

For Lease

AVAILABLE



(208) 949-6660
Rhonda Garland
rhonda@garlandgroupre.com

FOR LEASE—MIXED USE—MULTI TENANT
WRIGHT STREET INDUSTRIAL—FLEX SPACE 3559 West
Wright Street, Boise, ID 83705



(208) 949-6660

Rhonda Garland
rhonda@garlandgroupe.com

FOR LEASE—MIXED USE—MULTI TENANT
**WRIGHT STREET INDUSTRIAL—FLEX SPACE 3559 West
Wright Street, Boise, ID 83705**

PROPERTY HIGHLIGHTS

AVAILABLE:	2,650 SF Office <u>3,350 SF Warehouse/Storage</u> 6,000 SF Total
LEASE RATE:	\$1.00/SF NNN (Est. \$0.24)
LEASE TERM:	~2 Years
BUILDING SIZE:	12,000 SF
PARCEL #:	O1028244276
CEILING HEIGHT:	14'3" (warehouse)
OVERHEAD DOOR:	1—12'x10' Grade-Level Roll Up
AVAILABILITY:	30 Days
ZONING:	MX-2

LISTING DETAILS

- Mixed use multi-tenant flex building available for lease in southeast Boise
- Available space consists of reception area, spacious private office, a 2nd large private office or conference room, 4 restrooms, including 1 w/shower, large open warehouse and additional open productions/storage and work areas.
- Large on-site parking area provides ample space for customers and staff— +/- 34 stalls.
- Excellent visibility from Interstate 84 near Exit 53
- Easily accessible from Vista Avenue and Airport Way





**GARLAND
GROUP**

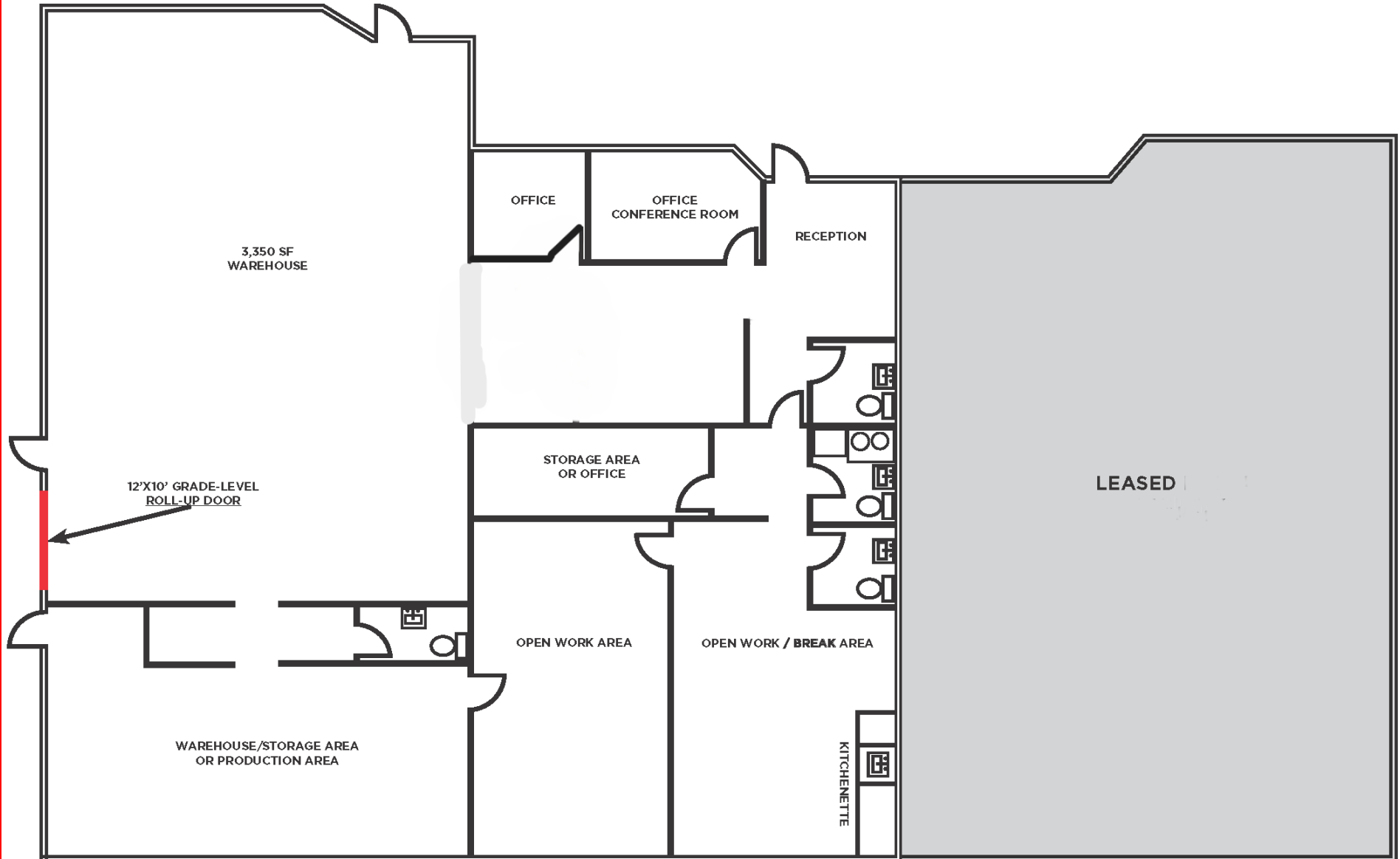
(208) 949-6660

Rhonda Garland
rhonda@garlandgroupe.com

FOR LEASE—MIXED USE—MULTI TENANT

**WRIGHT STREET INDUSTRIAL—FLEX SPACE 3559 West
Wright Street, Boise, ID 83705**

**2,650 SF OFFICE/SHOWROOM
3,350 SF WAREHOUSE/STORAGE**





**GARLAND
GROUP**

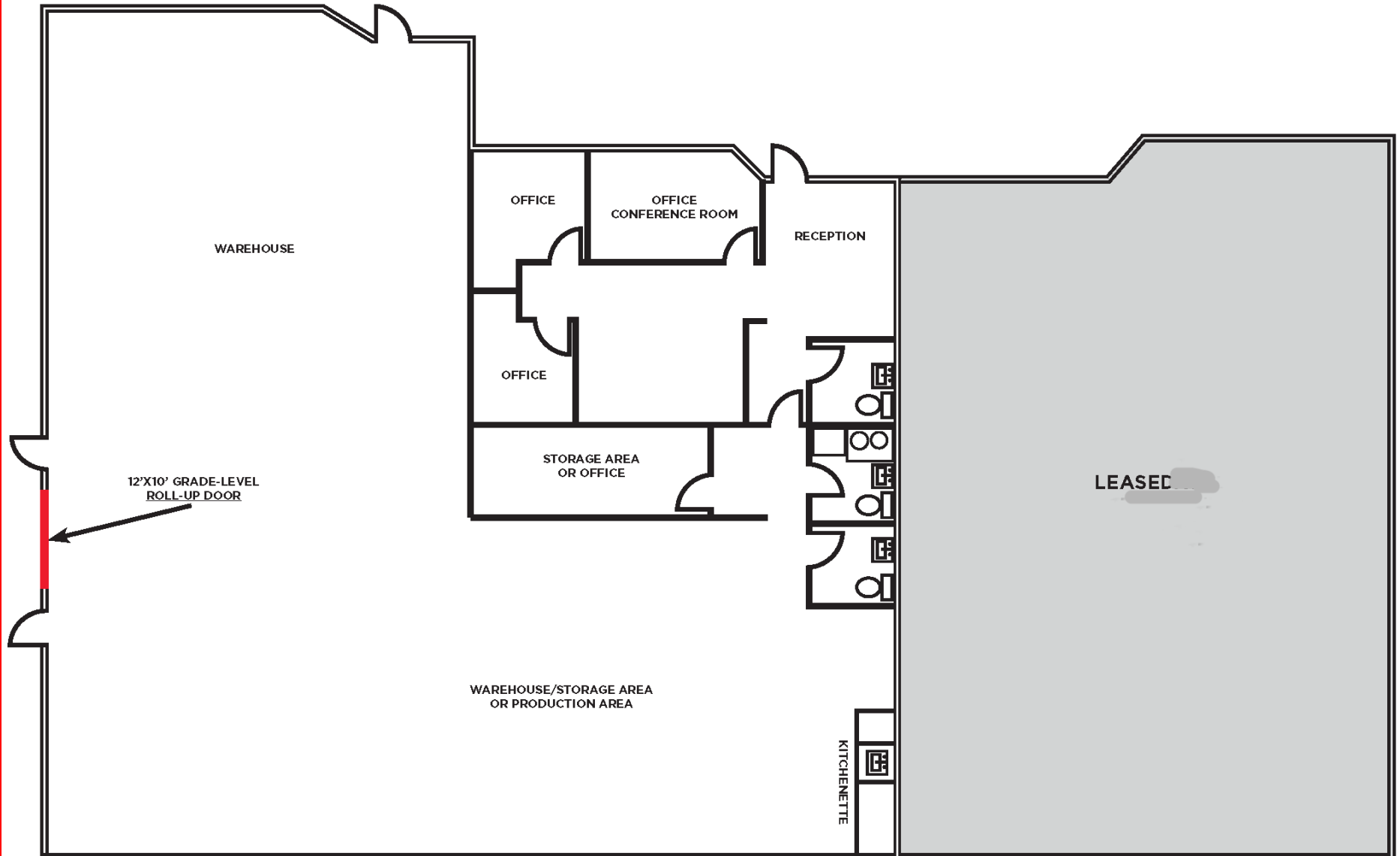
(208) 949-6660

Rhonda Garland
rhonda@garlandgroupe.com

FOR LEASE—MIXED USE—MULTI TENANT

**WRIGHT STREET INDUSTRIAL—FLEX SPACE 3559 West
Wright Street, Boise, ID 83705**

**POTENTIAL WAREHOUSE EXPANSION
CONTACT AGENTS FOR DETAILS**





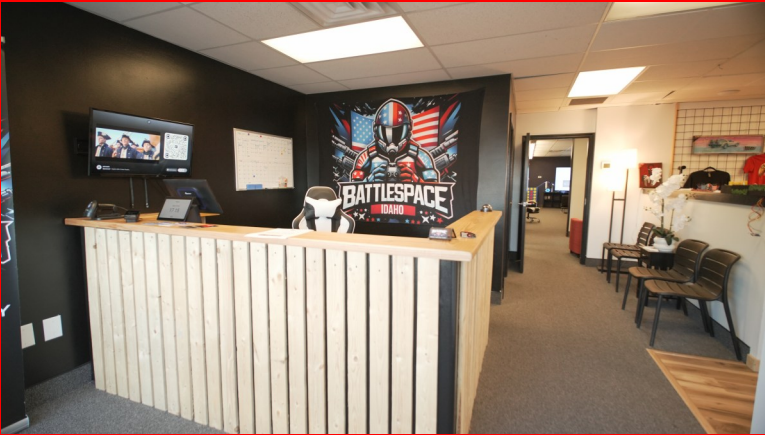
**GARLAND
GROUP**

(208) 949-6660

Rhonda Garland
rhonda@garlandgroupe.com

FOR LEASE—MIXED USE—MULTI TENANT

**WRIGHT STREET INDUSTRIAL—FLEX SPACE 3559 West
Wright Street, Boise, ID 83705**





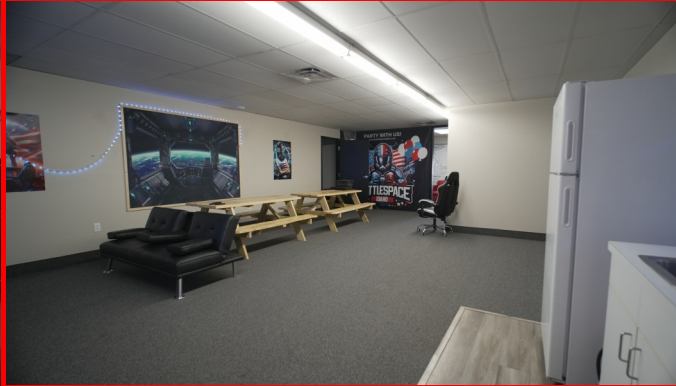
**GARLAND
GROUP**

(208) 949-6660

Rhonda Garland
rhonda@garlandgroupe.com

FOR LEASE—MIXED USE—MULTI TENANT

**WRIGHT STREET INDUSTRIAL—FLEX SPACE 3559 West
Wright Street, Boise, ID 83705**





(208) 949-6660

Rhonda Garland
rhonda@garlandgroupe.com

FOR LEASE—MIXED USE—MULTI TENANT
WRIGHT STREET INDUSTRIAL—FLEX SPACE 3559 West
Wright Street, Boise, ID 83705



1, 3 & 5 MILE DEMOGRAPHICS

In the identified area, the current year population is 176,382. In 2020, the Census count in the area was 170,490. The rate of change since 2020 was 1.05% annually. The five-year projection for the population in the area is 184,277 representing a change of 0.88% annually from 2023 to 2028.

