



*Two Available Suites!*

# For Lease

11193 W. Emerald Street,  
Boise, Idaho 83713

Suite 1  
27,992 SF

Suite 2  
18,679 SF

## Highlights

- Available immediately
- Excellent central valley location
- Freezer/Cooler space available (contact agent)
- Close to I-84 Connector
- Easy access to multiple major thoroughfares

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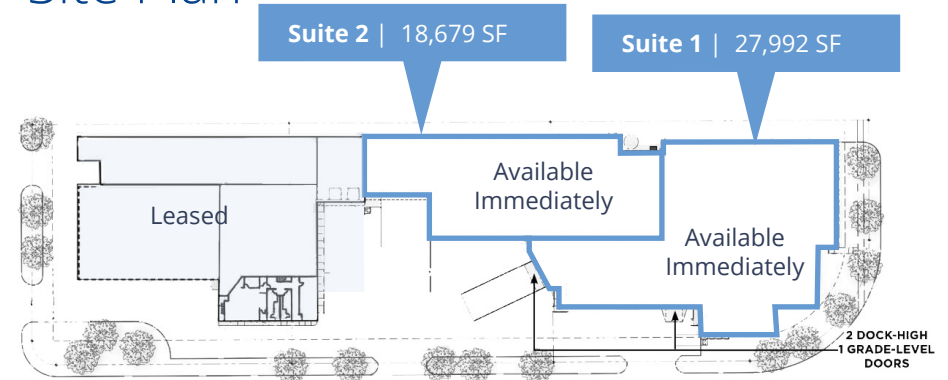


# Property Overview

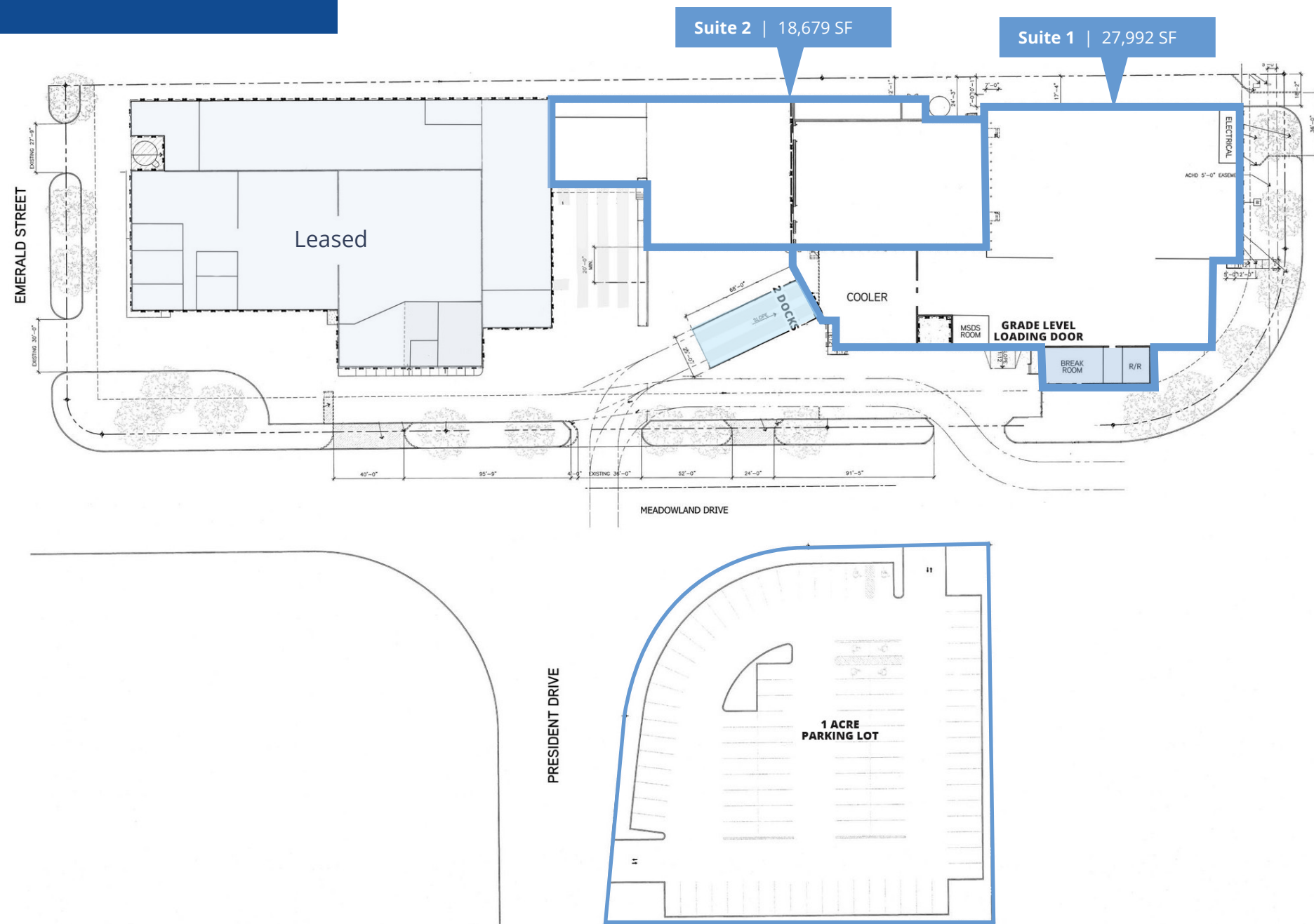
Property Type	Industrial
Space Available	Suite 1 – 27,992 SF Suite 2 – 18,679 SF
Acres	4.137 SF
Construction Type	Concrete & block
Zoning	I-1
Ceiling Height	20'
Dock High Doors	Yes
Grade Level Drive-In Doors	Yes
Fire Suppression	Sprinklered
Parking	Ample. 1 acre paved, surface parking lot located directly across the street.
Power	3-Phase
Lighting	LED Lighting
Lease Rate	Contact Agent
Property Access	Lockbox



## Site Plan



# Site Plan





# Gallery





# Location



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