

Build-to-Suit

Maple Grove & Ustick Development Opportunity

3212 N. Maple Grove Road | Boise, ID

Highlights

- Pad available for future development on heavily traveled Ustick Road & Maple Grove Road - 21,000 VPD (Ustick Rd), 16,000 VPD (Maple Grove)
- On-site parking
- Great visibility
- Signage available



Site

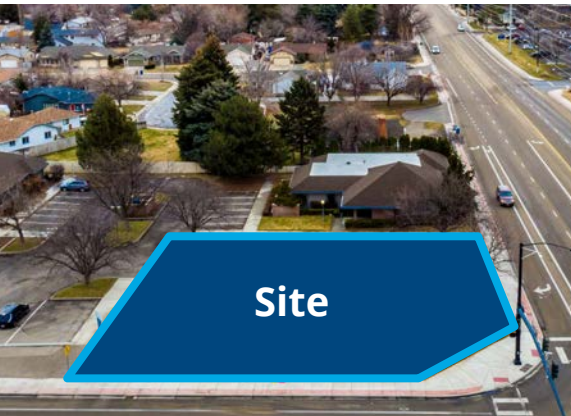
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Property Overview

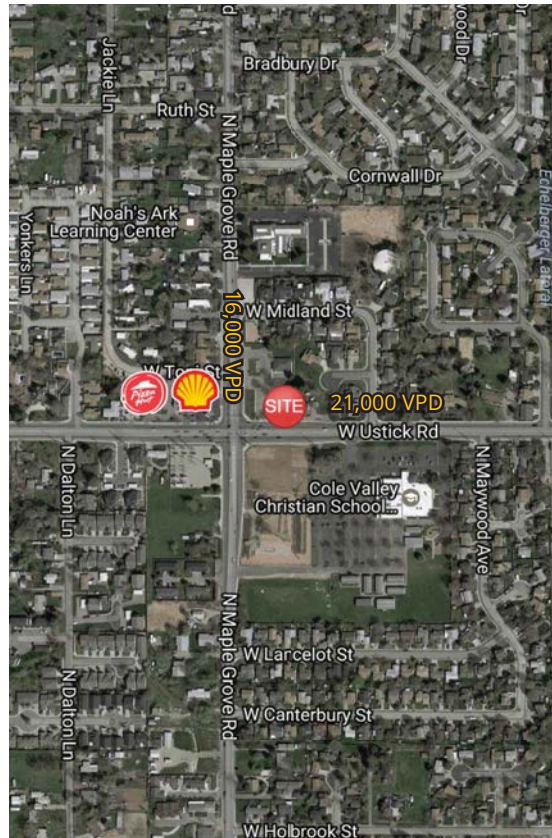
Property Type	Land — Office/Retail
Building Size	Can accommodate up to a 5,000 SF building
Lease Rate	Contact Agent
Zoning	C1-Neighborhood Commercial



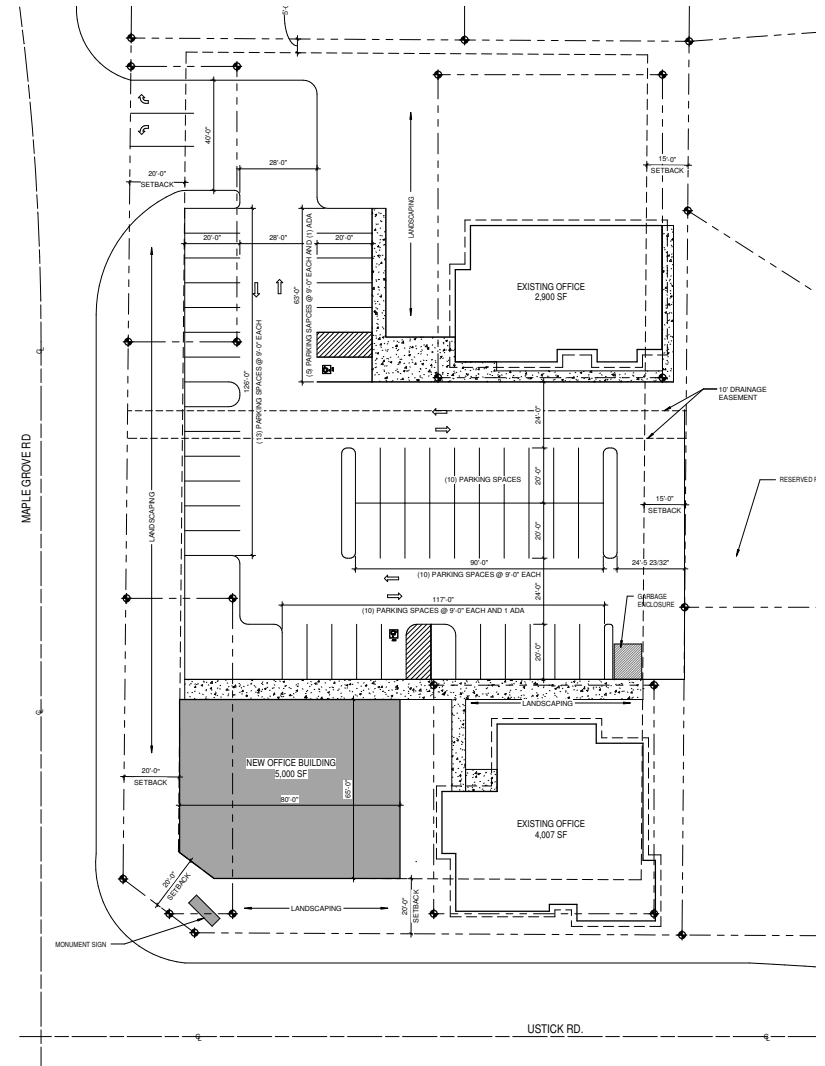
Site



Site



Site Plan



Renderings



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