

EAGLE INDUSTRIAL PARK FOR LEASE 335 NORTH EDGEWOOD LANE

Eagle, ID 83616



ECONOMIC DATA

LEASE RATE: \$1.50 SF/month
LEASE TYPE: NNN

PROPERTY INFORMATION

COUNTY: Ada
MARKET: Eagle

BUILDING DATA

TOTAL BUILDING: 21,000 SF
YEAR BUILT: 2005
ZONING: C-2
CLEAR HEIGHT: 10'

LISTING DATA

AVAILABLE: See below
SUITE 100: 654 SF
SUITE 130: 1,878 SF
SUITE 150: 2,396 SF

PROPERTY OVERVIEW

Lee & Associates is pleased to present industrial suites for lease in the Edgewood Business Park. This modern business park is located in the heart of Downtown Eagle, and walking distance from various restaurants and retail amenities. The suites have individually controlled HVAC, and quality construction.

PROPERTY HIGHLIGHTS

- Modern industrial park in the heart of Downtown Eagle
- Walking distance from various restaurants and retail amenities
- Individually controlled HVAC
- Quality construction
- Warehouse and office with roll-up door
- Rare industrial option in Eagle
- Contact Agent for showing instructions

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Austin Hopkins | Principal
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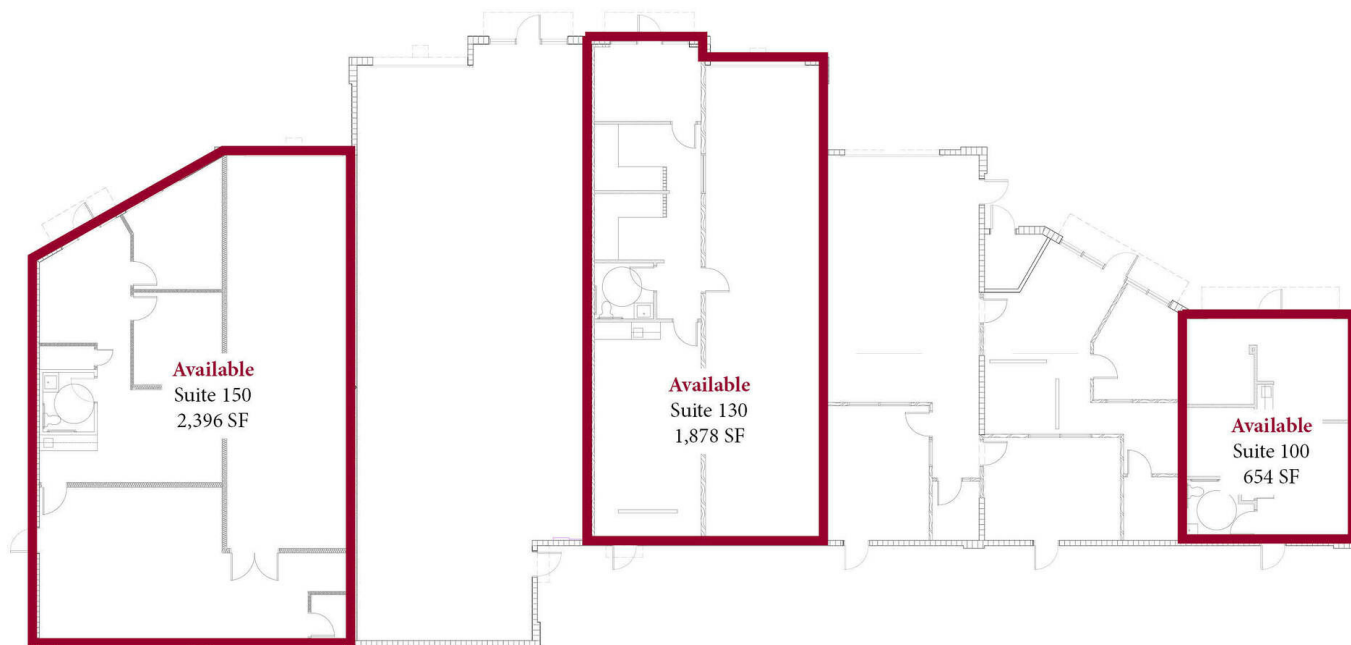
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No liability of any kind is to be imposed on the broker herein.

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COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 100	654 SF	NNN	\$1.50 SF/month
Suite 130	1,878 SF	NNN	\$1.50 SF/month
Suite 150	2,396 SF	NNN	\$1.50 SF/month

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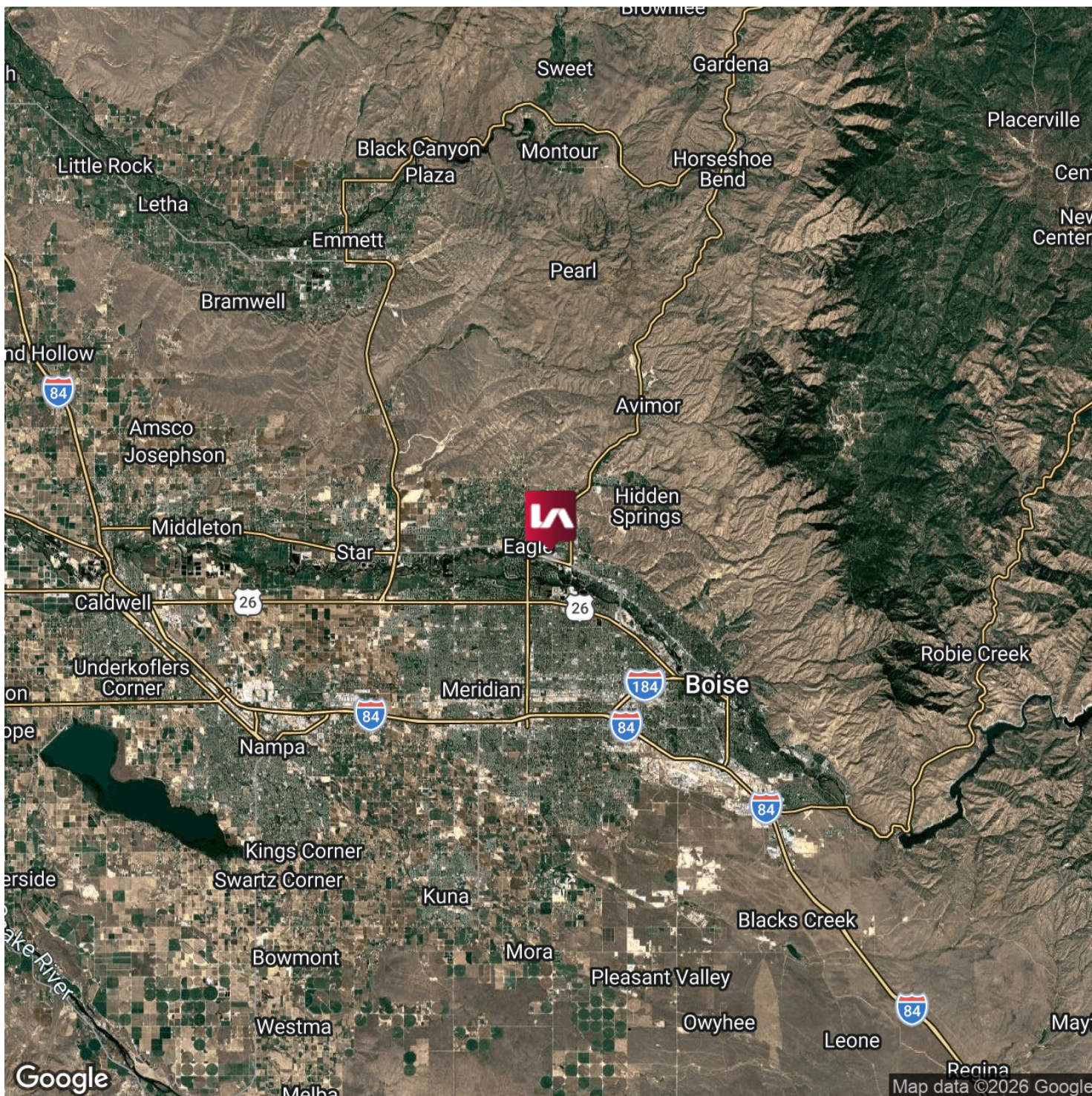
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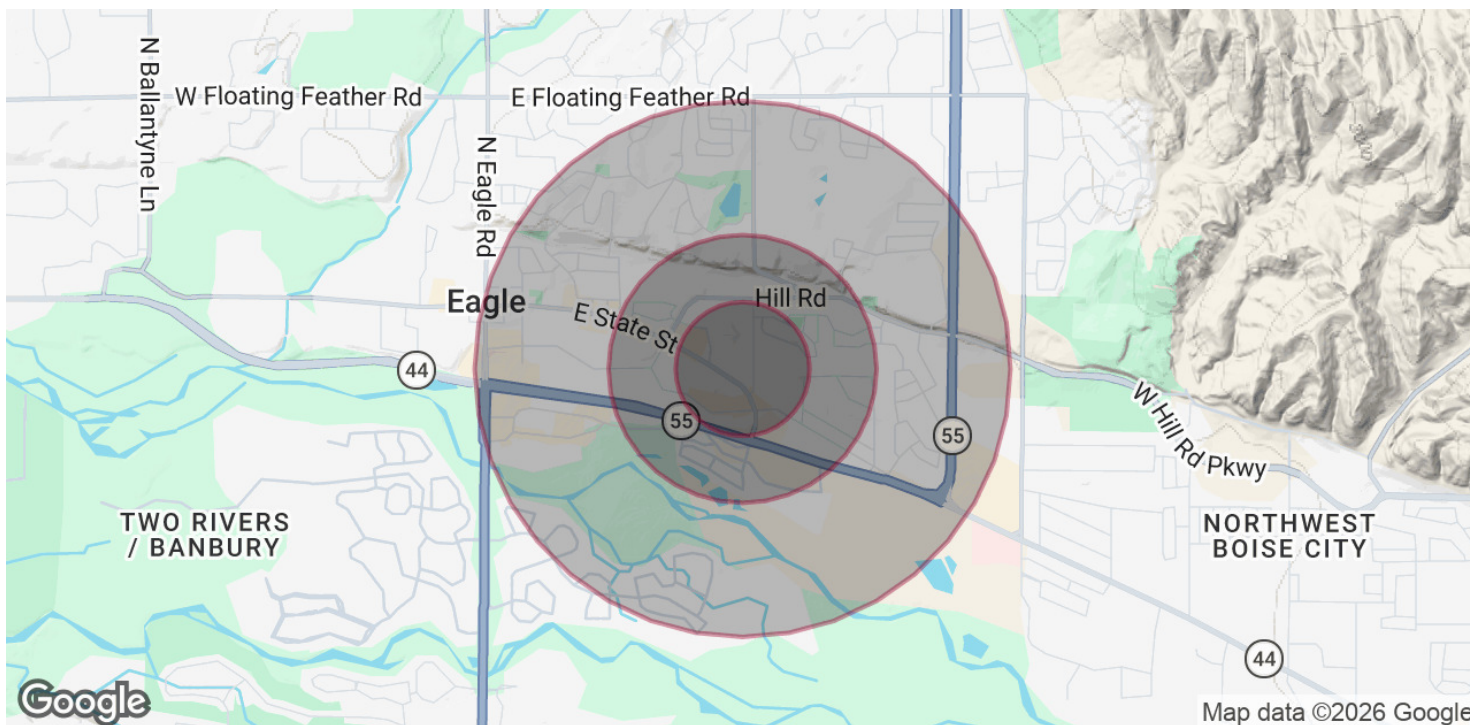
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	488	1,763	6,876
Average Age	46.1	45.8	45.1
Average Age (Male)	38.3	40.0	41.5
Average Age (Female)	56.7	53.6	49.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	239	823	2,944
# of Persons per HH	2.0	2.1	2.3
Average HH Income	\$98,658	\$106,714	\$127,669
Average House Value	\$464,430	\$506,970	\$547,161

2023 American Community Survey (ACS)

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