

INDUSTRIAL COLD-STORAGE FOR SALE OR LEASE

3656 Industrial Rd., Homedale, ID 83628



DREY CAMPBELL PhD

Principal

C. 208.440.1926

O. 208.343.2300

dreyc@leeidaho.com

NICK PROVENZANO

Associate

C. 208.370.4510

O. 208.343.2300

nickp@leeidaho.com

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

PROPERTY HIGHLIGHTS

SALE PRICE	\$5,000,000
PRICE PER SF	\$83.33
TOTAL BLDG SF	±60,000
YEAR BUILT	1982
TOTAL SIZE	±6.93 AC
COUNTY	Owyhee
SUBMARKET	Homedale
ZONING	Multi-Use
PARCEL	RP03N05W108601A

*buyer/tenant to verify all



\$5,000,000
SALE PRICE



±6.93 AC
TOTAL SIZE

- » Excellent Hwy 95 access provides efficient routes through Idaho, Nevada, Oregon, and Canada.
- » Priced significantly below replacement cost.
- » Fully gated property with room for expansion.
- » High Ceilings for storage and racking.
- » Pro-Business municipality (Owyhee County).
- » Surrounding agricultural benefits include access to labor, low utility costs, wine & farm land.
- » Capable cold storage temperature of 35-40 degrees Fahrenheit.



LEASE OVERVIEW

LEASE RATE	\$0.50 SF/month
LEASE TYPE	NNN
LEASE TERM	1-3 Years
UNIT 1 SF	±7,000
UNIT 2 SF	±14,000
UNIT 3 SF	±25,000 (currently owner-occupied, short term leaseback negotiable)
YARD	±1 AC

*buyer/tenant to verify all



FLOOR PLAN - UNIT 1



Total: ±7,000 SF
Clear Height Up To: 40'

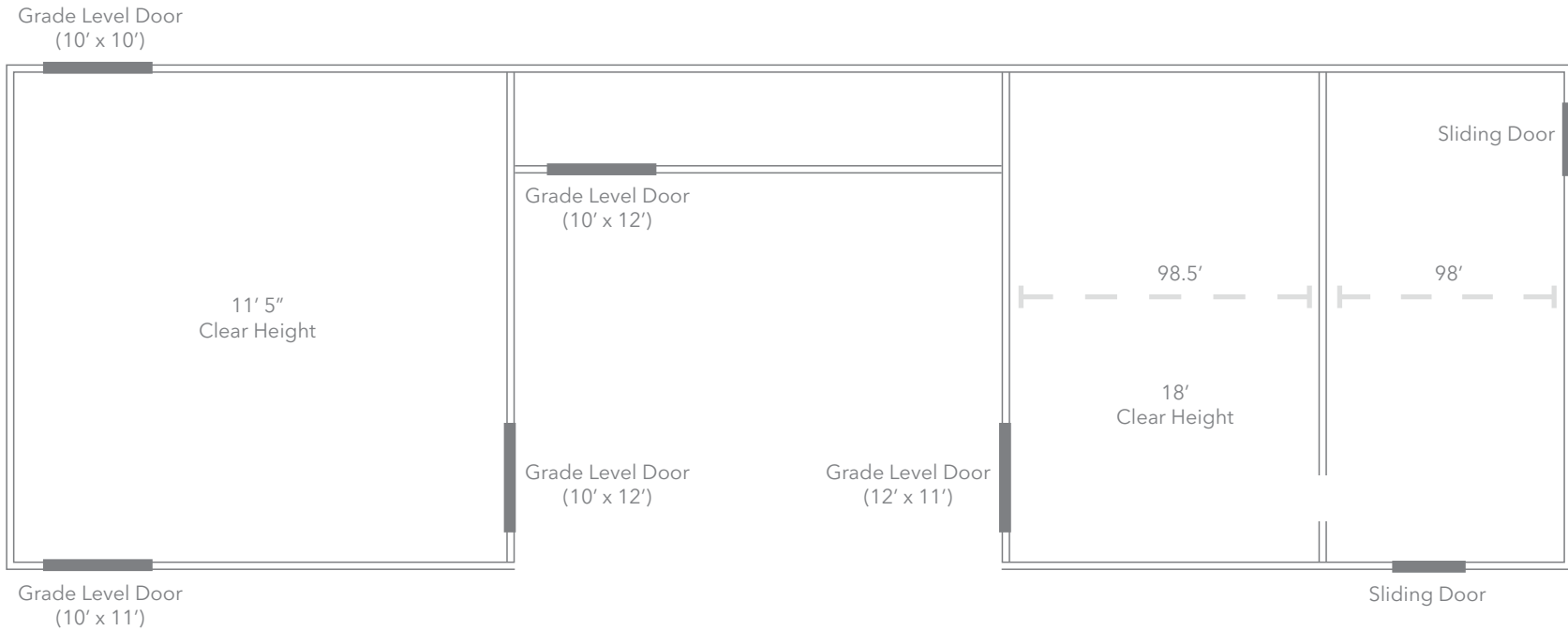
FLOOR PLAN - UNIT 2

Total: ±14,000 SF

Clear Height Up To: 23'



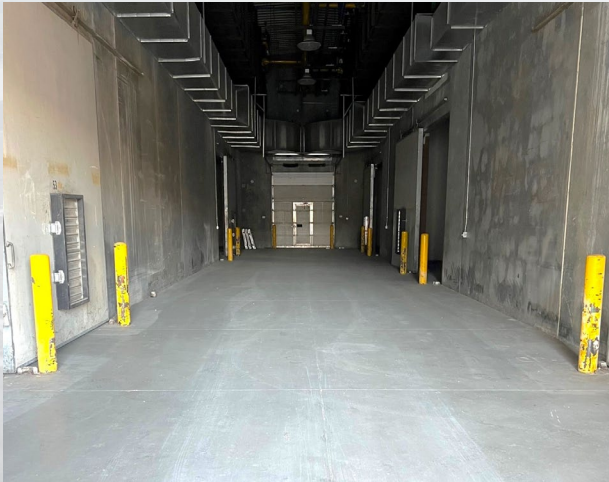
FLOOR PLAN - UNIT 3



Total: ±25,000 SF

PHOTOS

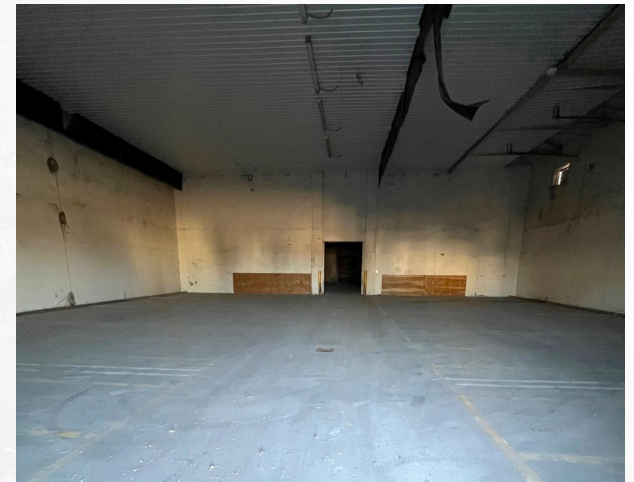
UNIT 1 HALLWAY



UNIT 2 EXTERIOR



UNIT 2 INTERIOR



ENTRANCE & YARD SPACE



UNIT 1 FRONT



UNIT 1 SIDE



PHOTOS CONT.

UNIT 3 EXTERIOR SIDE



UNIT 3 EXTERIOR



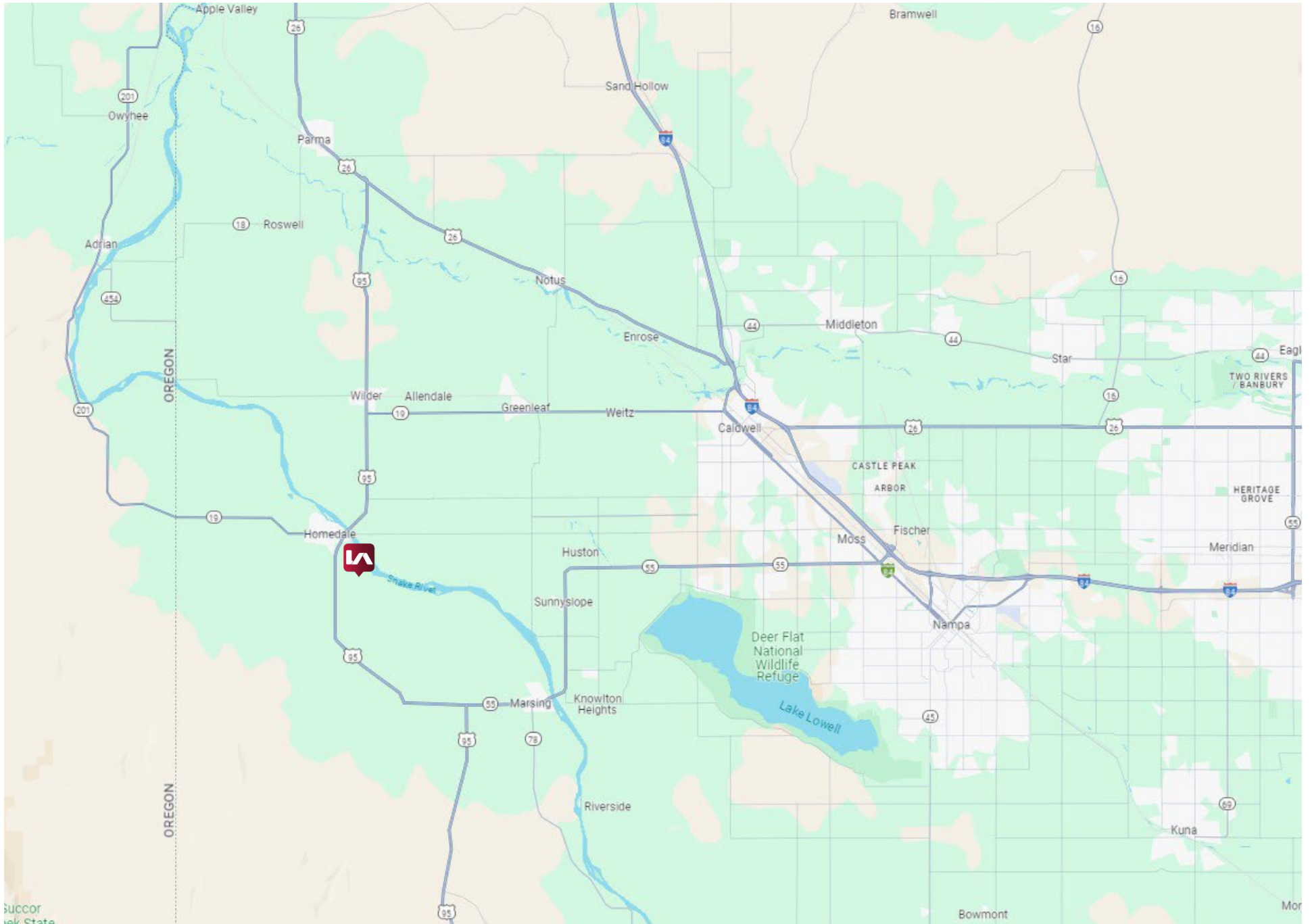
UNIT 3 EXTERIOR



AERIAL



REGIONAL OVERVIEW



CONFIDENTIALITY & DISCLOSURES

The Lee & Associates Idaho, LLC team, as exclusive agents for the seller, is pleased to present the outstanding opportunity to acquire this mixed-use/Neighborhood commercial land located in Star, Idaho.

The information contained in this Offering Memorandum (“Offering”) is confidential, furnished solely for the purpose of a review by a prospective purchaser of 3656 Industrial Rd., Homedale, ID 83628 (the “Property”), and is not to be used for any other purpose or made available to any other person without the express written consent of Lee & Associates Idaho, LLC (the “Broker”). The material is based in part upon information supplied by the Owner, and in part upon information obtained by the Broker from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines some of the provisions contained therein. No warranty or representation, expressed or implied, is made by the Owner, the Broker, or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site.

This Offering Memorandum was prepared by the Broker and has been reviewed by the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond owner’s and broker’s control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, en-

dorsement or advice as to the value of the property by the Broker or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner’s obligations thereunder have been satisfied or waived. The Brokers are not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum is the property of the Broker and may be used only by parties approved by the Broker and the Owner. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Lee & Associates Idaho, LLC immediately upon request of Lee & Associates or the Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Lee & Associates Idaho, LLC and the Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.





FOR MORE INFORMATION, PLEASE CONTACT

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