

TOK

COMMERCIAL

3939 S TRANSPORT ST

INDUSTRIAL PROPERTY FOR LEASE OR SALE | BOISE, ID 83705



New roof installed in 2022.

Excess yard: 1.5 acres (leased).

Convenient, central Boise location just 0.5 miles from I-84 access at Broadway Ave.

3 interstate exchanges within a 2 mile radius.

7-bay truck service area. Truck service bays 6 & 7 are 16' (H) x 12' (W). All others are 14' (H) x 12' (W).

2020 Improvements: Suite A was remodeled; new water line to the Building installed; and new drainage system for the parking lot installed.

SALE PRICE: **\$4,750,000**

~~\$5,200,000~~

PROPERTY TYPE: Industrial

BLDG SIZE: 24,711 SF

GRADE LEVEL: 20,394 SF

MEZZ. LEVEL: 4,317 SF

LOT SIZE: 3.54 Acres

CLEAR HEIGHT: 17'

LEASABLE SIZE: 9,851 SF

LEASE RATE: \$0.79/SF

LEASE TYPE: NNN

EST. NNN: \$0.13/SF

AVAILABILITY: Immediately

CONTACT

DAN MINNAERT, SIOR, CCIM

208.947.0845

dan@tokcommercial.com

DEVIN PIERCE, SIOR, CCIM

208.947.0850

devin@tokcommercial.com

HIGHLIGHTS



DETAILS



UPDATED: 8.6.2024

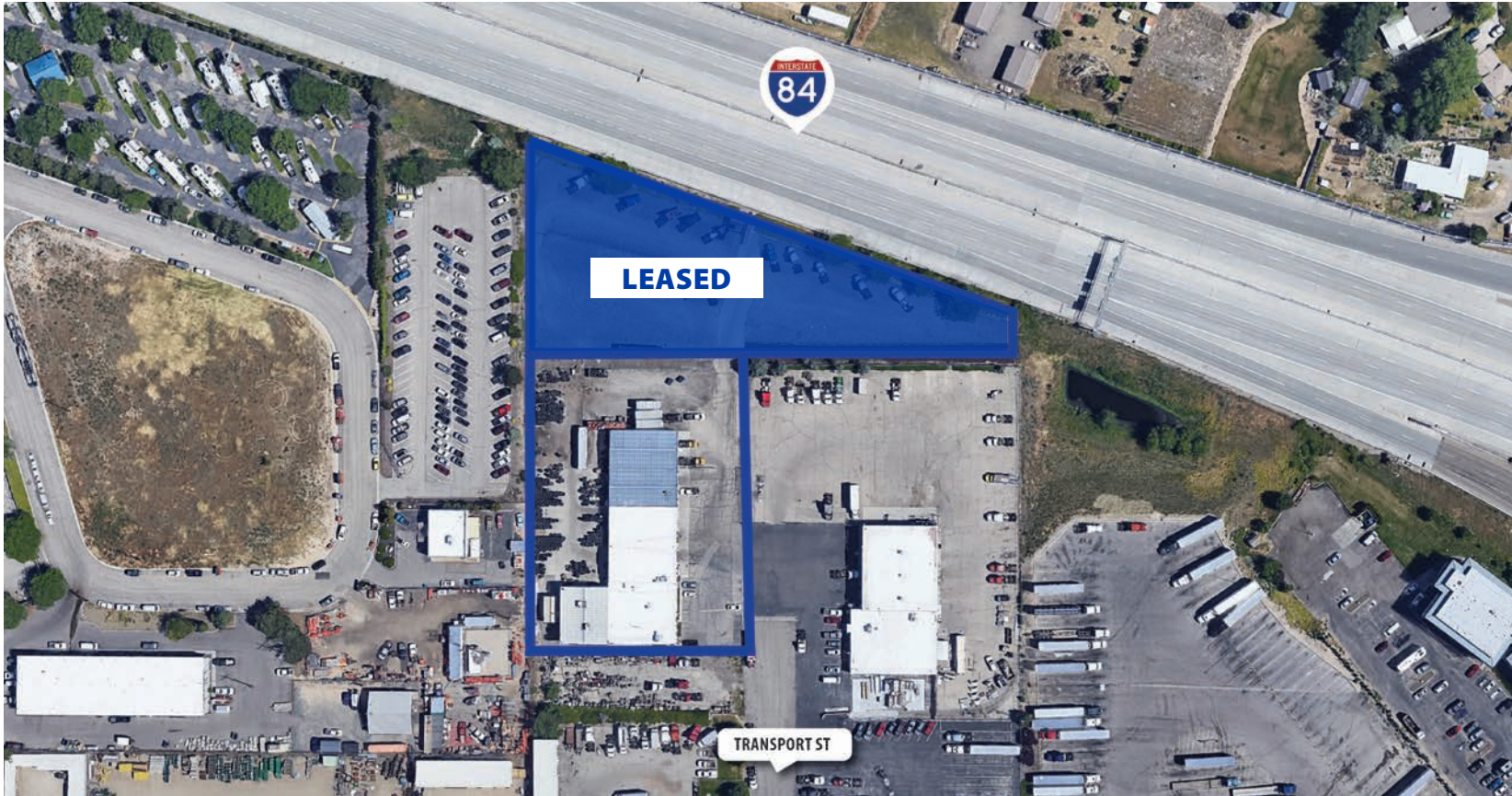
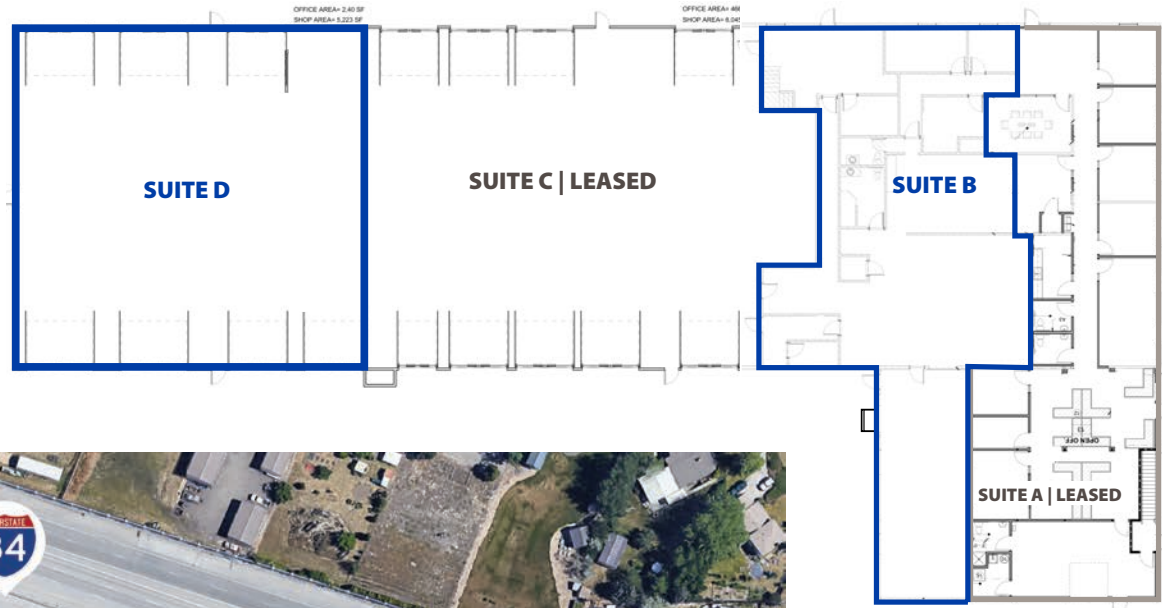
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 **FOR LEASE**

SPACE	SIZE	RATE
Suite B (Office + Storage)	4,388 RSF (Grade Level Only)	\$0.79/SF, NNN
Suite D (Warehouse/Shop)	5,463 RSF	\$0.79/SF, NNN



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SUITE B / OFFICE



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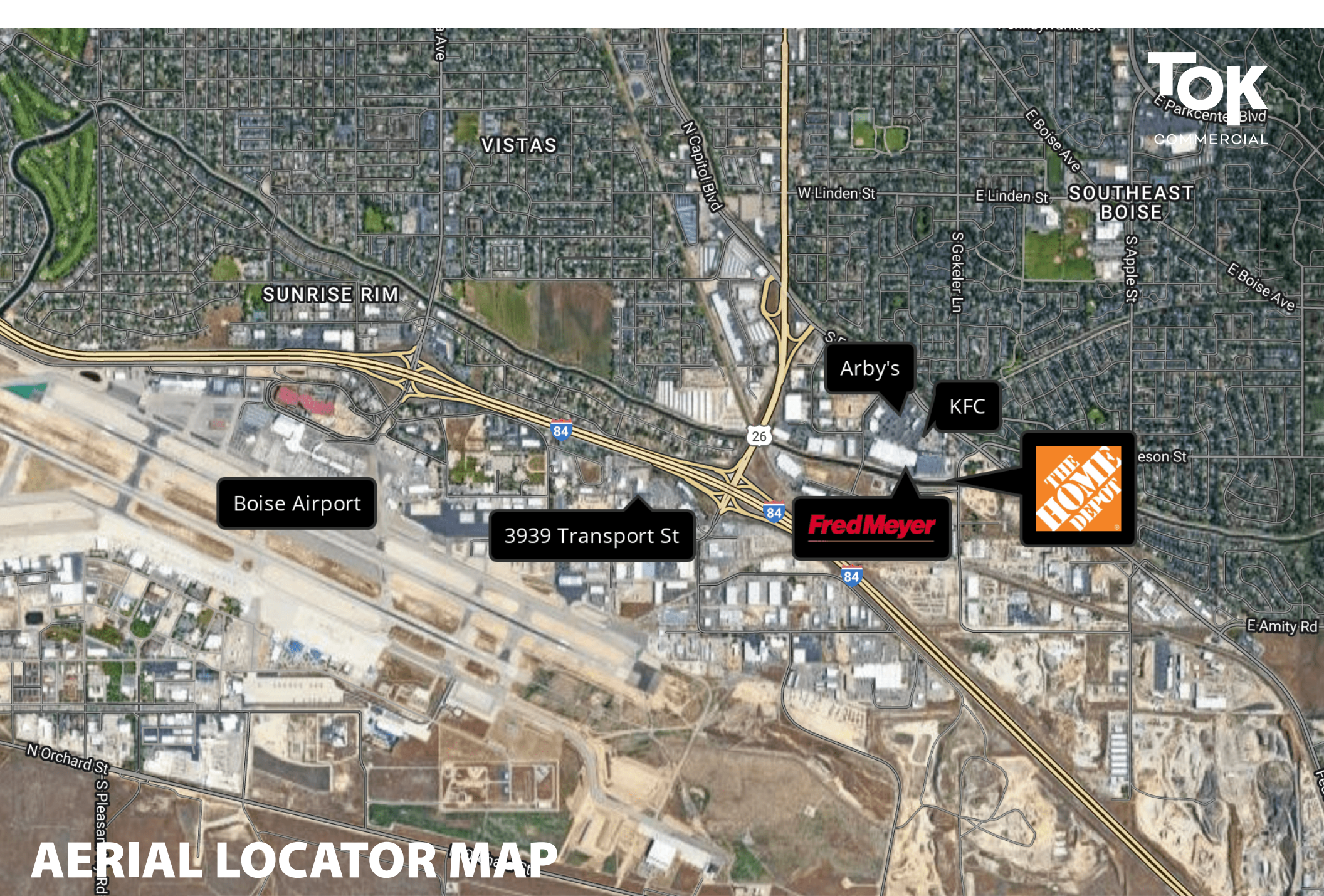
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TOK
E Parkcenter Blvd
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Boise Airport

3939 Transport St

Fred Meyer

Arby's

KFC



AERIAL LOCATOR MAP

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