

5118 Sawyer Avenue

Boise, ID

INDUSTRIAL BLDG WITH YARD FOR LEASE



Property Information:

Submarket:	North
Available:	Now
Bldg Type:	Industrial
Bldg Size:	34,696 SF
Parcel Size:	2.62 Acres
Divisible:	Yes
Clear Height:	20' - 40'
Grade Doors:	1 (16' x 16')
Dock Doors:	4
Power:	240V/480V/3 Phase
Zoning:	C-2
Parking:	Ample
Lease Term:	1 - 5 Yrs
Lease Type:	NNN
Est. NNN's:	\$0.13/SF

Listing Comments:

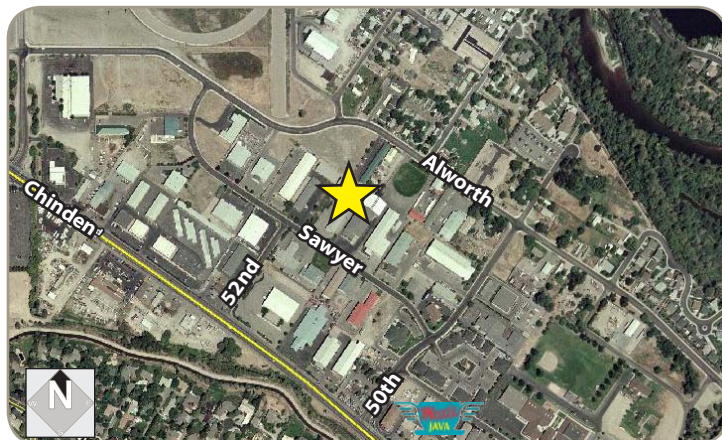
- Excellent North Boise location.
- Easy access to major thoroughfares.
- Close to restaurants and services.
- Dock and grade level loading doors.
- Excellent truck access and maneuverability room.
- Potential for 1/2 acre yard.

Available Space:

SPACE:	RSF:	RATE/SF:	MONTHLY:
Warehouse	24,431 SF		
Office	<u>10,265 SF</u>		
Total	34,696 SF	\$0.45 NNN	\$15,613

*Building divisible to 13,665 SF
or 21,031 SF*

***\$5,000 Bonus Commission to Procuring
Broker for Completed Transaction
by March 2012.***



Contact:

Chris Pearson, SIOR

Ph: 208.947.0859
Fx: 208.947.0869
chris@tokcommercial.com
www.tokcommercial.com

Gavin Phillips

Ph: 208.947.0812
Fx: 208.947.0869
gavin@tokcommercial.com
www.tokcommercial.com



5118 Sawyer Avenue

Boise, ID

INDUSTRIAL BLDG WITH YARD FOR LEASE



This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

5118 Sawyer Avenue

Boise, ID

INDUSTRIAL BLDG WITH YARD FOR LEASE



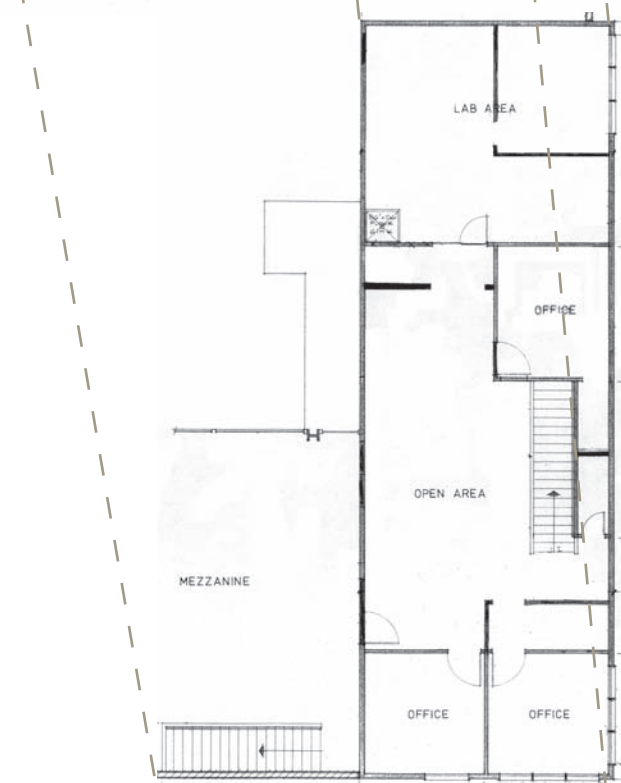
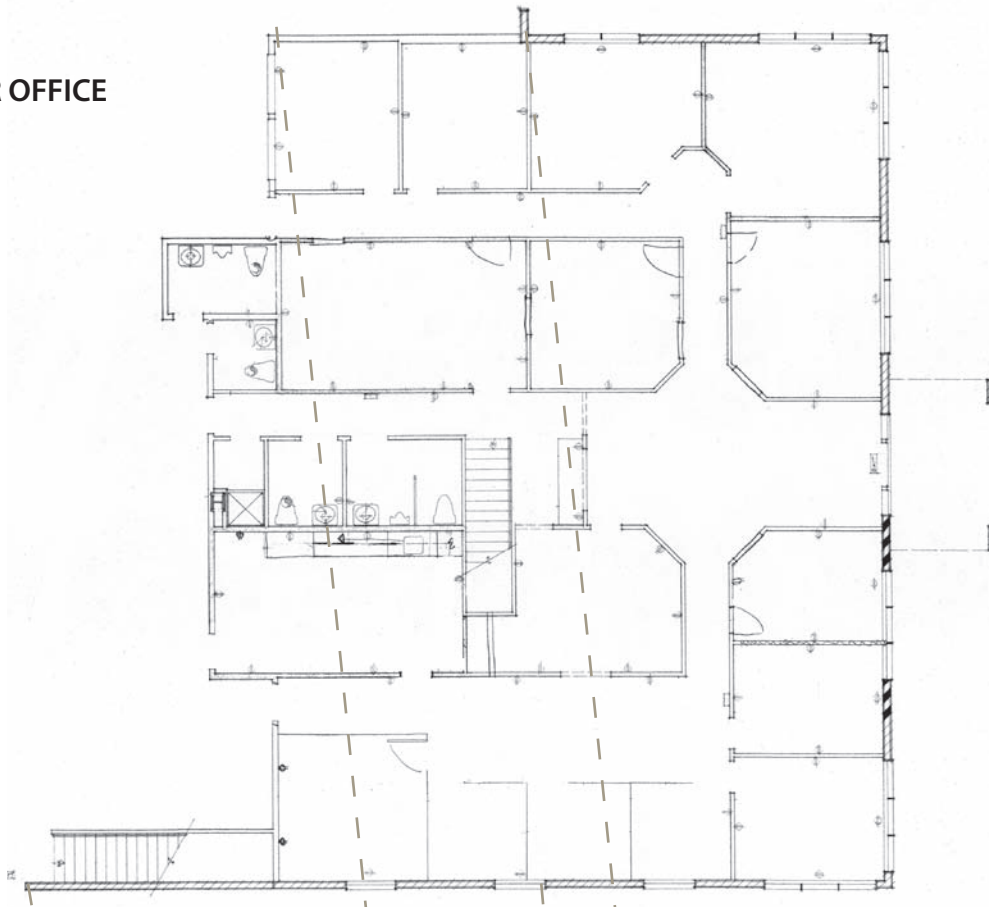
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

5118 Sawyer Avenue

Boise, ID

INDUSTRIAL BLDG WITH YARD FOR LEASE

FIRST FLOOR OFFICE



SECOND FLOOR OFFICE

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.