

# INDUSTRIAL/FLEX SPACE FOR LEASE 2177 E. DUNYON ST.

Eagle, ID 83616

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC



## ECONOMIC DATA

**LEASE RATE:** \$1.48 SF/month (NNN)

## PROPERTY INFORMATION

**COUNTY:** Ada

**MARKET:** Eagle/Boise City

## BUILDING DATA

**TOTAL BLDG. SF:** 14,087 SF

**ZONING:** MU-DA

## LISTING DATA

**AVAILABLE:** Suite 103

**SUITE 103 SIZE:** 1,759 SF

## PROPERTY OVERVIEW

Lee & Associates is pleased to present this newly built industrial flex space which offers a modern and functional design in a prime Eagle location. Featuring a climate-controlled office and warehouse, this space is designed for efficiency and comfort. With excellent access to Eagle Road and State Street, businesses will benefit from high visibility and convenience.

## PROPERTY HIGHLIGHTS

- New construction industrial space
- Low vacancy trade area in Eagle
- Roll-up door with an office and warehouse

Matt Mahoney | Managing Principal, SIOR  
mattm@leeidaho.com  
C 208.340.9780

Austin Hopkins | Principal  
austinh@leeidaho.com  
C 208.995.5944

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
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## AVAILABLE SPACE

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	EST. NNN
Suite 103	1,759 SF	NNN	\$1.48 SF/month	\$0.30 SF/monthly

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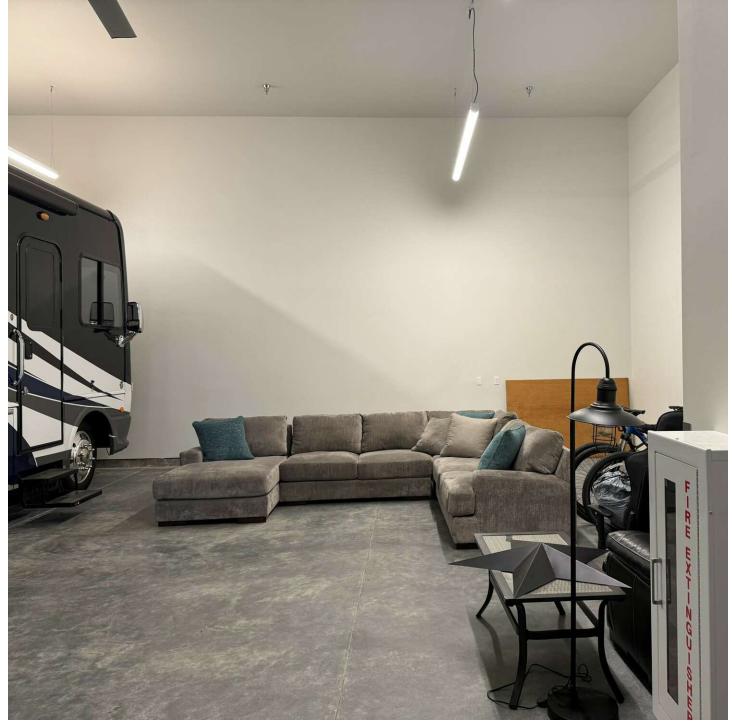
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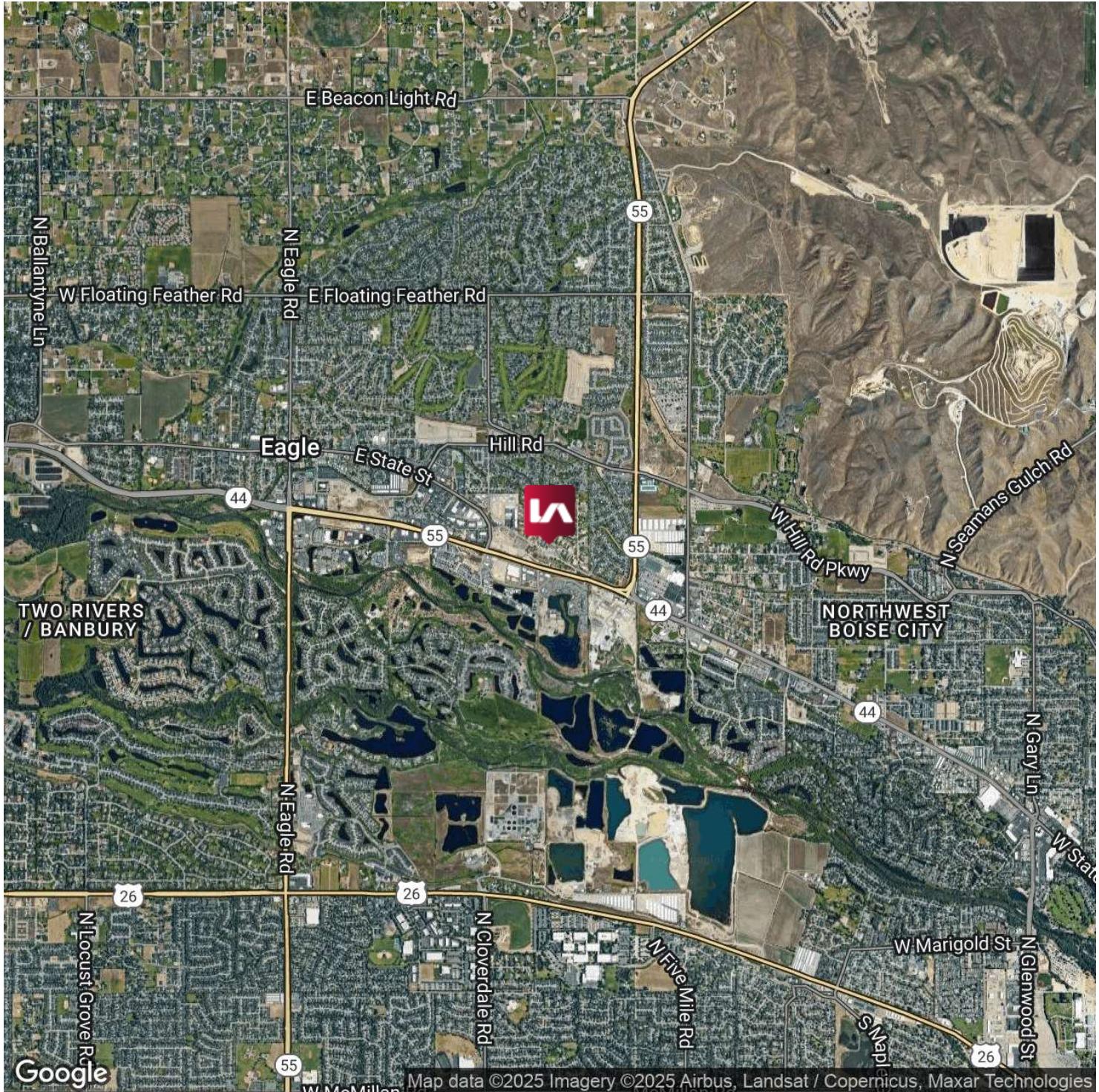
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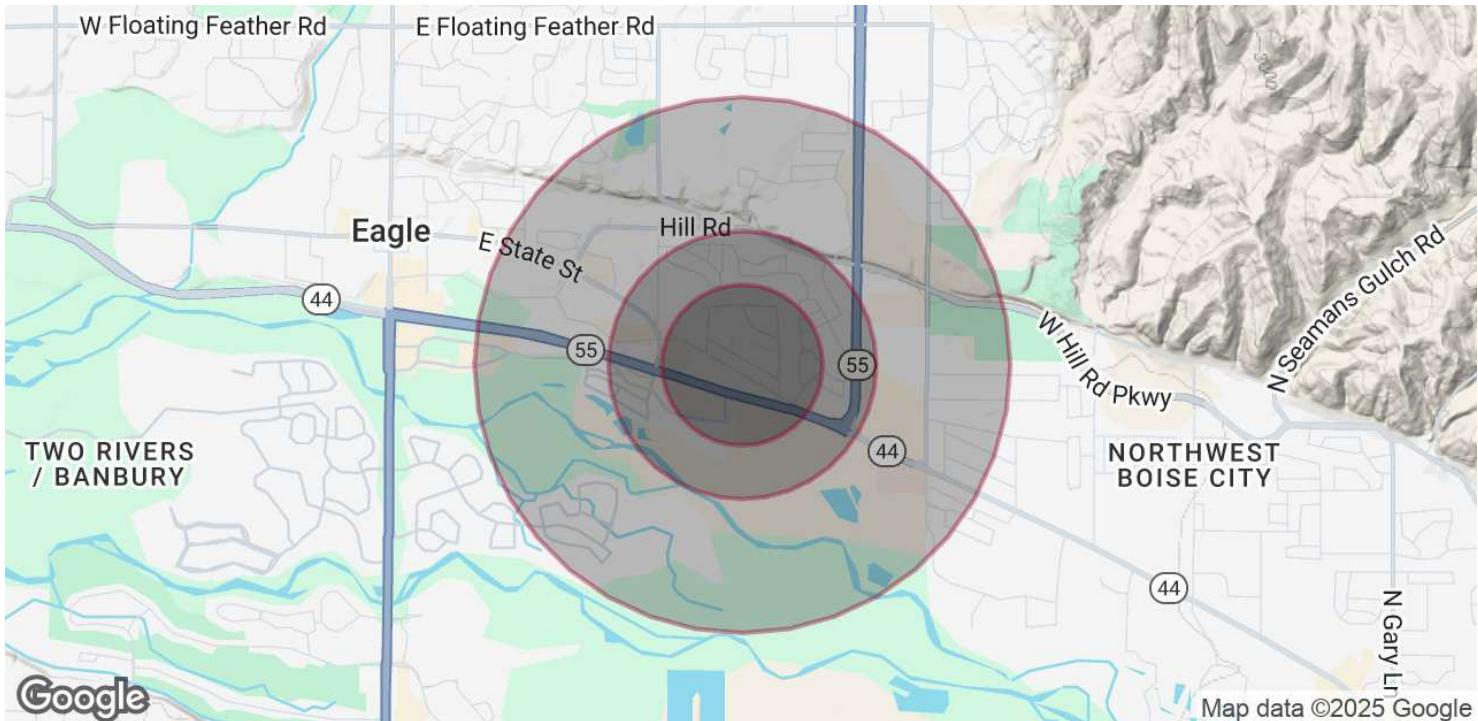
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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	840	2,151	6,219
Average Age	43	44	44
Average Age (Male)	43	43	43
Average Age (Female)	44	45	45

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	347	913	2,614
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$96,854	\$98,185	\$108,002
Average House Value	\$625,239	\$659,110	\$663,844

Demographics data derived from AlphaMap

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