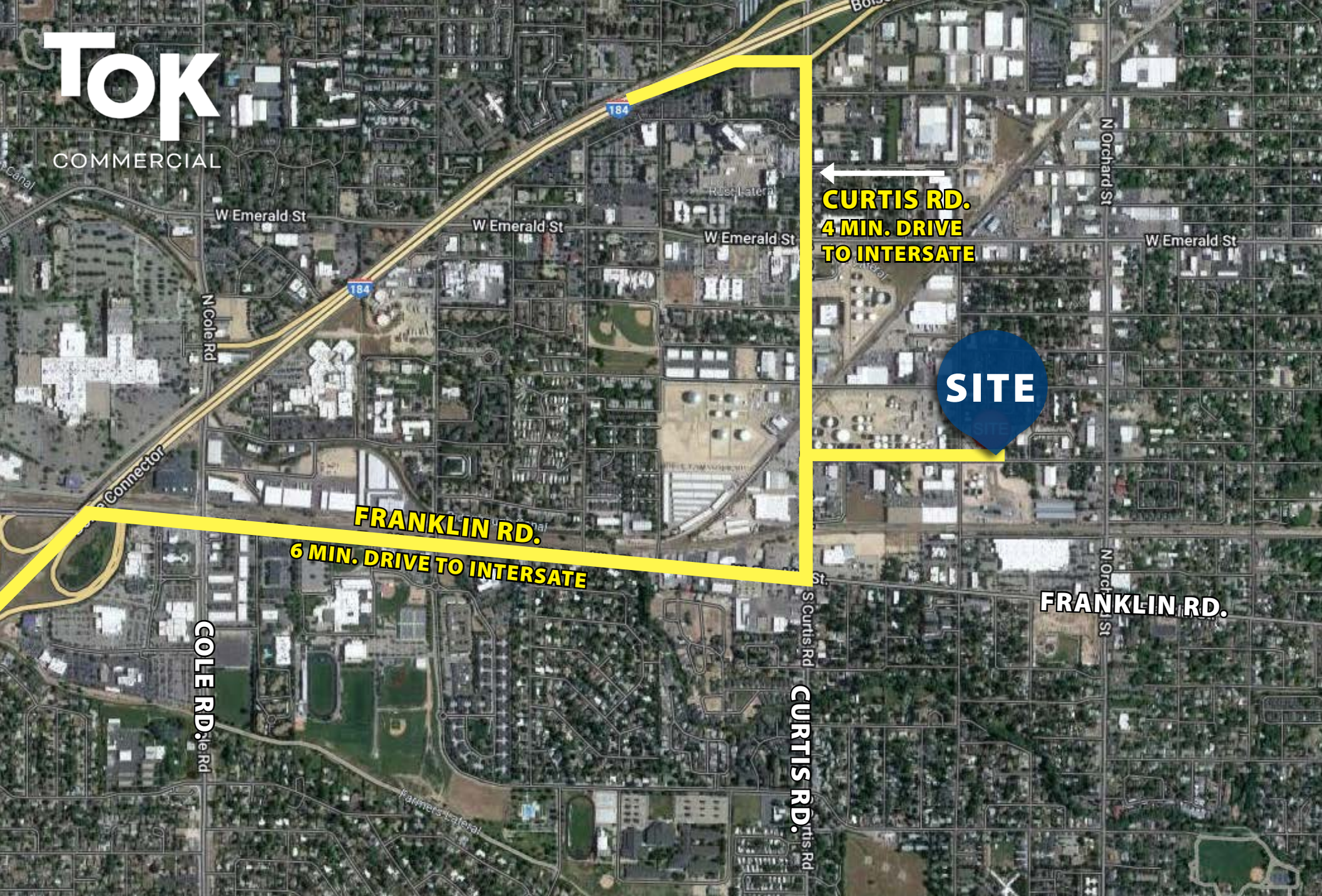
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**CURTIS RD.  
4 MIN. DRIVE  
TO INTERSTATE**

**SITE**

**FRANKLIN RD.  
6 MIN. DRIVE TO INTERSTATE**

**FRANKLIN RD.**

**CURTIS RD.**

**COLE RD.**

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