

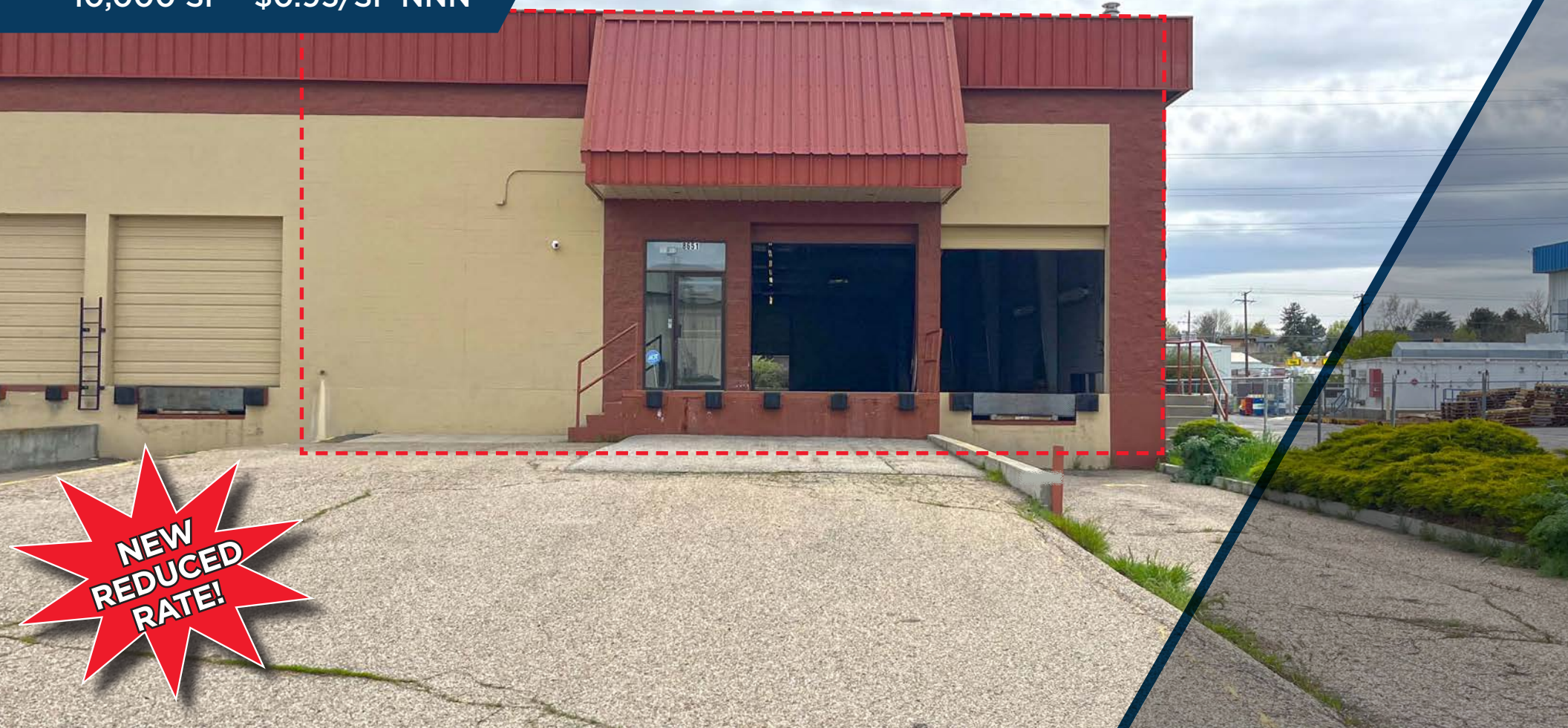
FOR SUBLEASE

WEST BOISE RAIL SERVED INDUSTRIAL

8651 Westpark Street, Boise, Idaho 83704



10,000 SF - \$0.95/SF NNN



**NEW
REDUCED
RATE!**

STEPHEN FIFE

Senior Director
Industrial Specialist
+1 208 559 4581
stephen.fife@cushwake.com

TYLER MARTIN, MAI

Associate
Industrial Specialist
+1 208 921 7037
tyler.martin@cushwake.com

999 West Main Street, Ste 1300
Boise, Idaho 83702
Main +1 208 287 9500
Fax +1 208 287 9501
cushmanwakefield.com

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PROPERTY HIGHLIGHTS

Available	10,000 SF w/ 2,376 SF Office
Sublease Rate	\$0.95/SF
Lease Type	NNN
Lease Expiration	November 30th, 2026
Overhead Doors	3 - 10'X10' Doors: 1 - Dock-High 1 - Box-Truck 1 - Rail Door
Rail Served	Contact Agents for Details
Clear Height	± 18'
Building / Lot Size	30,000 SF Total on 1.26 Acres
Zoning	City of Boise-M-1D
LockBox	Yes

PROPERTY FEATURES

- Recently remodeled industrial warehouse space located in west Boise near Franklin Blvd. & Milwaukee St. - [Google 360 View](#)
- **Rail served** space consists of large open warehouse area serviced by multiple dock-high overhead doors, offices on 2 levels, breakroom, breakfast bar, furnished upstairs area with conference room, restrooms and on-site parking
- Renovations included new paint, flooring and fixtures
- Less than 1 mile to I-84 on/off ramps 0, 1A & 49 the “Flying Y” which provides easy access throughout the valley



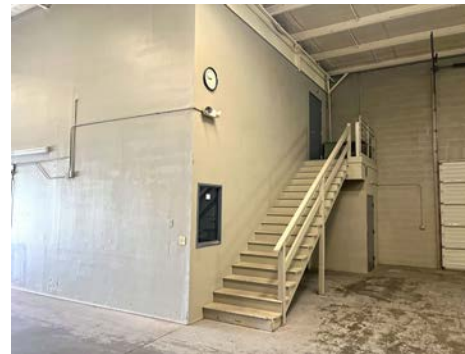
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10,000 SF AVAILABLE - \$0.95/SF - NNN



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PRIME LOCATION NEAR THE "FLYING Y" PROVING EASY ACCESS THROUGHOUT THE VALLEY

