

5220 N SAWYER AVE

INDUSTRIAL SPACE FOR LEASE | GARDEN CITY, ID 83714



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UPDATED: 12.18.2025

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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



SPACE	RSF	RATE	AVAILABLE
Suite D	1,932 SF	\$0.95 SF / NNN	2/1/2026
Suite E	1,832 SF	\$0.95 SF / NNN	Immediately

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

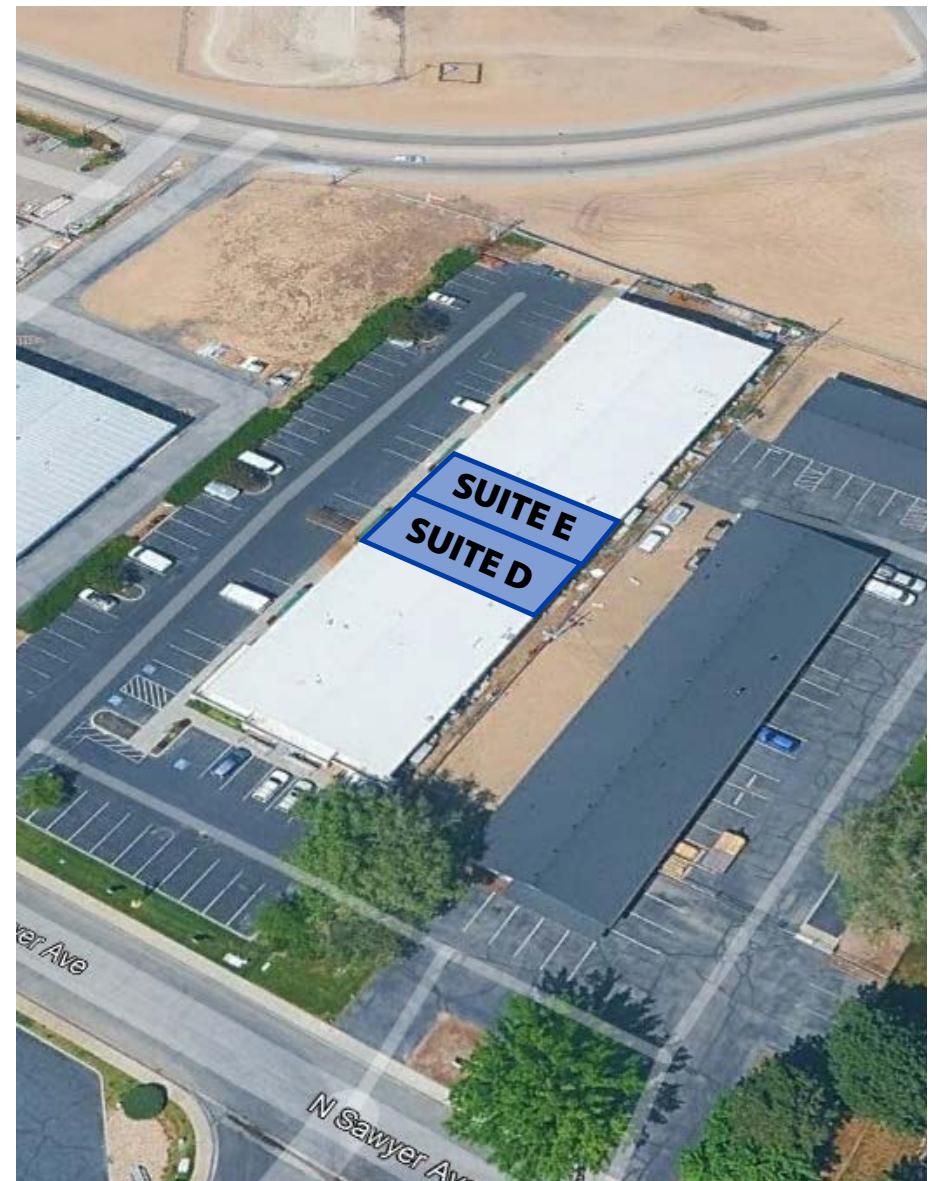
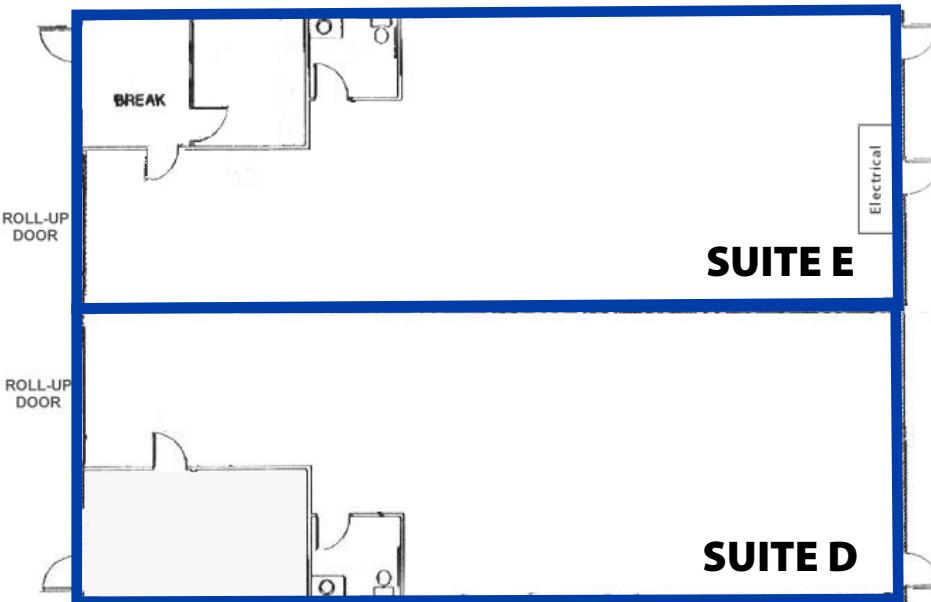
POWER: 3 Phase: 1,600 Amps

FIRE SPRINKLERS: Yes



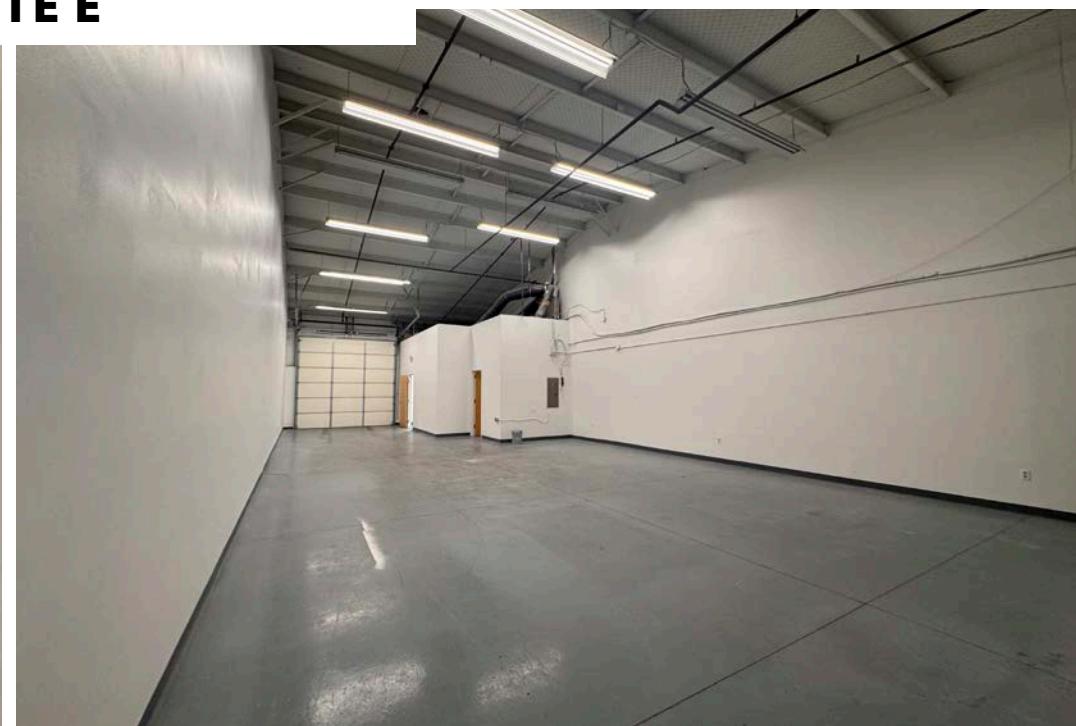
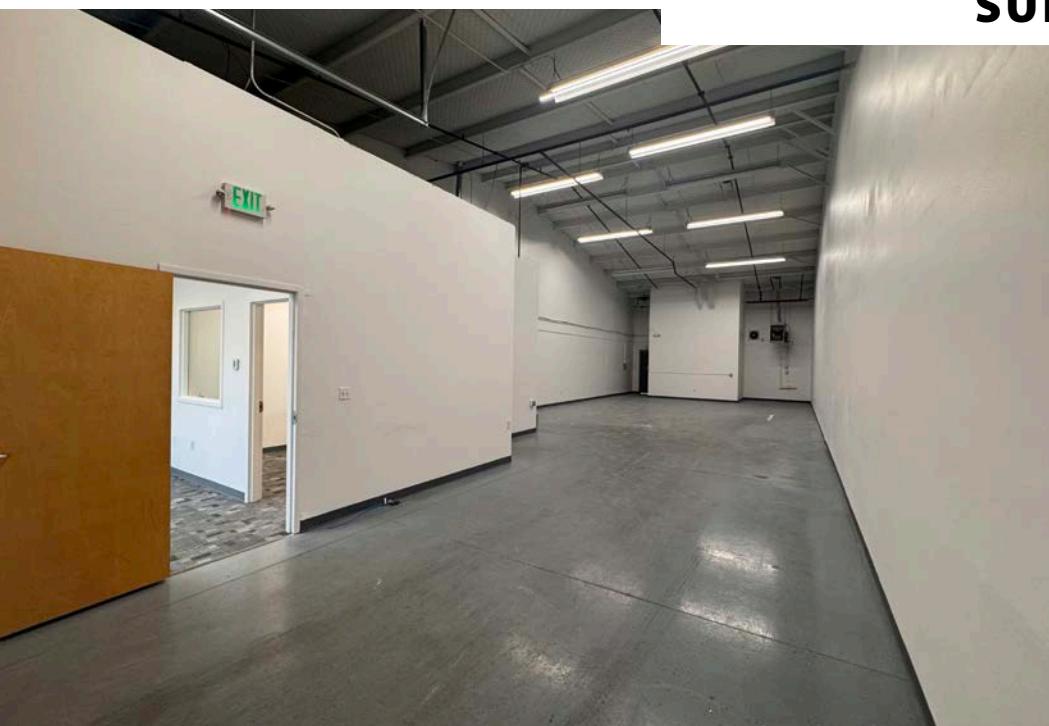
AVAILABLE SPACE

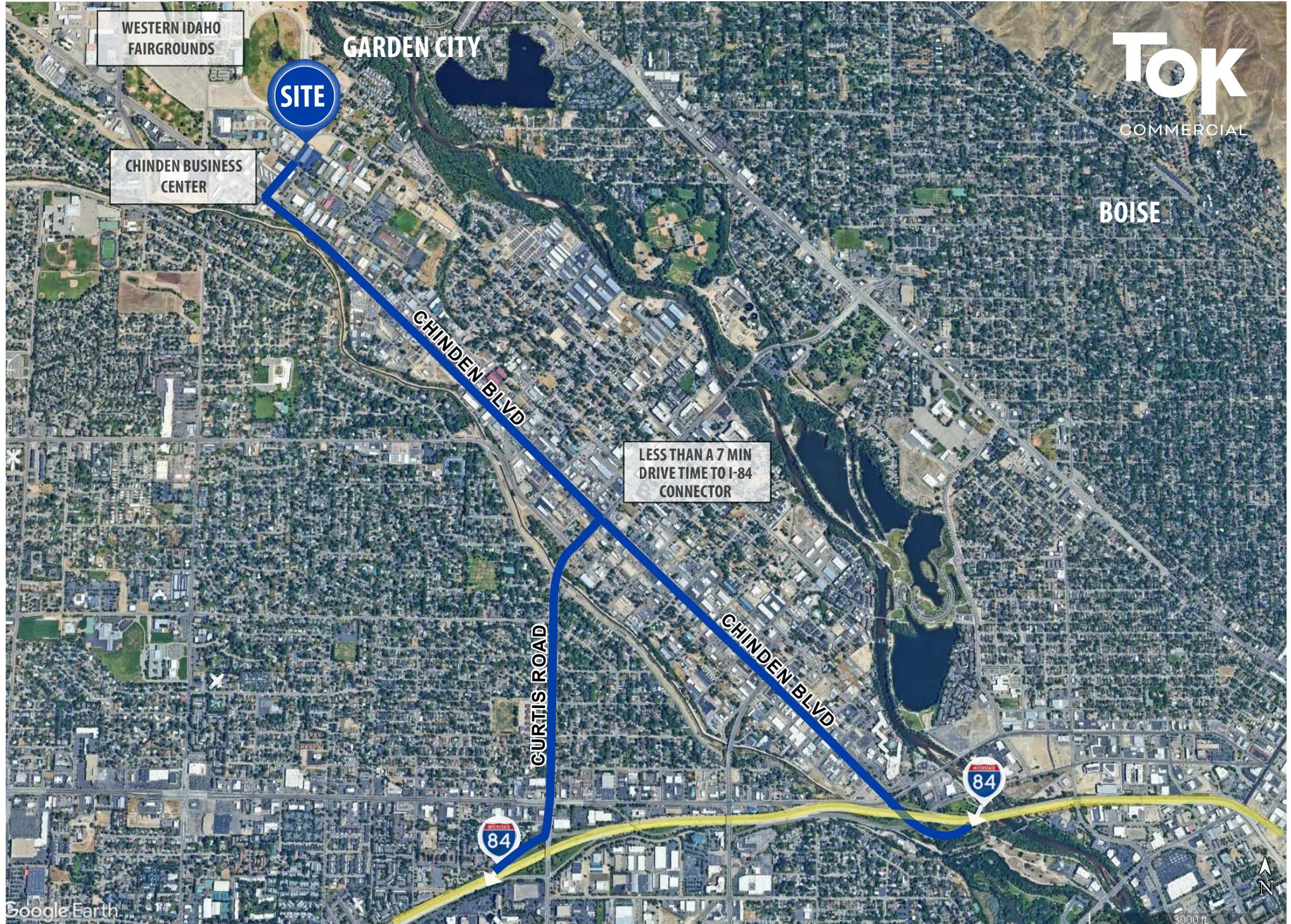
SPACE	RSF	RATE	AVAILABLE
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SUITE E





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