

VALUE-DRIVEN SUBLEASE OPPORTUNITY

Ample On-Site Parking – Convenient parking for employees, customers, and trucks.

Quick I-84 Access – Minutes to the interstate for seamless distribution.

Prime Industrial Location – Near Boise Airport and major transit routes.

Easy Shipping & Receiving – Efficient layout with excellent truck access.

Central Boise Location – Close to downtown and major employment centers.

SPACE:	RSF:	RATE:
651	Office 514 SF	
	Whse 59,486 SF	
	Total 60,000 SF	\$0.65/SF/mo.

LEASE TYPE:	NNN	CLEAR HEIGHT:	24'
SUBLEASE TERM:	5/31/2027	DOCK DOOR:	(8) Full
BLDG SIZE:	165,000 SF	GRADE DOOR:	(2) 14'x14'
ZONING:	I-1	PARKING:	Ample
POWER:	3 Phase	SPRINKLERED:	Yes
COLUM SPACING:	50'x50'	AVAILABLE:	Immediate

CONTACT

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HIGHLIGHTS



DETAILS

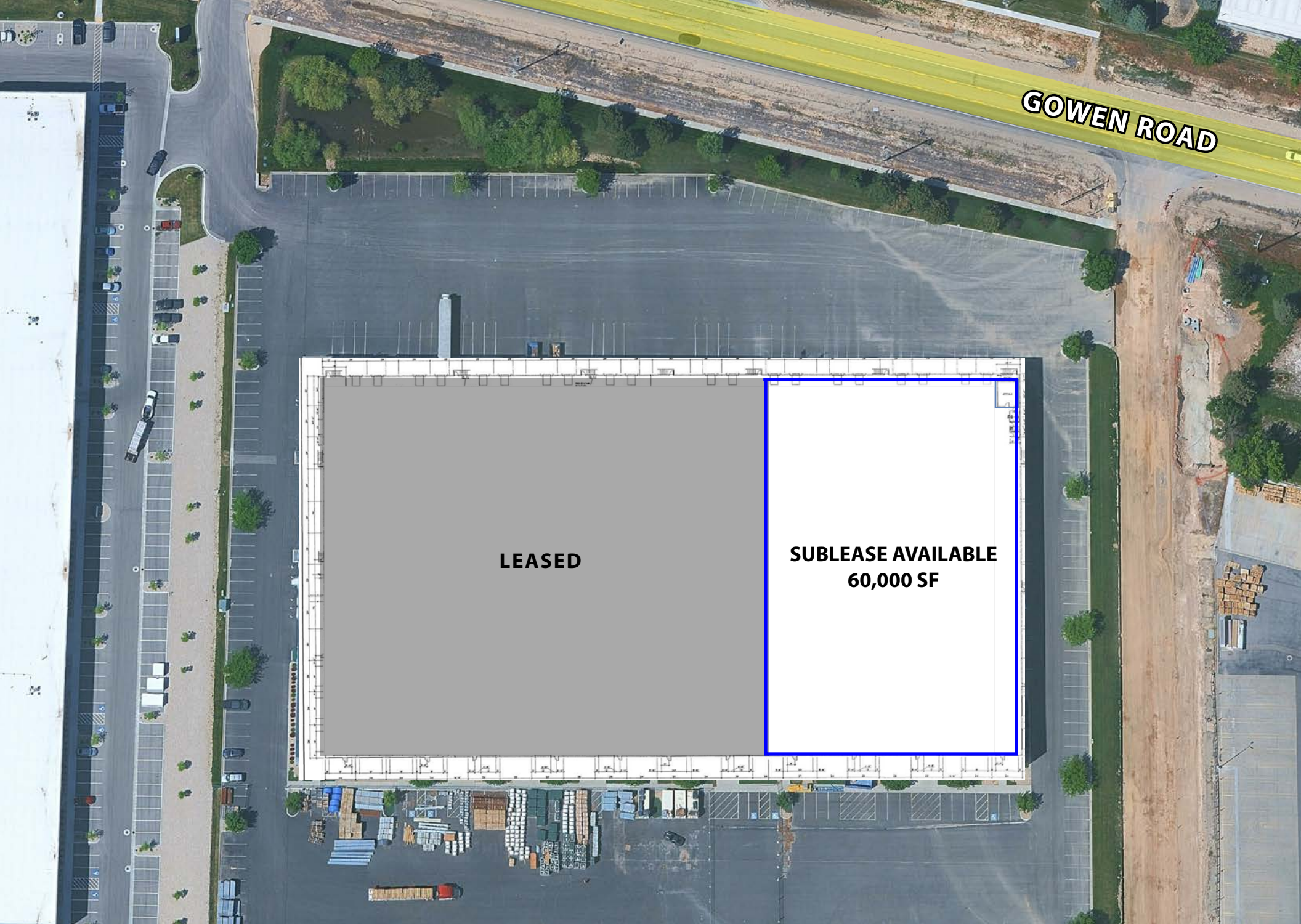




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GOWEN ROAD

LEASED

**SUBLEASE AVAILABLE
60,000 SF**

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BOISE

TOK
COMMERCIAL

Boise Airport

7 MINUTE DRIVE (4.5 MILES)

INTERSTATE
84

COMMERCIAL TIRE

INTERSTATE ACCESS
3 MINUTE DRIVE (1.5 MILES)

RAVENWOOD
SOLUTIONS

SITE

AZEK COMPANY

AMAZON

8 MINUTE DRIVE (2.5 MILES)

Micron

INTERSTATE
84

EXIT 57

KENWORTH

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