

Industrial/ Warehouse Sale or Lease



11343 PRESIDENT Boise, ID 83713

INFORMATION

Available :	Immediately
Offer for:	Sale or Lease
Vacant:	Yes
Divisible:	Yes
Building Type:	Metal
Building Size:	28,000 SF
	Office: 500/SF
	Warehouse: 27,500/SF
Floors:	1
Dock Doors (6):	5- 8'x10' 1- 10'x10'
Clear Height:	23'
Zoning:	M-1
Power:	Ample
Sprinklers:	Yes- throughout
Parking:	Ample
NNN:	Est. \$0.13/SF

LISTING REMARKS

- Centrally Located
- Six dock high doors makes this a great building for Distribution and/or Storage
- Extensive Racking System included
- Forklift hysters can be available
- Mezzanine area-not included in rentable square footage

CONTACT INFORMATION

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Website: www.icbre.com



SALE TERMS

Sale Price: \$1,350,000

LEASE TERMS

Preferred Term:	3-5 years
Lease Type:	NNN
Rent/SF:	\$.39/SF (\$10,920/Mo)
TI Allowance:	Negotiable

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only. This data is subject to price change corrections, errors, omissions, prior sale and/or withdrawal.

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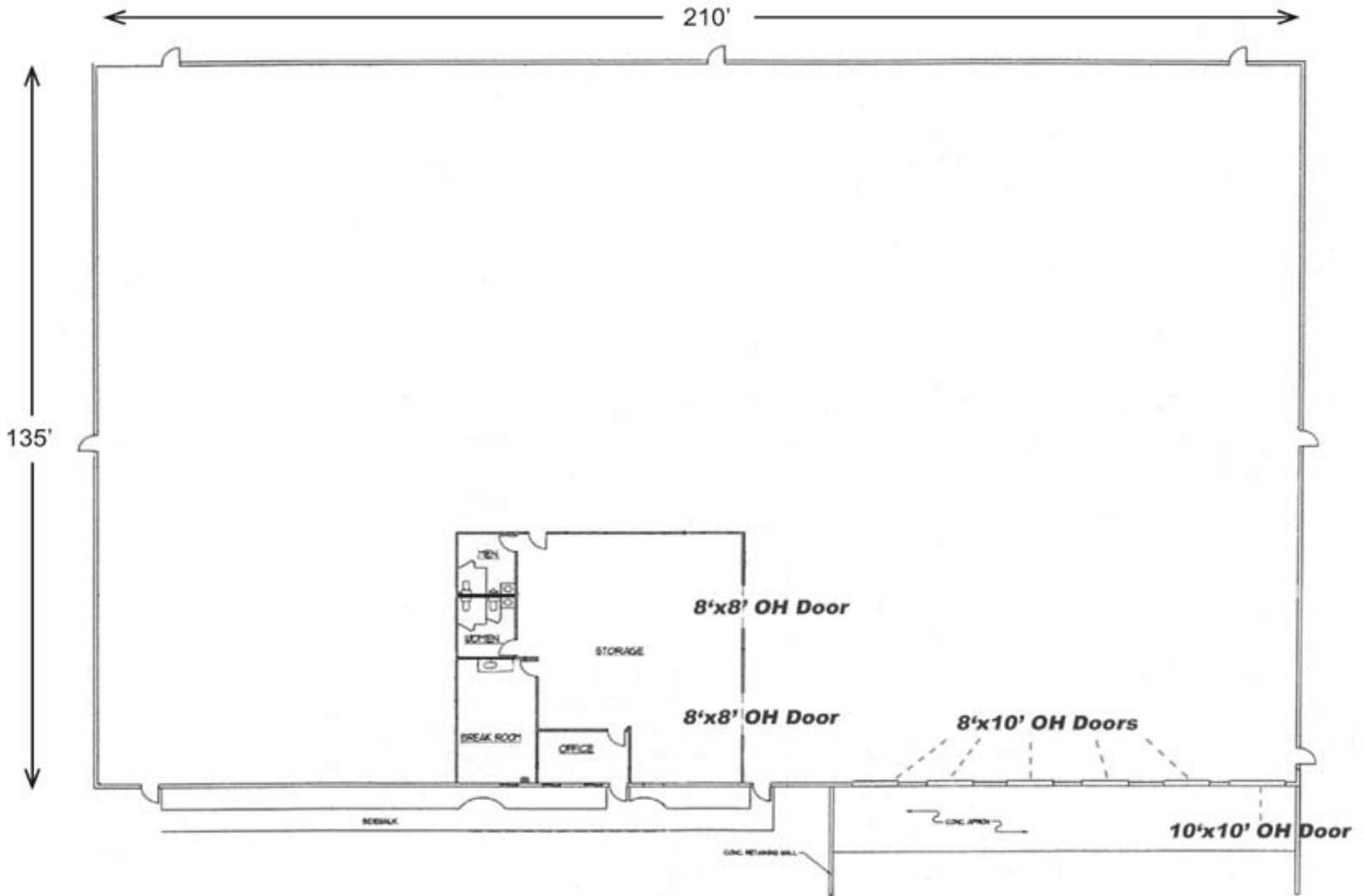
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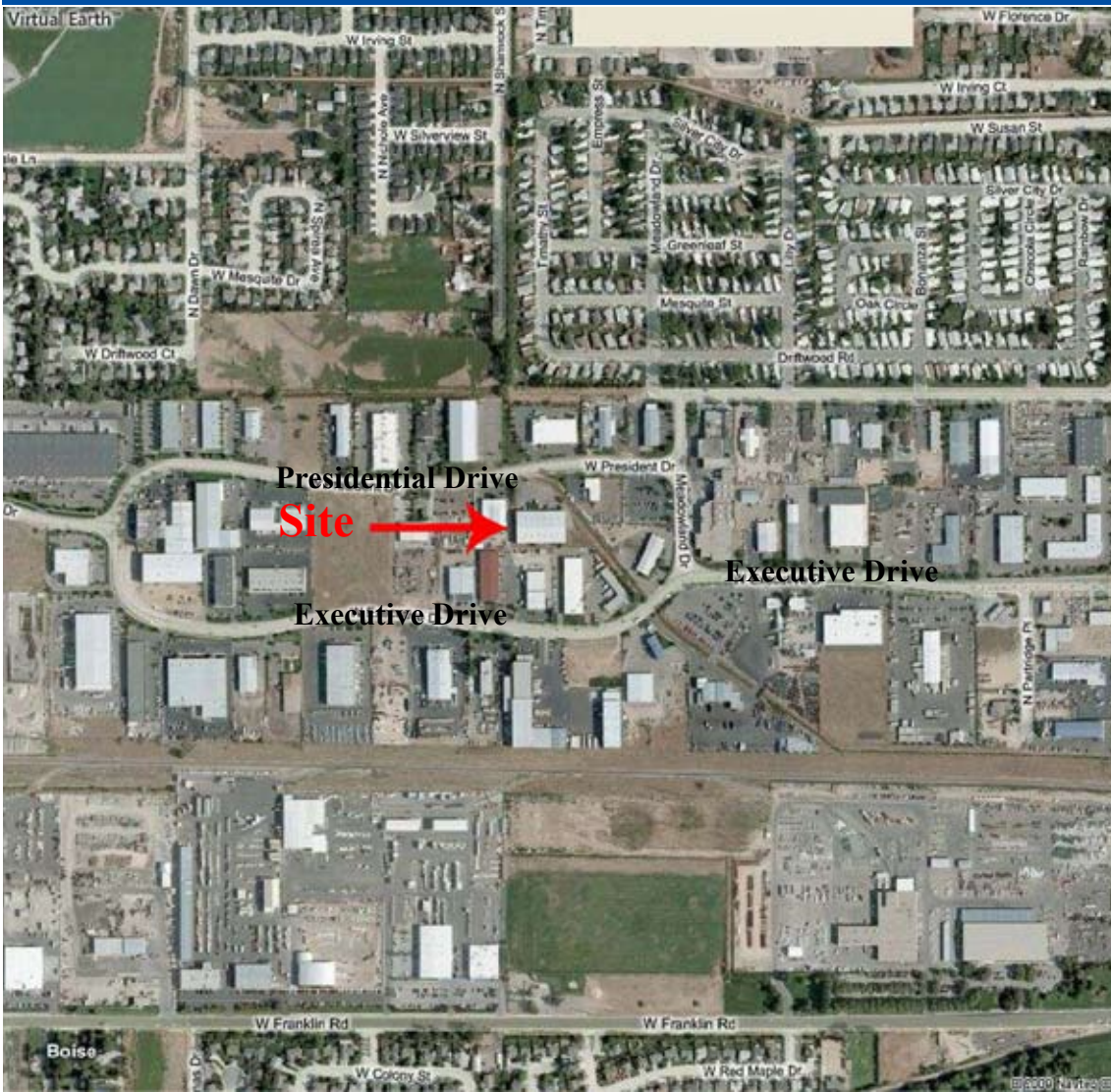


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