



GARDEN CITY WAREHOUSE BUILDING FOR SALE



- Location: 108 W. 43rd Street, Garden City, Idaho)
- Building Size: 10,661 sq. ft. (6,800 sq ft Warehouse/2,661 sq ft Office/1,200 sq ft Showroom)
- Land Size: 29,621 sq ft (includes large paved, fenced yard area)
- Price: \$2,000,000 (\$188/sq. ft.)
- Misc
- New LED Lighting in warehouse area
 - Fully insulated and climate controlled warehouse
 - Ceiling height is 14' to bottom of trusses and 50' clear span
 - Plans available for the 2019 remodel to the large warehouse portion
 - (3) 12x12 Overhead doors at grade
 - Zoning: C-2 General Commercial – Garden City
 - (2) storage sheds and (3) 20' containers included
 - Year built -1979/Major structural remodel in 2019
 - Heavy electrical service - 480 amp/3 phase and (2) 208/120 volt/3 phase
- Comments:
- Please do not disturb the existing tenant. Call broker to show.
 - Seller will leaseback for a short period after closing to vacate the property.
 - Great floor plan with easy access to Curtis, Ustick, Chinden and Veterans Parkway.
 - See Floor Plans and Site Plan attached.

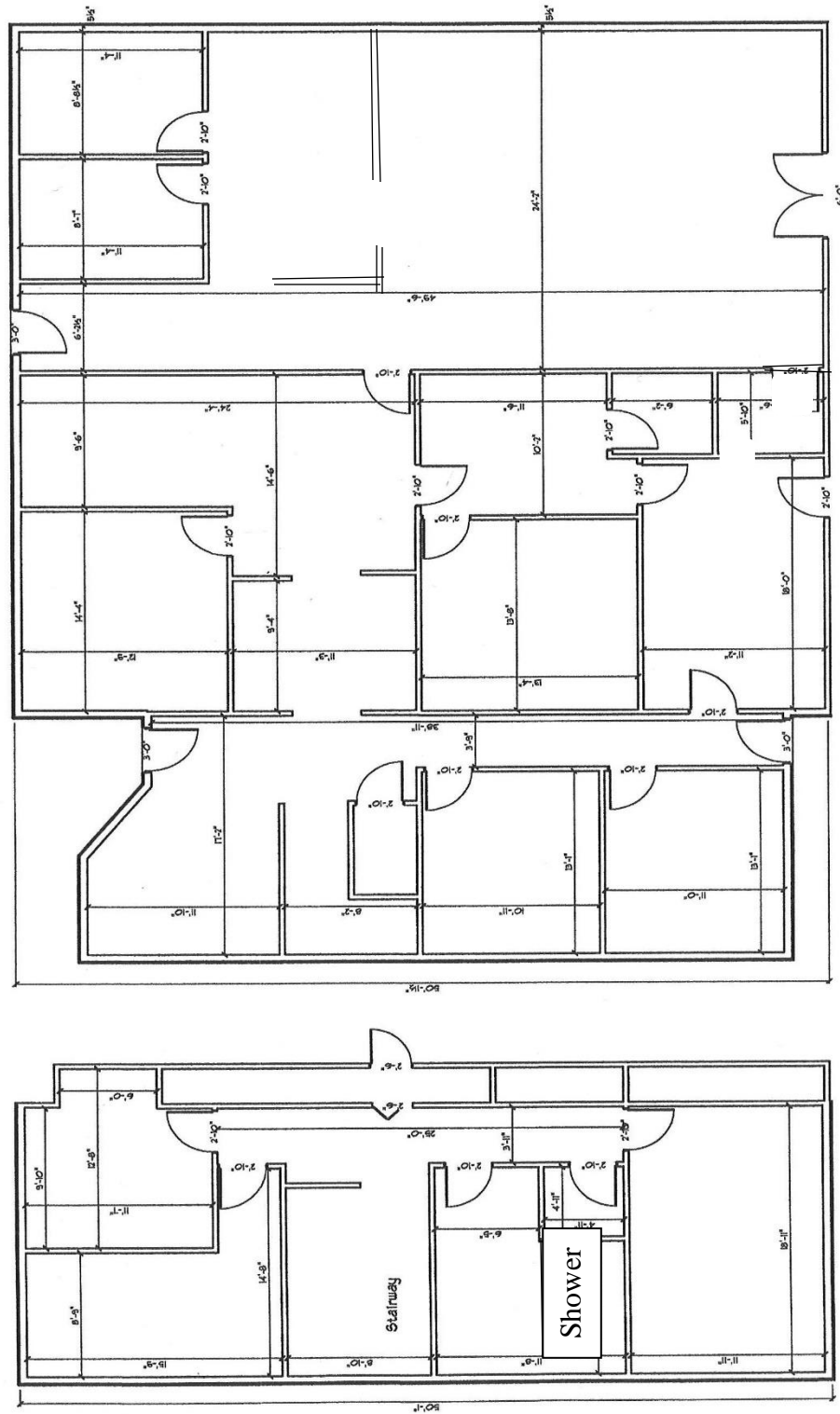
Agent: Lawrence A. Ross 208-861-9909
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*The above information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change corrections, errors, omissions, prior sale and/or withdrawal.

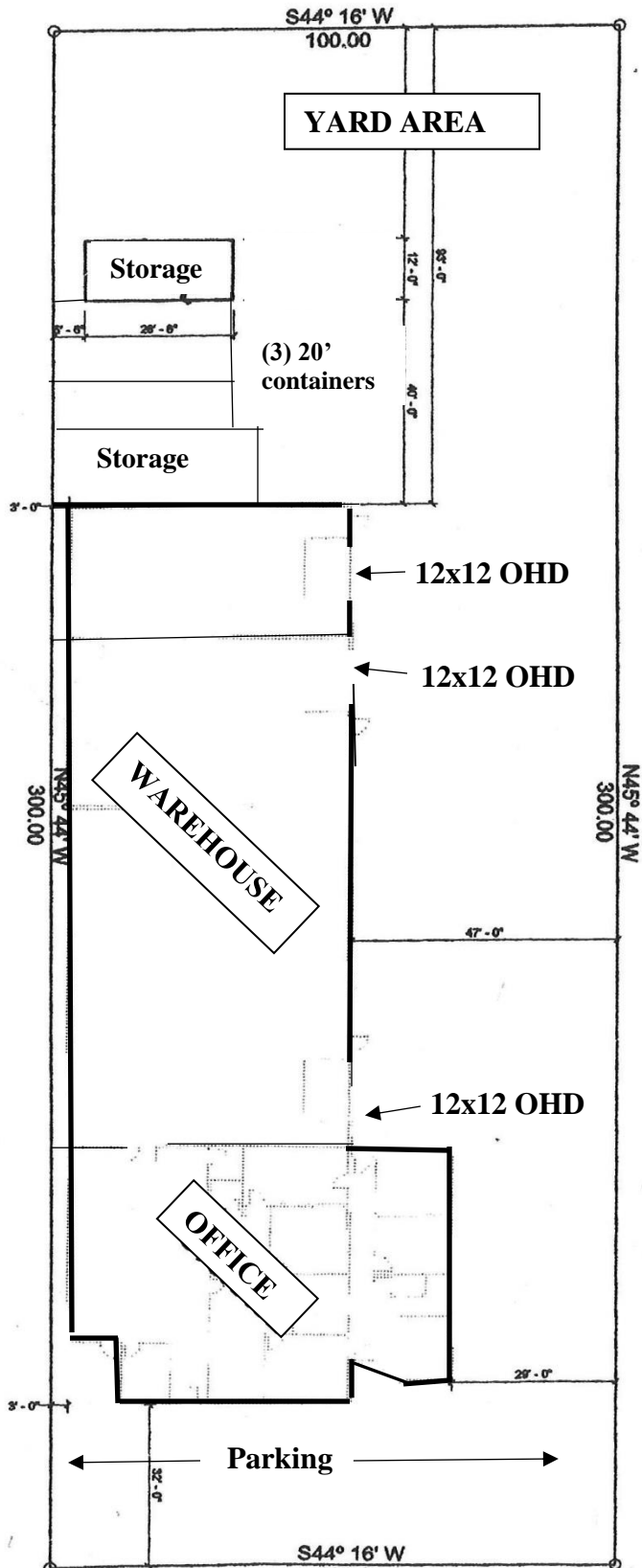


43rd Street

Second Floor



SITE PLAN



43rd Street

Warehouse Interior



Drive Way/OHD Access



Rear Yard Area/Storage Sheds

