

# NEW CONSTRUCTION - Conveniently Located Commercial/Light Manufacturing/Warehouse

**6,000**  
SQUARE FEET

**\$1.33 /mo**  
RENT / SF

**\$7,980**  
RENT

**(208) 882-5484**

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Property Management Services  
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## PROPERTY ADDRESS

313 Nelson Ave - 313 Nelson  
Moscow, ID 83843

LEASE TYPE: **Modified Gross**      AVAILABLE: **Now**

## DESCRIPTION

Introducing a brand new commercial shop/warehouse space in the heart of Moscow, Idaho. This newly constructed space boasts a landscaped lined asphalt parking lot with handicap parking and fenced dumpster area. With Three Phase Power and a generous 20' ceiling, this property is ideal for businesses in need of ample space and power capabilities. The shop/warehouse is well-lit and fully insulated. Heating is by efficient natural gas, ensuring a comfortable work environment year-round. Zply and Spectrum high speed internet are both available. The property is zoned "Motor Business" making it a prime location for a wide range of uses. Additionally, the property comes with an 18,000 square foot gravel parking/storage area that could be rented for your supplies and equipment if needed.

Located off HWY 95 S. inside Moscow City Limits. Easy access to HWY 95 and HWY 8.

Lease entire facility or could be divided down into 1500 square foot spaces leased at \$1995.00 each bay.

- \* Four, 12' X 14' roll up shop doors at ground level.
- \* Three phase power.
- \* Insulated and heated with natural gas.
- \* One ADA bathroom per bay w/deep wash tub sink (4 total)
- \* Option to build a 20' mezzanine for additional storage
- \* 8 total parking spots on the asphalt parking lot (2 spaces per bay)

Projected to be done Fall 2024 or Spring 2025

Don't miss out on this fantastic opportunity to establish your

## AMENITIES

- 3 Phase Power
- 20 Ft Ceiling
- Motor Business Zoned
- Gas Heat
- Fully Insulated

## RENTAL TERMS

Rent	\$7,980
Security Deposit	\$2,500
Application Fee	\$45



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