

FOR LEASE

# 7665-B West Mossy Cup

S. Cole Rd. & Mossy Cup St. | Boise, ID 83709

Colliers



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**Industrial Space Available:**  
*Lease Rate | \$1.10 PSF  
NNN | \$0.20*

## PROPERTY OVERVIEW

<b>Property Type</b>	Industrial	
<b>Building Size</b>	Warehouse	3,360 SF
	Office	300 SF
<b>Land Size</b>	1.1 Acre	
<b>Clear Height</b>	16' - 18'	
<b>Grade Level Drive-In Doors</b>	1 - 14' x 16'	
<b>Construction Type</b>	CMU	
<b>Zoning</b>	M-1D	
<b>Power</b>	3 Phase	
<b>Heating and Cooling</b>	Heated Warehouse Climate Controlled Office	



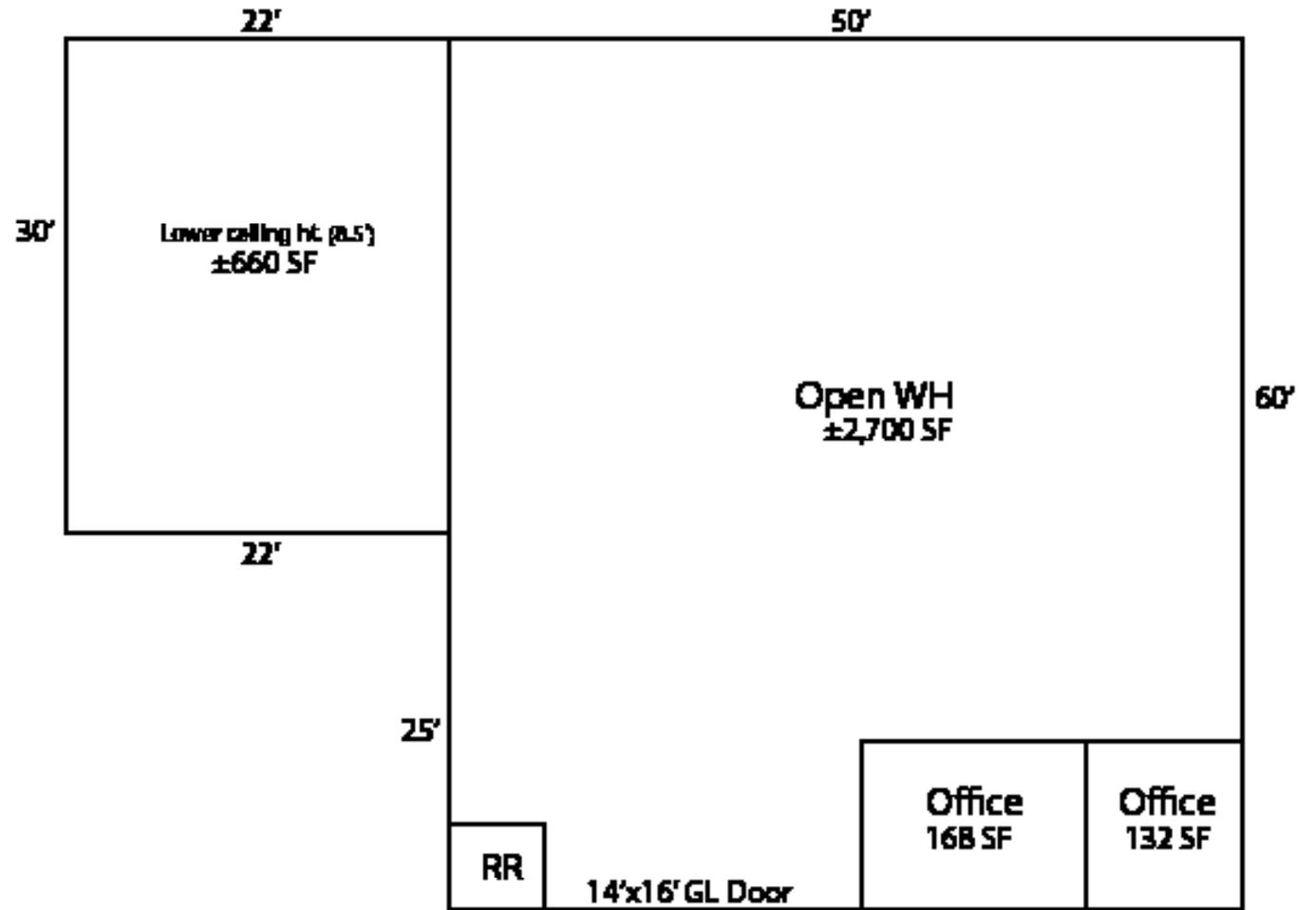
## SPACE AVAILABLE

Space Type	Size	Rate
Office	300 SF	<i>Additional 300 SF Mezzanine above office included at no cost</i>
Warehouse	3,360 SF	
<b>TOTAL</b>	<b>3,660 SF</b>	<b><i>Lease Rate   \$1.10 PSF NNN   \$0.20</i></b>

## KEY HIGHLIGHTS

- Convenient Central Boise location, less than 1 mile to I-84 on/off ramp
- Oversized and automatic grade level door
- Heated warehouse with upgraded insulation
- Energy efficient lighting

# Floor Plan



# Photo Gallery



Office



Warehouse



Warehouse



# Location



**SITE**



2-4 Minute Drive to I-84 via Exit 50B

W Mossy Cup St.

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