

INDUSTRIAL BUILDING FOR LEASE 9000 W. CHINDEN BLVD.

Meridian, ID 83646



ECONOMIC DATA

LEASE RATE: \$5,500 per month
LEASE TYPE: Modified Gross

PROPERTY INFORMATION

COUNTY: Ada
MARKET: Meridian/Star

LISTING DATA

BUILDING SIZE: +/- 4,800 SF
UNIT 1 SF: +/- 3,200 SF
UNIT 2 SF: +/- 1,600 SF
YEAR BUILT: 2006
PARCEL: S0419347100

**SHOWING INSTRUCTIONS: CONTACT AGENT
DO NOT DISTURB TENANTS**

PROPERTY OVERVIEW

Lee & Associates is pleased to present this 4,800 SF industrial space for lease. This property includes warehouses, mezzanines, office spaces, storage rooms, and +/- 1 acre of fenced yard space. Unit 1 offers 16' of clear height in the warehouse, 8' of clear height below the mezzanine, 14'x18' grade level door (1), and 14'x16' grade level door (1). Unit 2 consists of 16' of clear height in the warehouse, 20'x30' mezzanine, and 14'x16' grade level door (1). The property is located between Star Rd. and Can-Ada Rd. on Chinden Blvd./Hwy 20/26.

PROPERTY HIGHLIGHTS

- +/- 1 acre of fully fenced yard space with electric gate
- Warehouse has a clear height of 16 FT
- (1) 14'x18' grade level door and (2) 14'x16' grade level doors
- No water or plumbing in the building
- Close proximity to new residential, retailers, and amenities

Russ Vawter | Principal
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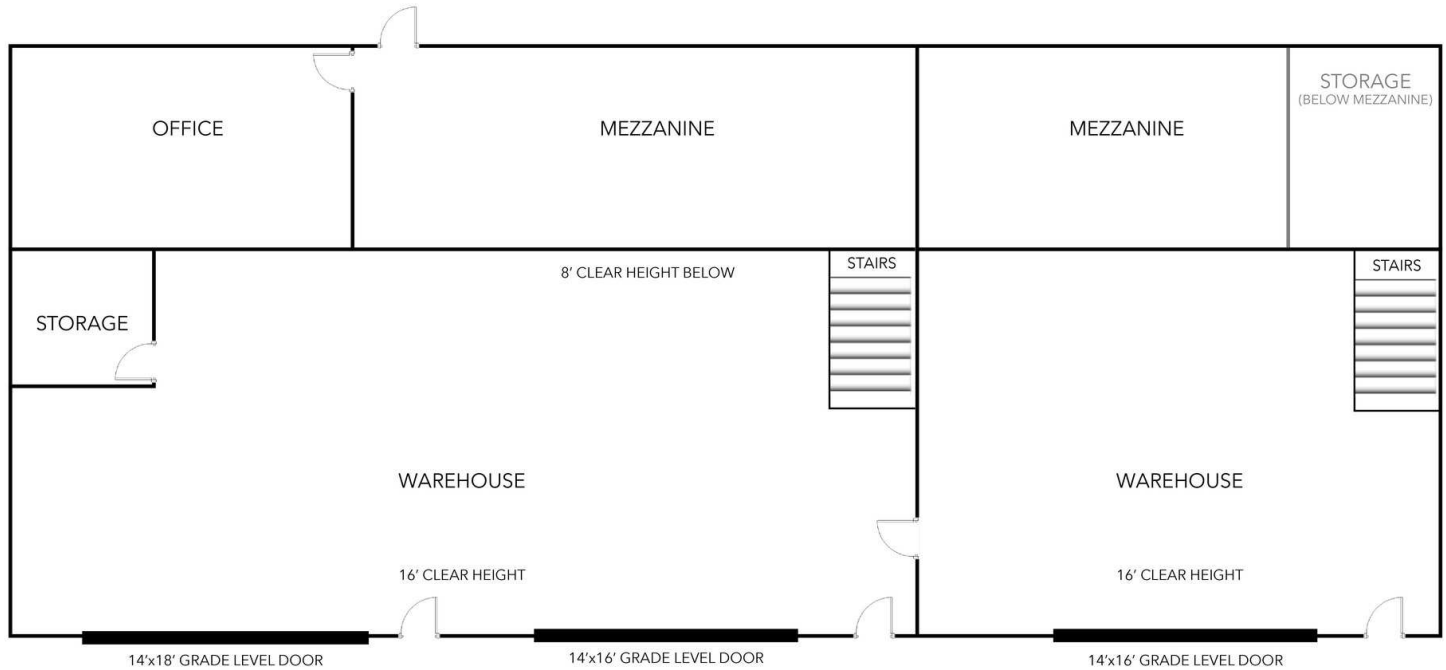
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FLOOR PLAN

+/- 4,800 SF



UNIT 1

+/- 3,200 SF

UNIT 2

+/- 1,600 SF

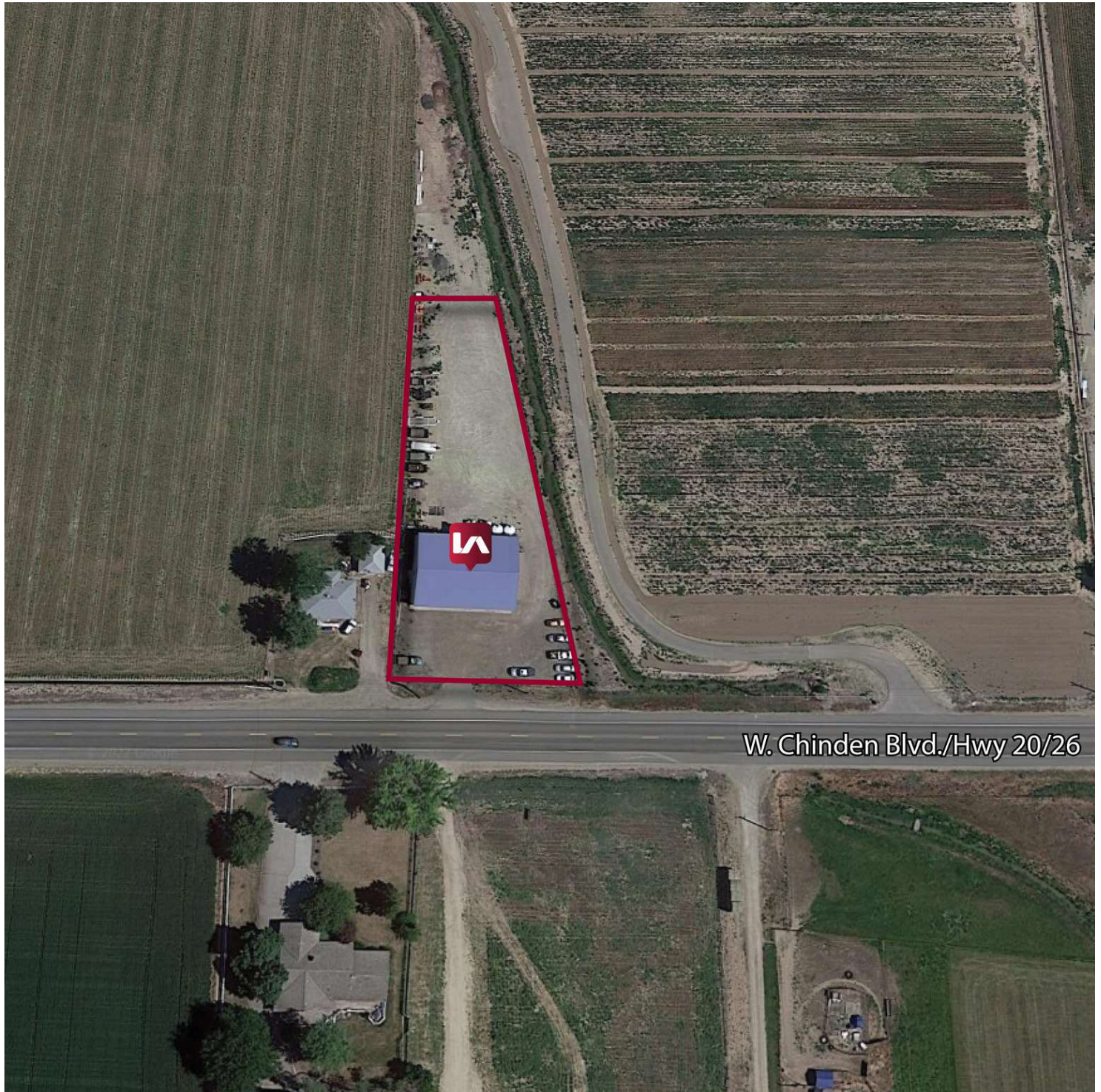
AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
9000 W. Chinden Blvd.	4,800 SF	Modified Gross	\$5,500 per month

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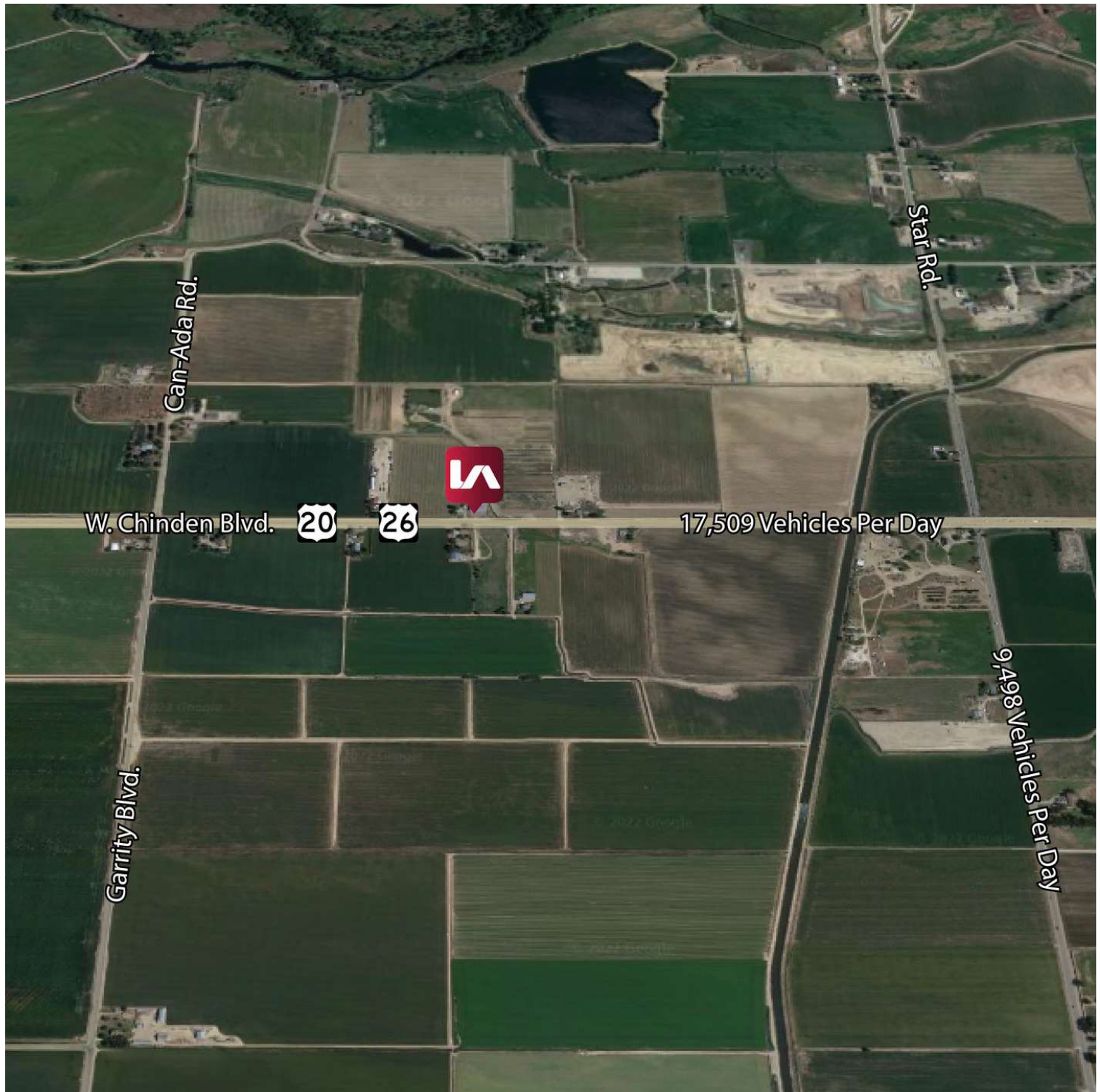


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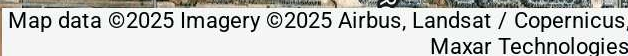
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COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



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