

# 5475 W. Gage Street

Boise, ID

**INDUSTRIAL SPACE FOR LEASE**



### Property Information:

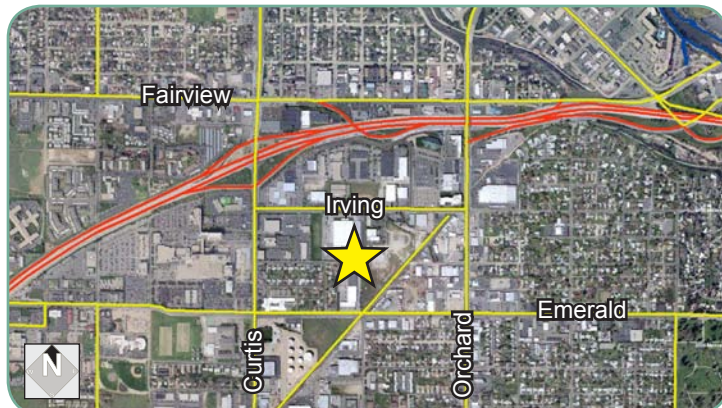
<b>Submarket:</b>	Central
<b>Available:</b>	Immediately
<b>Bldg Type:</b>	Industrial
<b>Bldg Size:</b>	29,784 SF
<b>Divisible:</b>	No
<b>Clear Height:</b>	17'
<b>Dock Doors:</b>	5
<b>Grade Level:</b>	2
<b>Power:</b>	600 Amps • 120/208
<b>Zoning:</b>	M-1D
<b>Parking:</b>	Ample
<b>Lease Term:</b>	3 - 5 Yrs
<b>Lease Type:</b>	NNN
<b>NNN Costs:</b>	\$0.10

### Listing Comments:

- Class A property.
- Great location, close to freeway.
- Ample truck maneuvering room.
- Great parking.

### Available Space:

RSF:	RATE/SF:	MONTHLY:
Office 4,752 SF		
Shop 3,696 SF		
Whse 21,336 SF		
<b>Total: 29,784 SF</b>	<b>\$0.39</b>	<b>\$11,616.00 + NNN</b>



### Contact:

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**Devin Pierce**

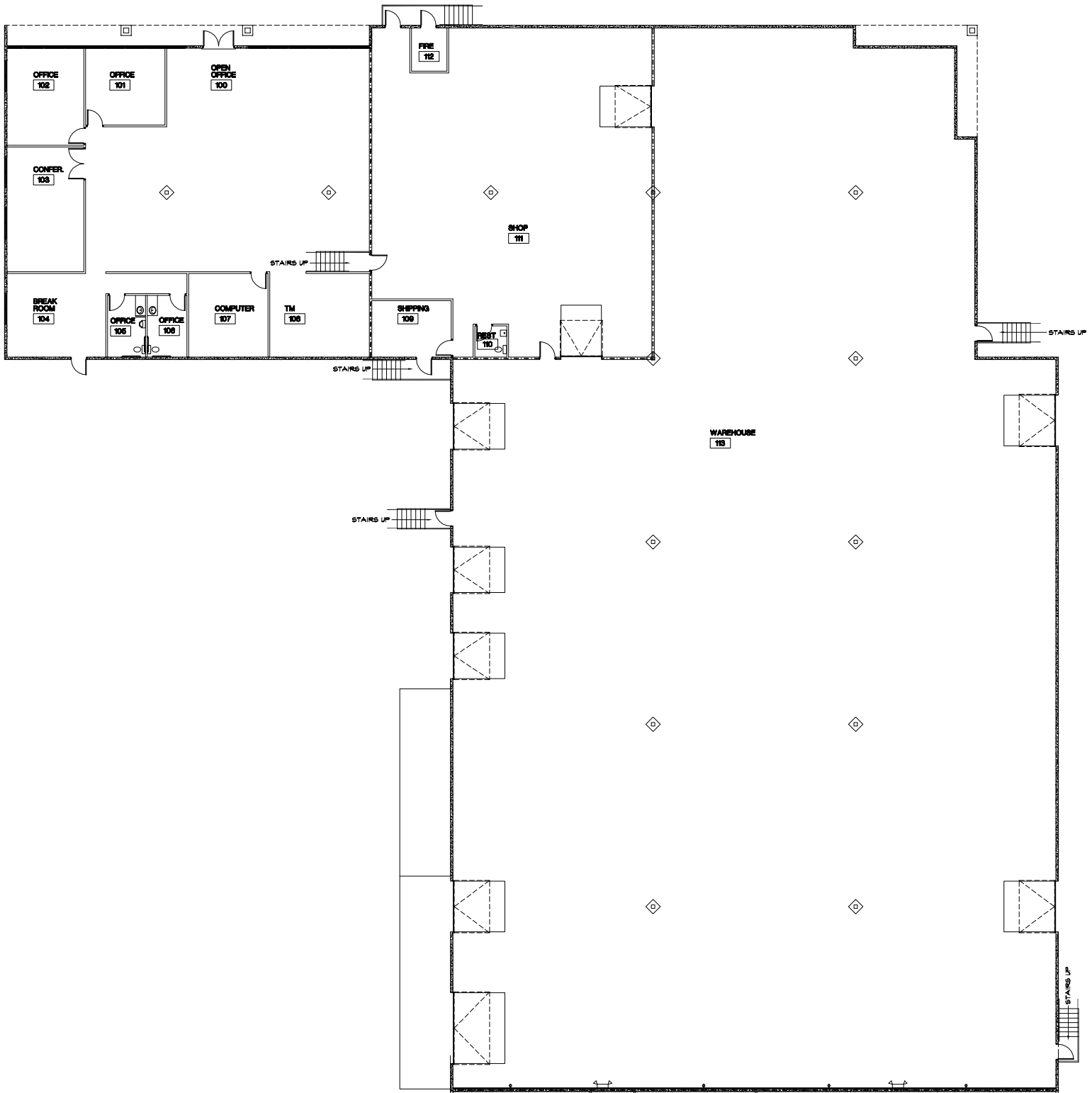
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