



### CONTACT

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### HIGHLIGHTS

- Central Boise location.
- Single tenant opportunity.
- Close proximity to services.
- Secure yard space included.
- Easy access to major thoroughfares.

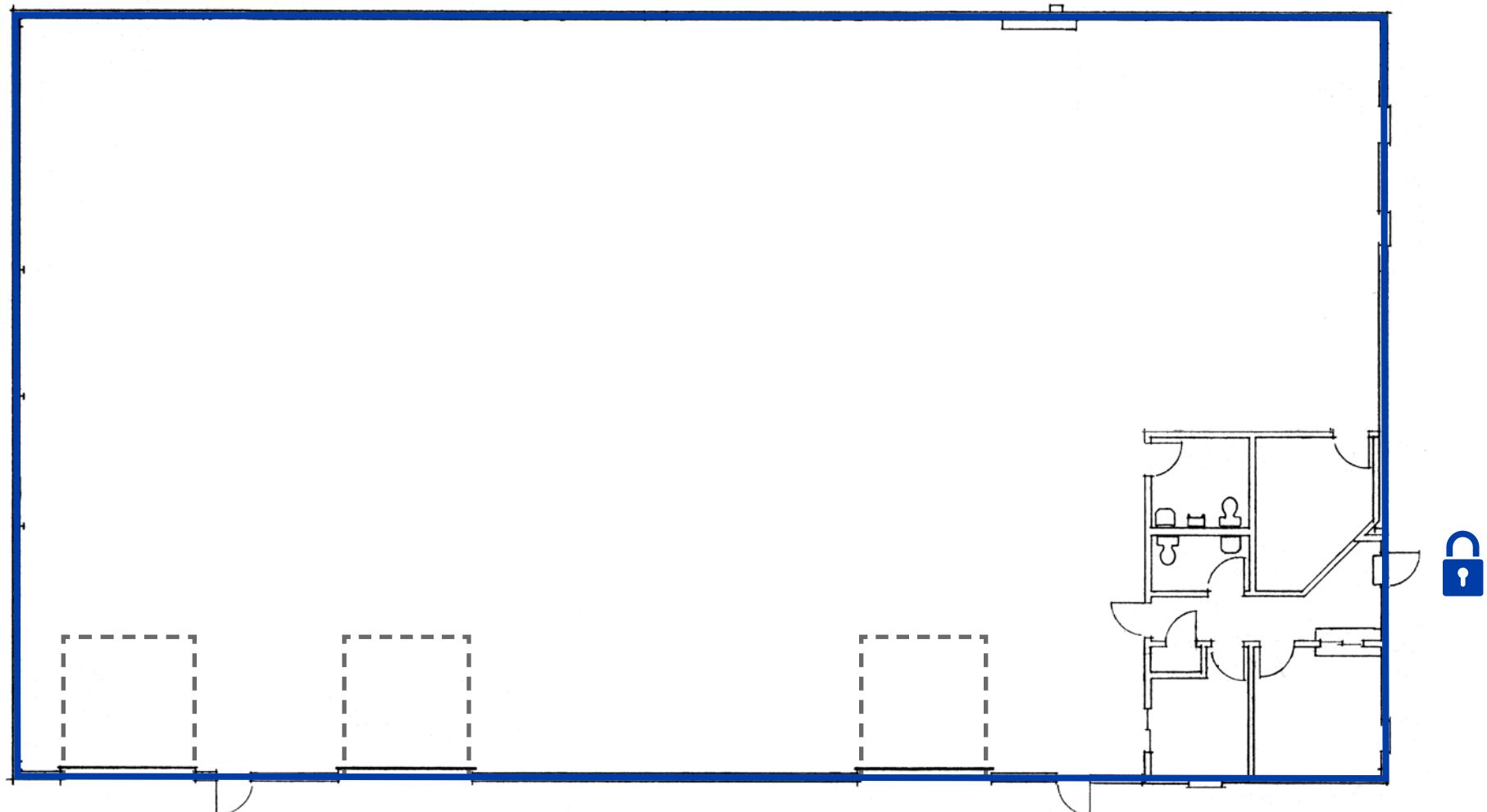


### AVAILABLE



UNIT	SIZE	RATE
Warehouse	7,980 SF	
Office	770 SF	
Total	8,750 SF	\$1.10 SF/Mo
Est NNNs		\$0.33 SF/Mo

SUBMARKET	Southwest	CLEAR HEIGHT	17'-19'
BLDG TYPE	Industrial	GRADE DOOR	3'-12' x 14'
BLDG SIZE	8,750 SF	POWER	400 Amps, 480 V, 3 Phase Power
LEASE TYPE	NNN		
ZONING	I-1		



# SITE MAP



# TOK

COMMERCIAL

OVERLAND RD



MAPLE GROVE

SITE

SATURN WY

VICTORY RD



COLE RD

**ONLY 6 MINUTES I-84**