

# 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
Suite E	1,832 SF	\$0.95 SF / NNN	Immediately

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## CONTACT



## 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

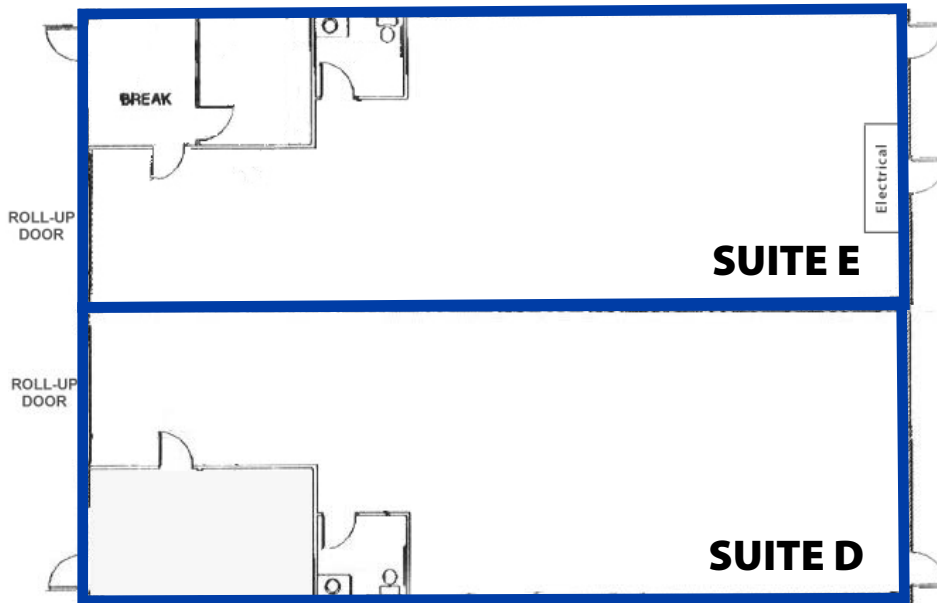
UPDATED: 12.18.2025

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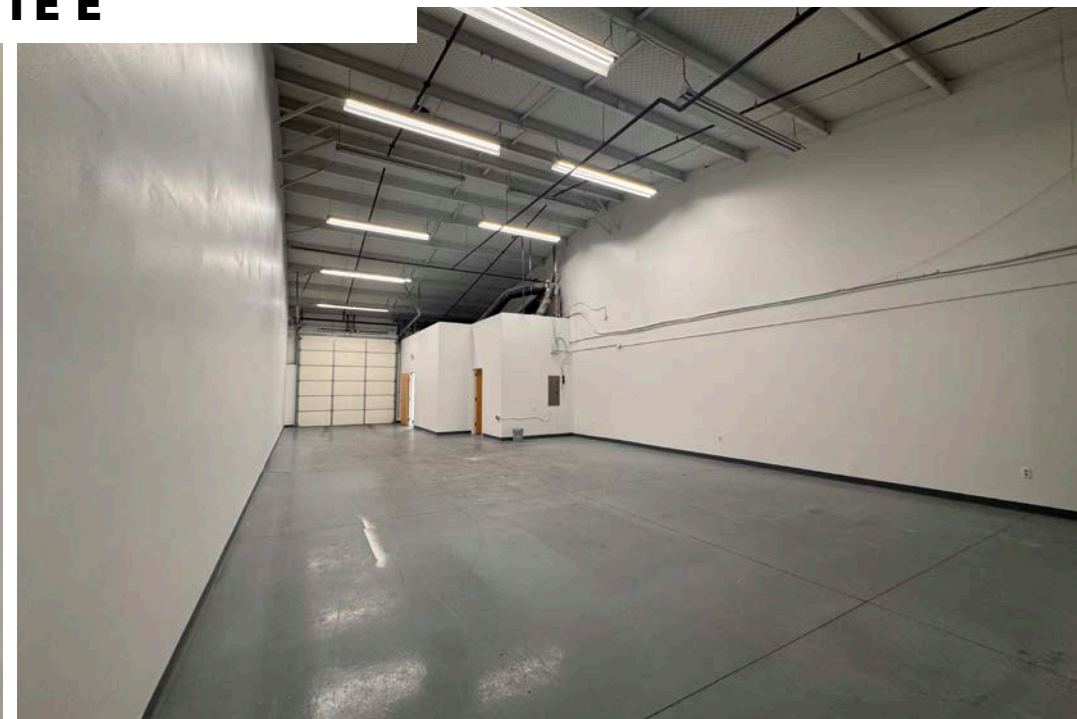
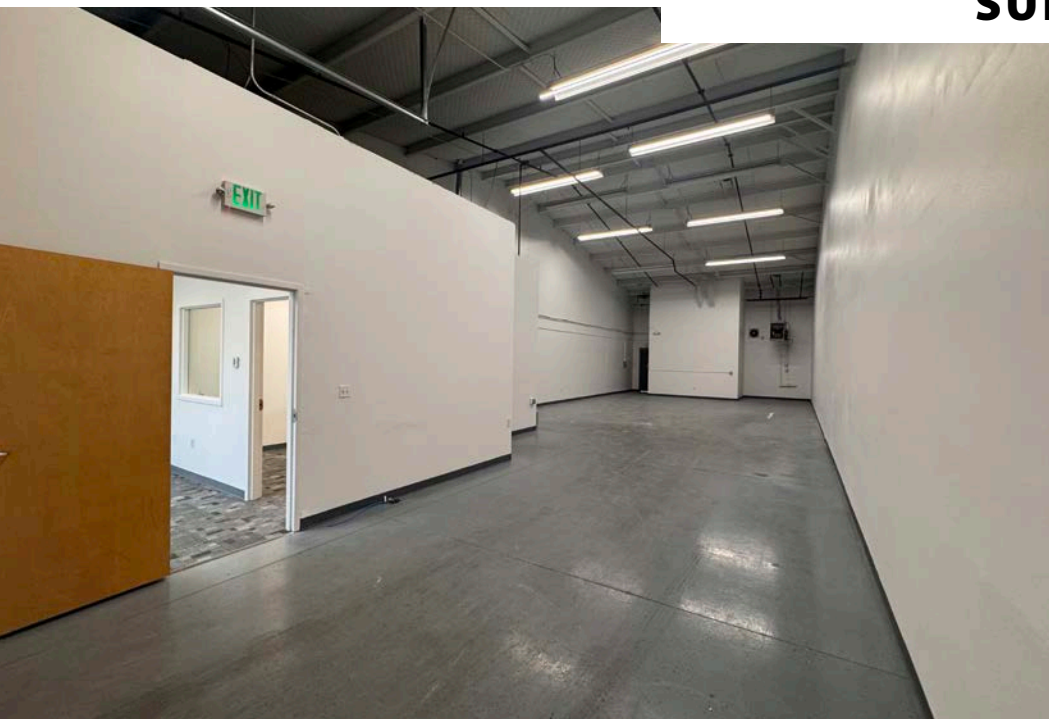
## AVAILABLE SPACE

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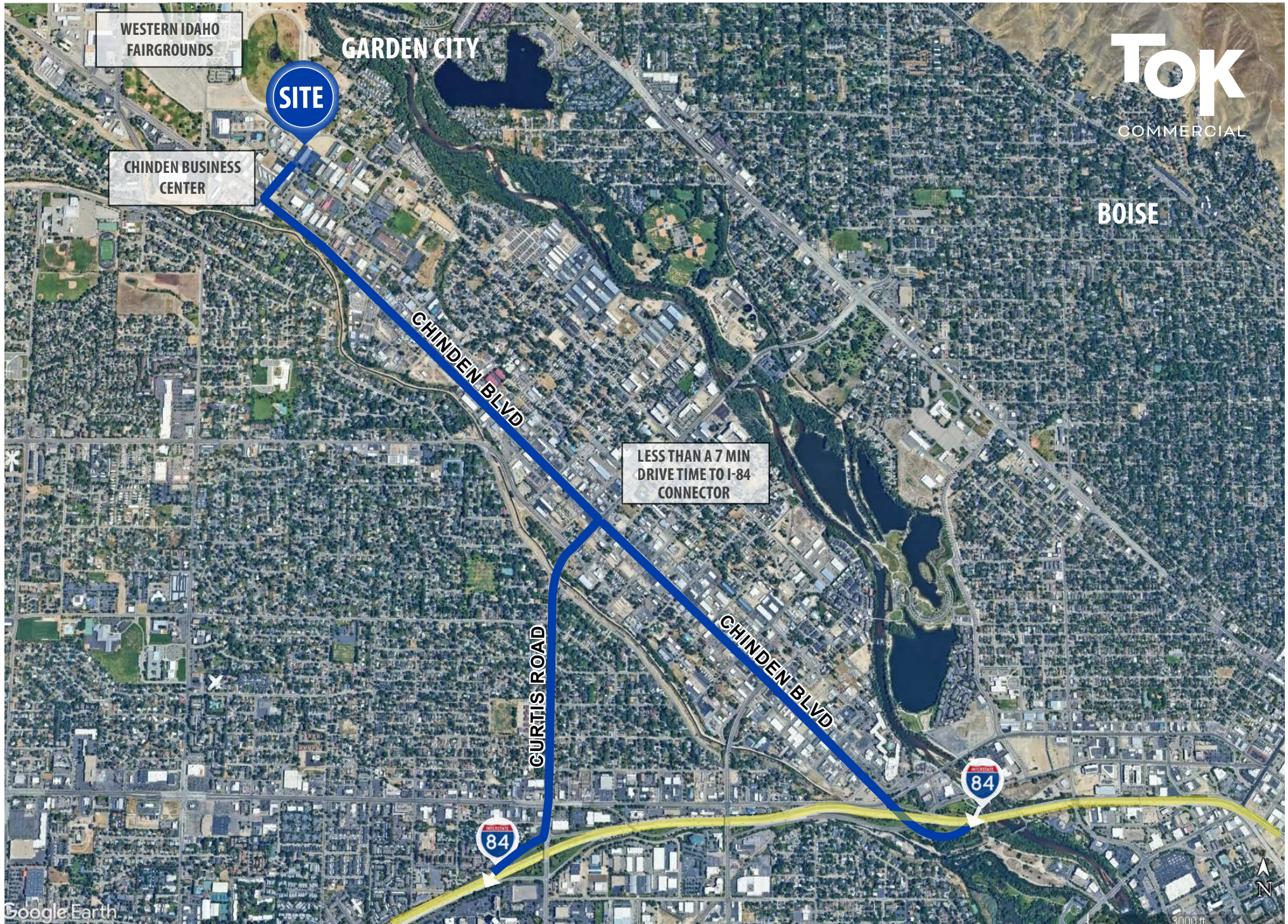
## SUITE E



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