

# 415 N. Maple Grove

Boise, ID

**INDUSTRIAL BLDG FOR LEASE / SALE**



### Property Information:

<b>Submarket:</b>	West
<b>Available:</b>	Now
<b>Bldg Type:</b>	Class A Mfg.
<b>Bldg Size:</b>	44,064 SF
<b>Divisible:</b>	Yes
<b>Clear Height:</b>	16' - 18'
<b>Dock Doors:</b>	Yes
<b>Grade Level:</b>	Yes
<b>Power:</b>	277/480
<b>Zoning:</b>	M1-D
<b>Parking:</b>	Abundant
<b>Lease Term:</b>	3 - 5 Yrs
<b>Lease Type:</b>	NNN

### Listing Comments:

- Parking for over 200 cars on site.
- 277/480 volt, with over 7500 amps
- Mezzanine storage and manufacturing area.
- Great location.
- High quality building.
- HVAC throughout entire building.
- Fire sprinkler system.

### Available Space:

RSF:	RATE/SF:	MONTHLY:
Office 7,000 SF to 13,732 SF		
Whse 10,000 SF to 26,000 SF		
Mezz 4,332 SF		
Total: 17,000 SF to 44,064 SF	<del>-\$0.47</del>	<del>\$20,710.00</del>

**SPECIAL OFFER**  
**\$10,000/Month**

### Sale Terms:

**Price:** \$3,500,000

*Call Listing Agent for Showing*

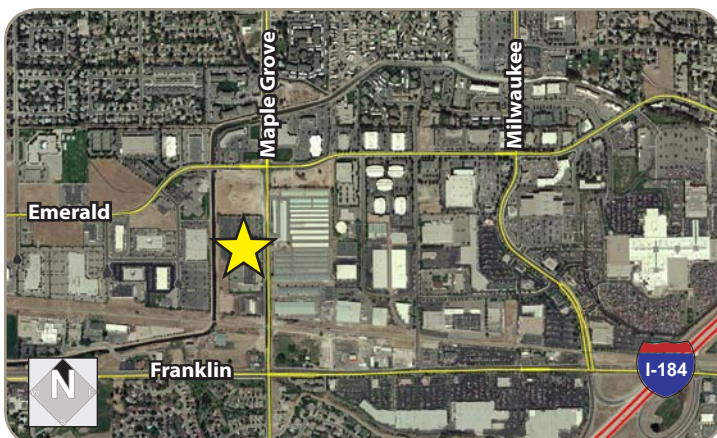
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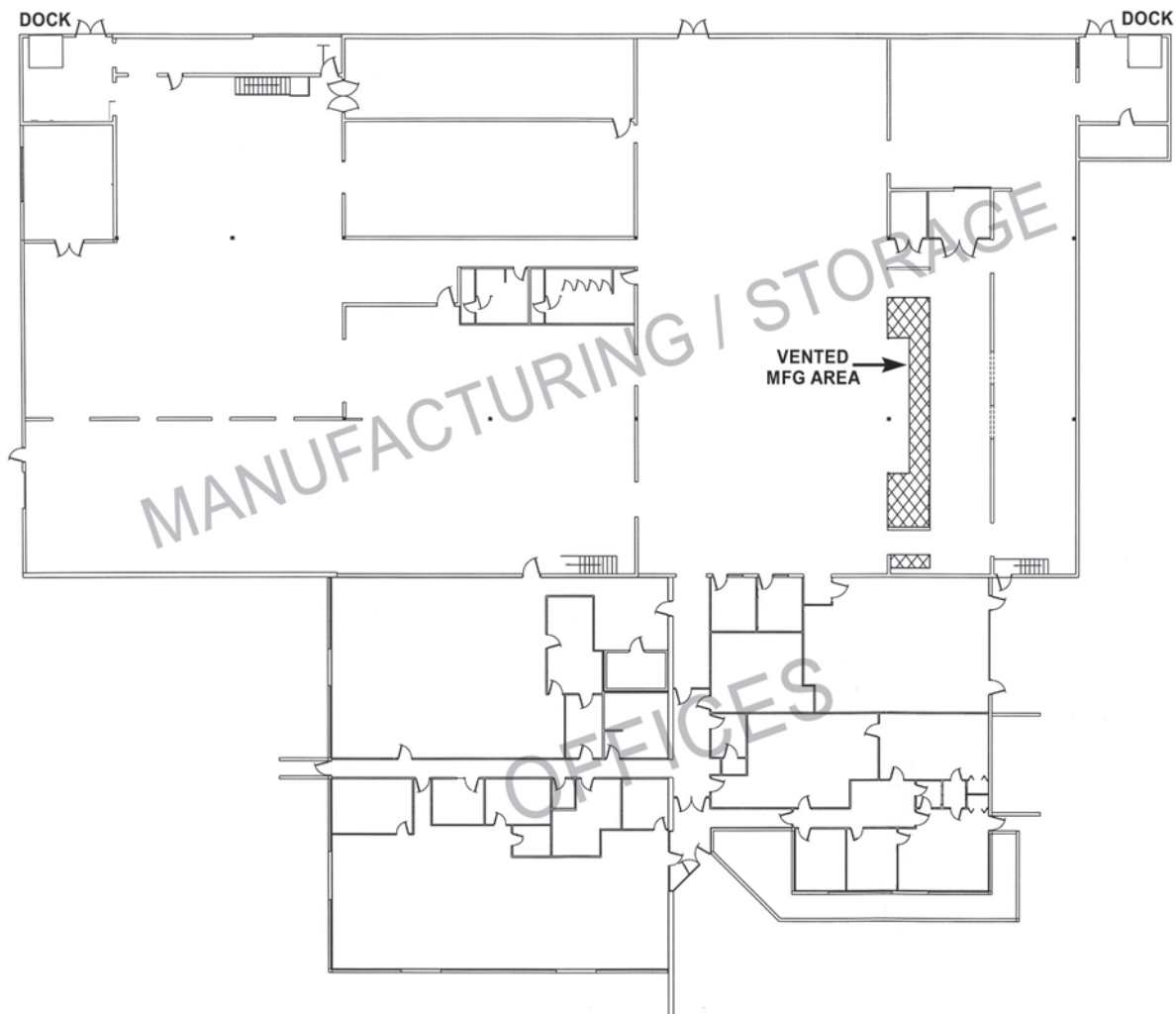


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