

FOR SALE

5414 WEST MORRIS HILL ROAD

BOISE, IDAHO 83706



25,200 SF
AVAILABLE

SALE PRICE
\$4,500,000.00

PROPERTY FEATURES



14,000 SF WAREHOUSE
5,600 SF MAIN LEVEL OFFICE
5,600 SF 2ND LEVEL OFFICE

25,200 SF TOTAL
BUILDING SIZE

1.57 ACRES
LOT SIZE

I-1 (LIGHT INDUSTRIAL)
ZONING CLASSIFICATION

1973
YEAR BUILT

R5161000014
PARCEL NUMBER

PROPERTY HIGHLIGHTS



PAVED PARKING
37 SPACES
1.47/1,000



STRONG GROWTH
MARKET

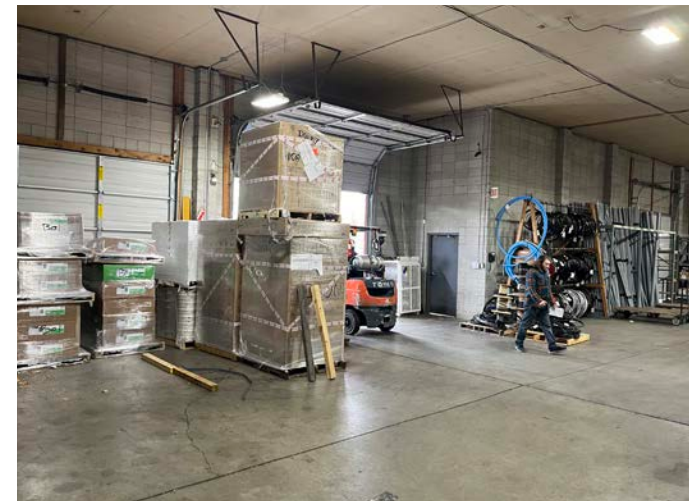


ESTABLISHED
INDUSTRIAL AREA



DOCK HIGH
LOADING

PROPERTY PHOTOS



Warehouse

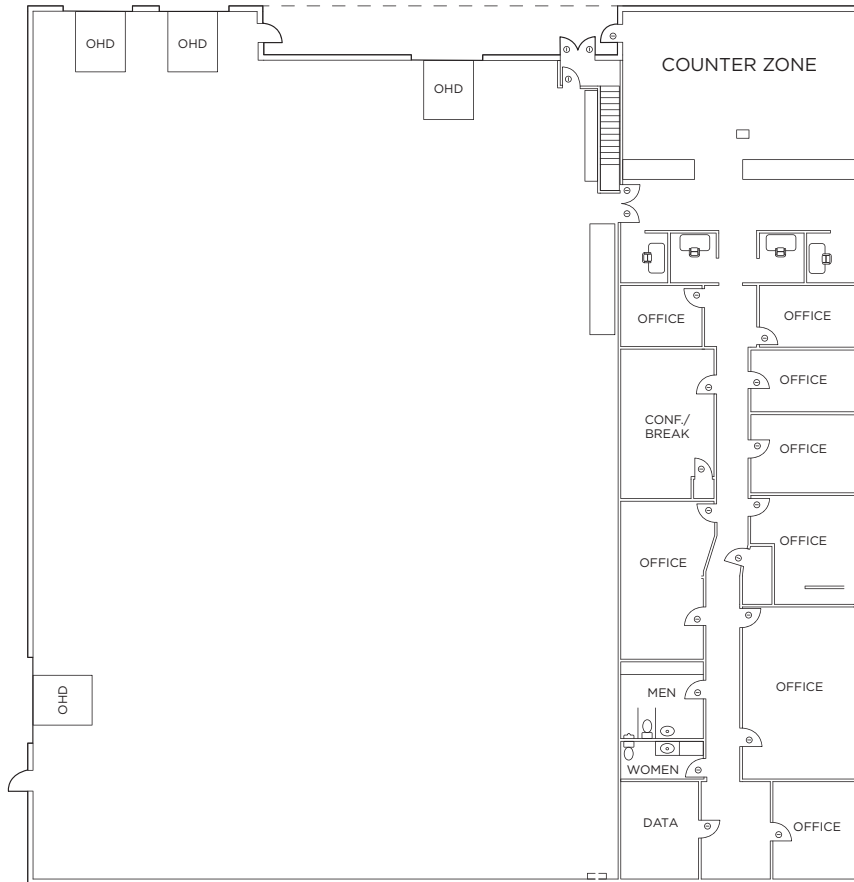
- Clear height: 16'
- 1 (14'x14') grade level door
- 2 (10'x11') dock high doors
- 1 (12'x10') dock high door

Main Office

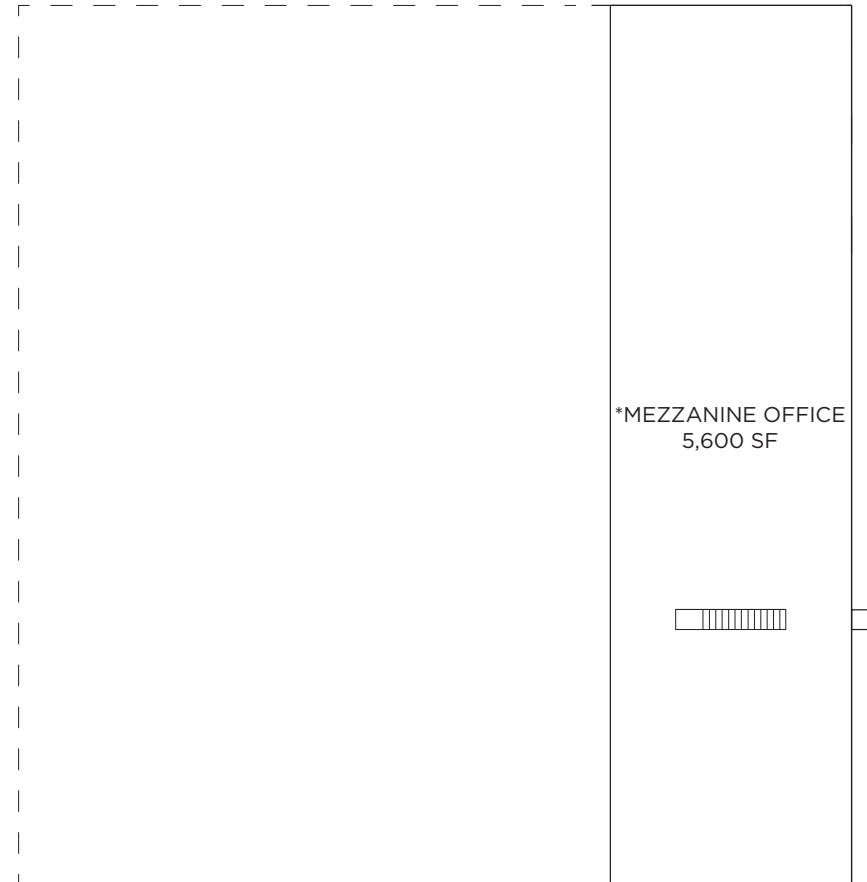
- ±11,200 SF - 2 Levels
- 2 store front doors
- Potential for 2 suites
- Restroom core on each level

FLOOR PLAN

FIRST LEVEL



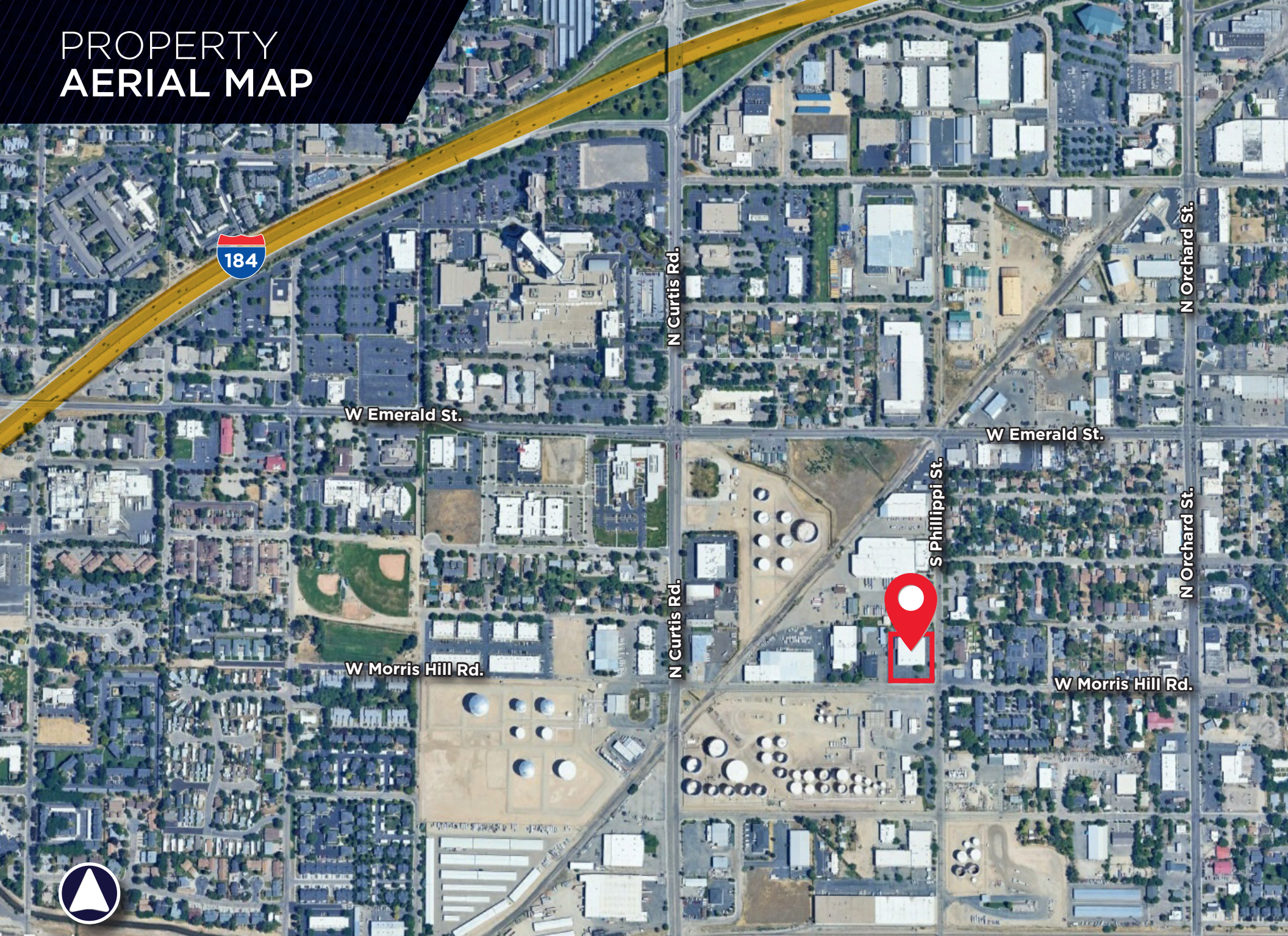
SECOND LEVEL



MAIN OFFICE	5,600 SF
*MEZZANINE OFFICE	5,600 SF
WAREHOUSE	14,000 SF
CBA	25,200 SF

* Fully Finished

PROPERTY AERIAL MAP



184

W Emerald St.

N Curtis Rd.

N Orchard St.

W Emerald St.

W Morris Hill Rd.


N Curtis Rd.

S Phillippi St.

N Orchard St.

W Morris Hill Rd.





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