

CENTRAL COMMERCE PARK

FOR LEASE | BUILDING B | 2240 S COLE RD | BOISE, ID



PROPERTY INFORMATION:

Bldg Type:	Industrial	Parking:	Ample
Bldg Size:	26,180 SF	Sprinklers:	Yes
Clear Height:	20'-22'	Zoning:	I-1
Grade Level:	3	Available:	April 1, 2026
Dock Door:	2	Est. NNN:	\$0.38/SF
Power:	400 Amps 120/208 Volt 3-Phase		

AVAILABLE SPACE:

SPACE:	RSF:	RATE:	MONTHLY RATE:
Suite 150 Office	1,250 SF		
Whse	4,679 SF		
Total	5,929 SF	\$1.20/SF	\$7,114.80 + NNN

LISTING COMMENTS:

- Excellent central location.
- Climate controlled warehouse.
- Dock-high & grade level doors.
- Only 1/2 mile from I-84 and the airport.
- Office/warehouse/manufacturing or R&D.



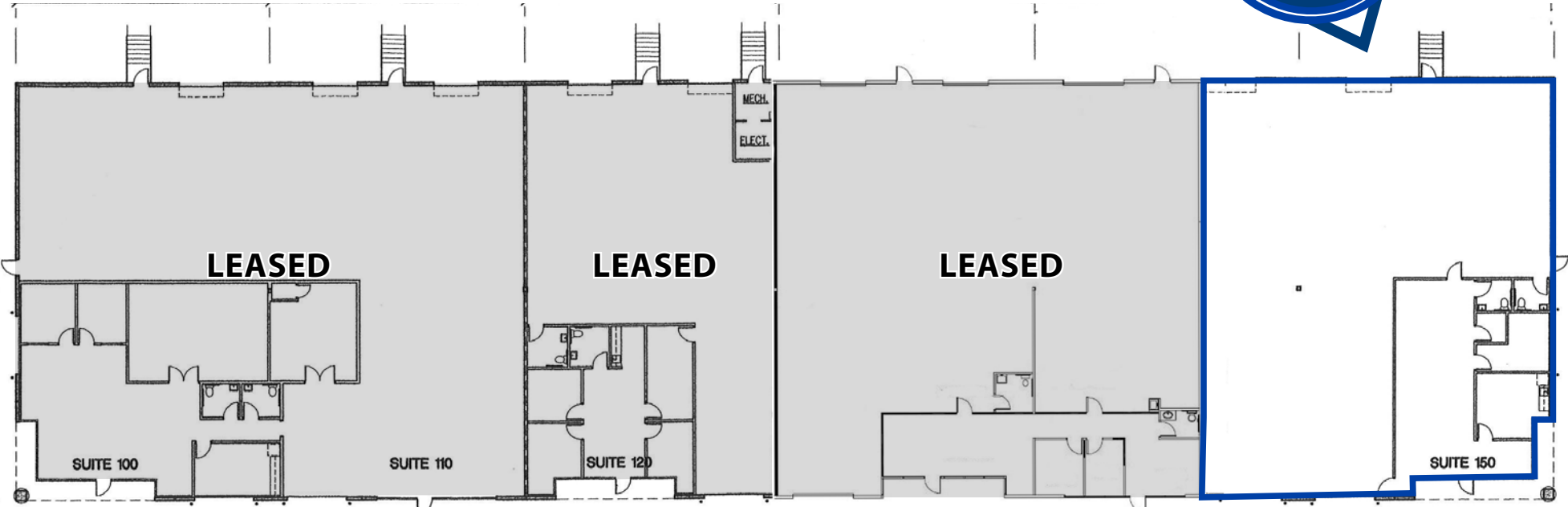
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BLDG B FLOOR PLAN

SUITE 150
5,929 SF

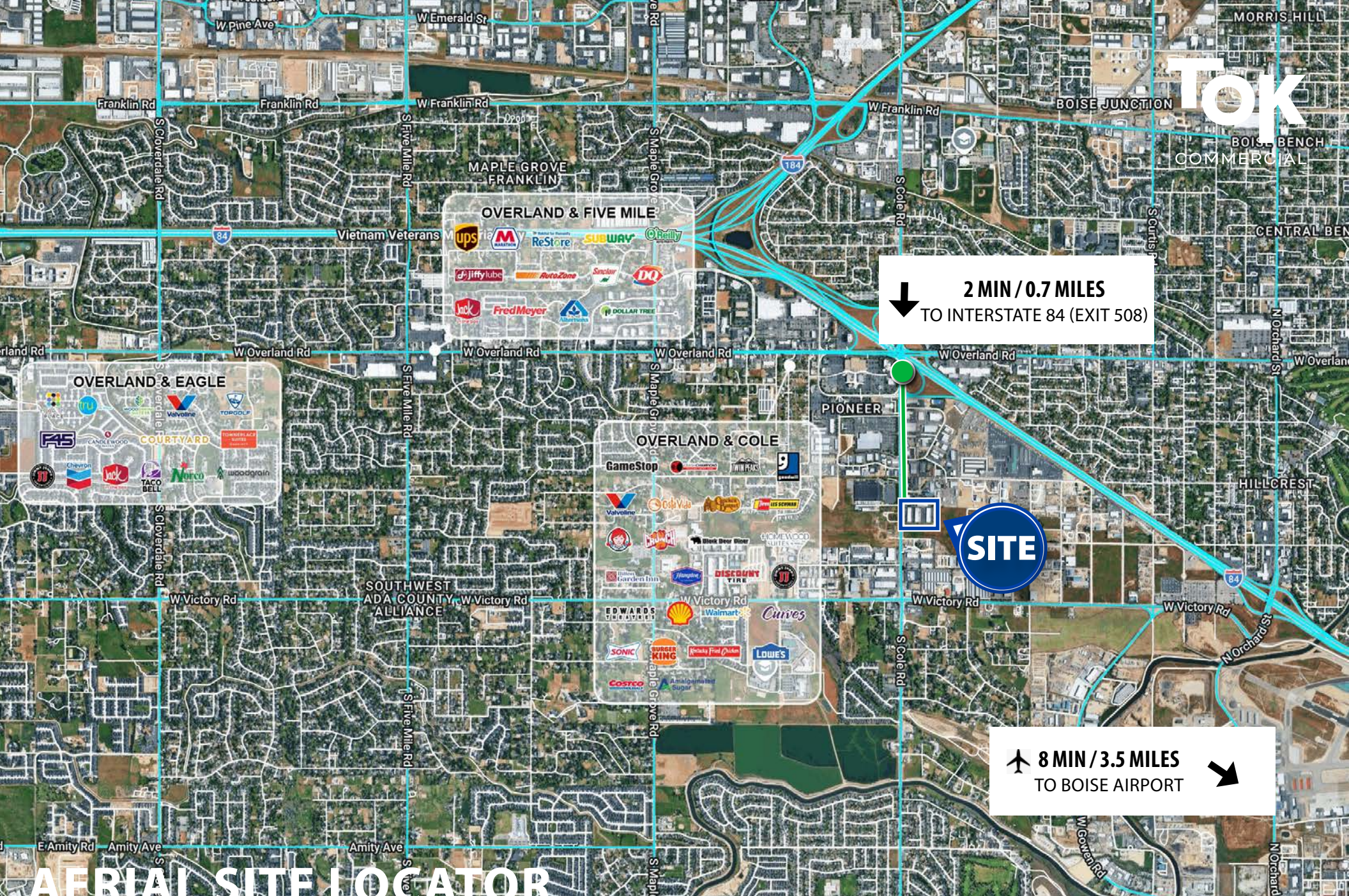








SITE LOCATOR



2 MIN / 0.7 MILES
TO INTERSTATE 84 (EXIT 508)

SITE

8 MIN / 3.5 MILES
TO BOISE AIRPORT

AERIAL SITE LOCATOR