



Colliers

# For Lease

5311 Glenwood  
Garden City ID 83714

**Bryant Jones**

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## Property Overview

Zoned	C2
Site Area	1.287 Acres
Property Type	Industrial
Building Size	19,806 SF total
Lease Type	NNN
Lease Rate	\$0.85 PSF + \$.23 PSF NNNs \$16,835 + \$4,555 = \$21,390 Monthly
Power	3 Phase 440V

## Space Available

Suite	Size
Office	4,599 SF
Warehouse	15,207 SF
Paved/Fenced Yard	+/- 10,000 SF

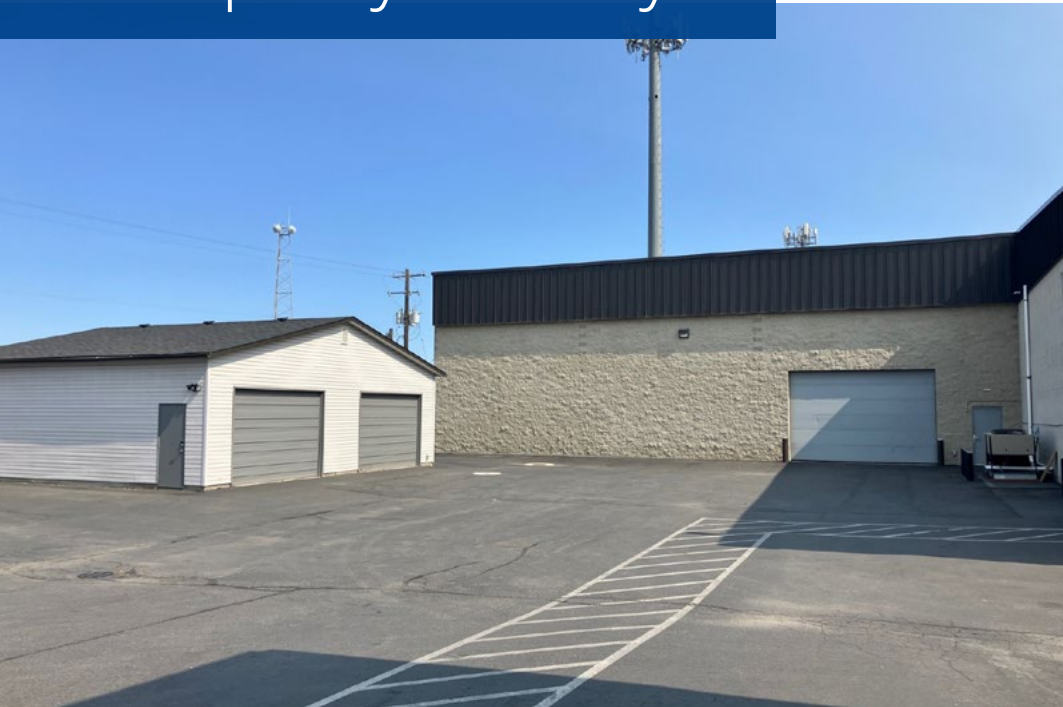


## Key Highlights

- Great Location located off Glenwood across from Fairgrounds
- Great single tenant warehouse with plenty of parking and yard
- Fire Sprinklers
- Warehouse partially cooled and fully heated
- 20 Ft Clear height
- 1 Dock Door and 2 Grade Level Doors
- *Can be leased with 5307 Glenwood (20,886 SF)*



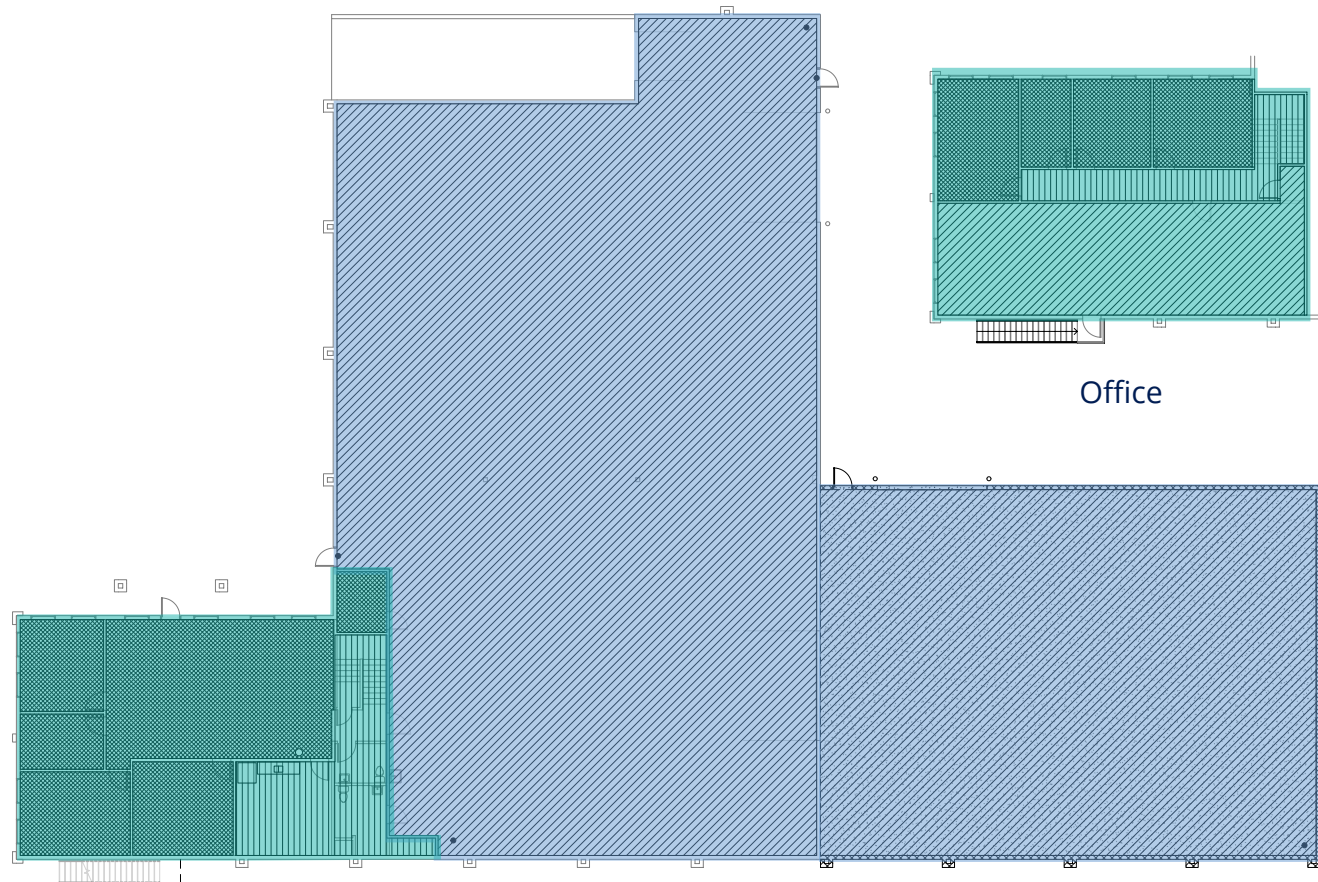
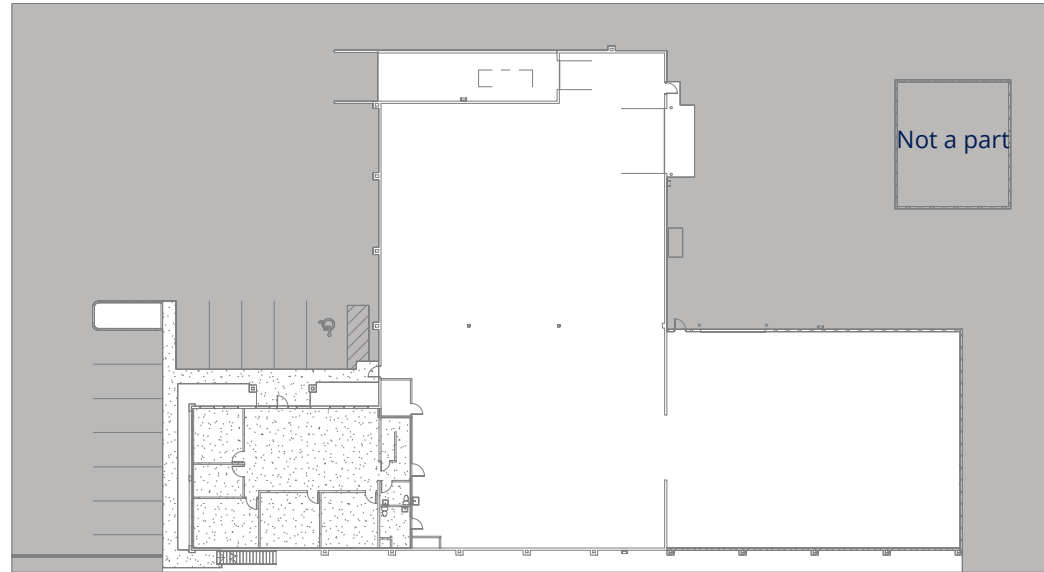
# Property Gallery



# Floor Plans

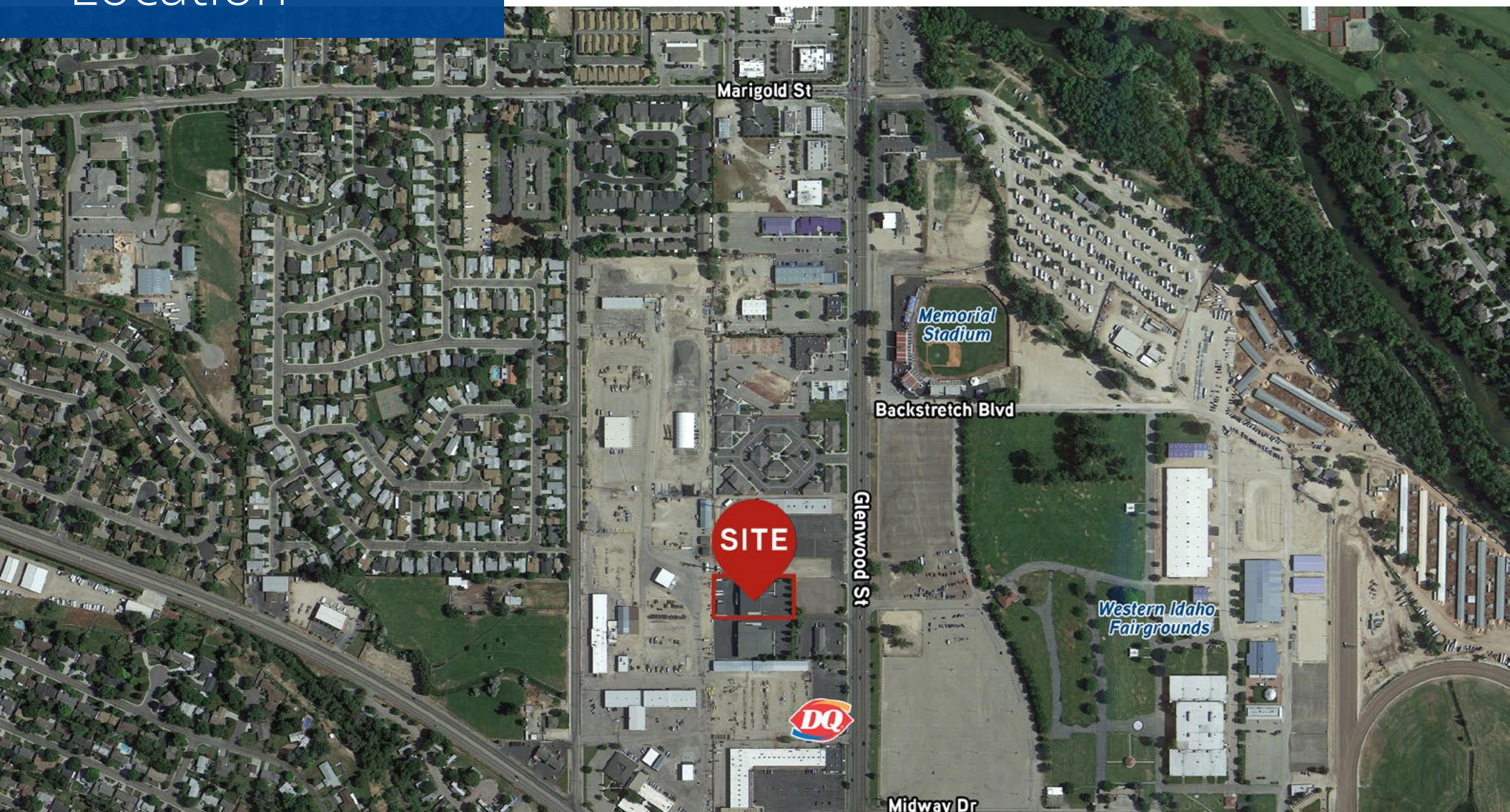
 Office  
4,599 SF

 Warehouse  
15,207 SF





# Location



Colliers  
5700 E Franklin Rd. Suite 205  
Nampa, ID 83687

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