



100% Interior/
Exterior Renovation

For Lease

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Garden City Industrial

107 E 40th Street | Garden City, ID

Highlights:

- Located in growing Garden City, Idaho
- Close to downtown, the Boise River, I-184 Connector, and the Town Square Mall
- New office finishes
- Secured yard space
- 600 AMP electrical service (3 Phase)
- 3 grade level doors
- Clear Height 12'
- Lockbox front door

Available Immediately

For Lease

100% Interior/Exterior Renovation!

- New roof
- New HVAC (Office)
- New plumbing
- New parking/exterior storage area
- New kitchenette with sink

Property Type	Industrial
Land Size	0.42 acres
Space Available	8,222 SF
Office Space	1,450 SF
Warehouse Space	6,772 SF
Grade Level Doors	3
Clear Height	12'
Power	3 Phase, 600 AMPS

Secured Yard Space and Paved Parking

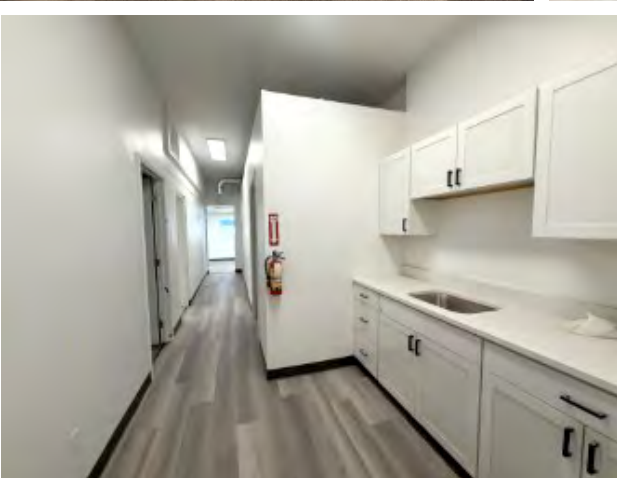
Call for pricing!

Floor Plan



Property Gallery

Fully Renovated!



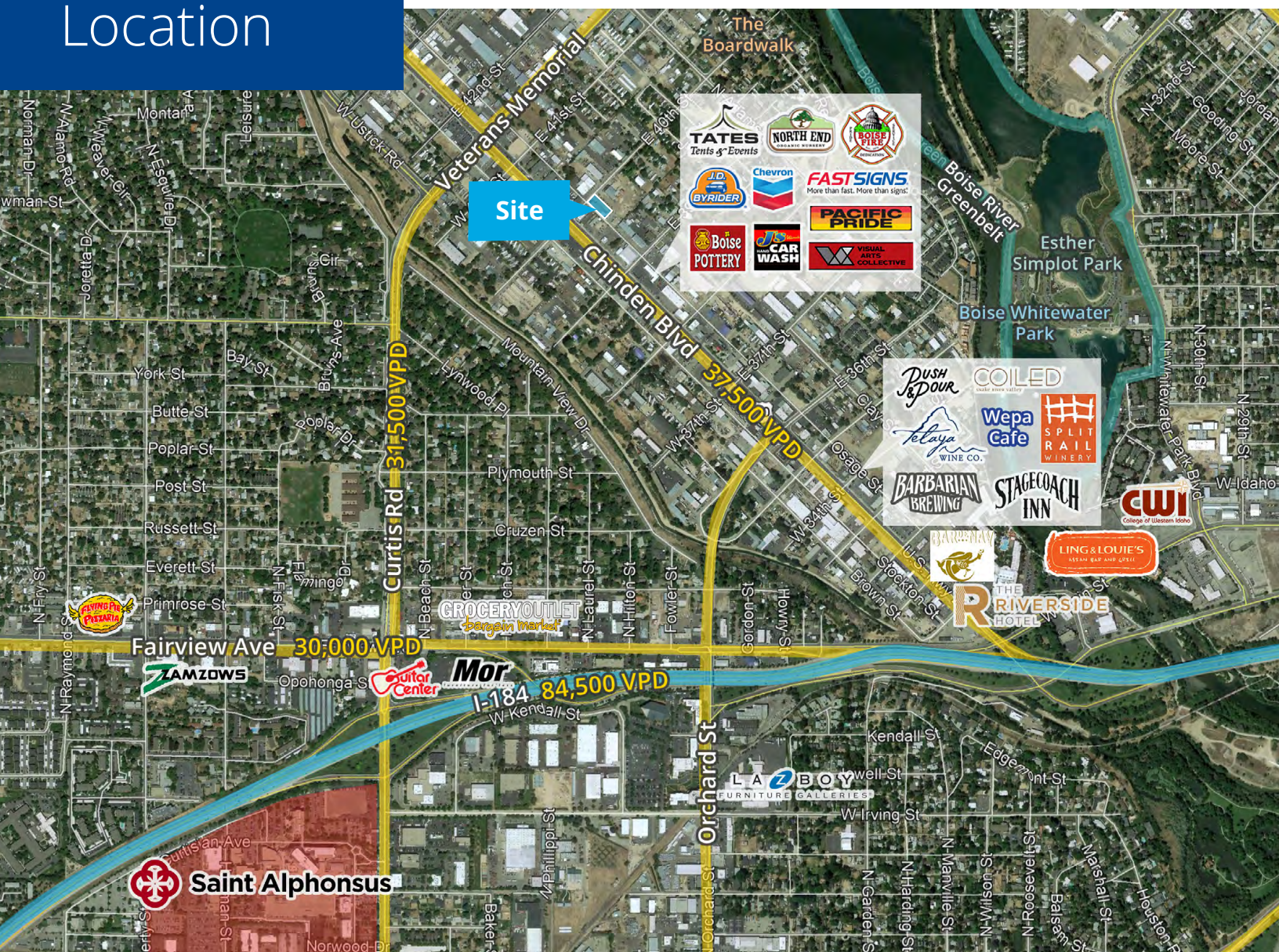
Location



Google Map



Street View



Demographics

	1 Mile	3 Miles	5 Miles
Population	11,102	110,178	215,551
Households	4,887	49,495	93,282
Avg. Income	\$96,937	\$105,540	\$110,638



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