

# 8455 & 8481 Westpark

Boise, ID

INDUSTRIAL SPACE FOR LEASE / SALE



## Property Information:

<b>Submarket:</b>	West
<b>Available:</b>	Immediately
<b>Bldg Type:</b>	Tilt-up and Dry-vit
<b>Bldg Size:</b>	120,000 SF
<b>Divisible:</b>	20,000 SF
<b>Clear Height:</b>	22' - 24'
<b>Grade Level:</b>	2
<b>Dock Doors:</b>	3
<b>Zoning:</b>	M-3
<b>Parking:</b>	247

## Listing Comments:

- Completed in 1979; renovated in 2001.
- Close to freeway, retail, and restaurants.
- Raised load bearing floor in a portion of the warehouse.
- Heavy electrical and air.



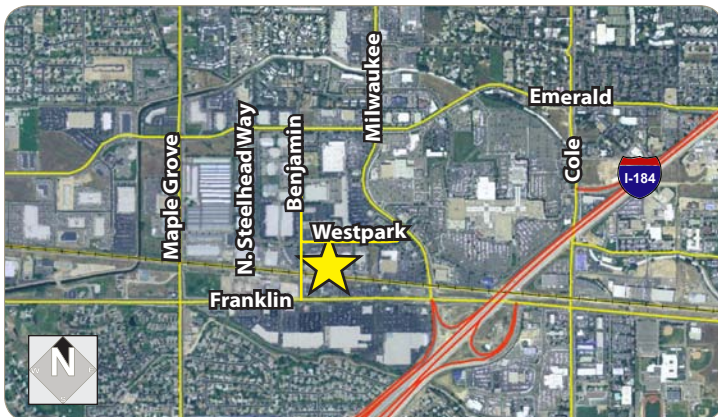
## Sale Terms:

<b>Price per SF:</b>	<del>-\$62.60/SF</del>	<b>\$55.00/SF</b>
<b>Total Price:</b>	<del>-\$7,500,000</del>	<b>\$6,600,000</b>

## Lease Terms:

Contact agent for details.

Building is easily divided into 3 or 4 multi-tenant spaces.



## Contact:

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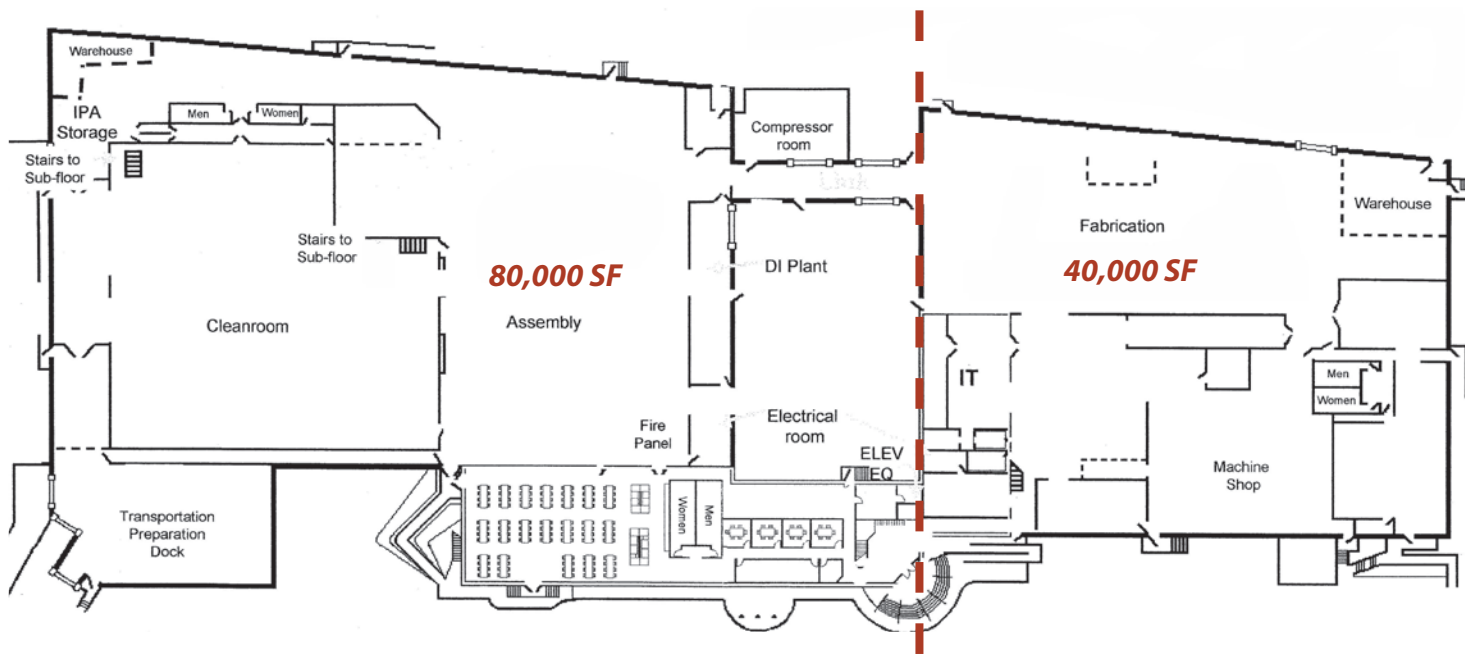
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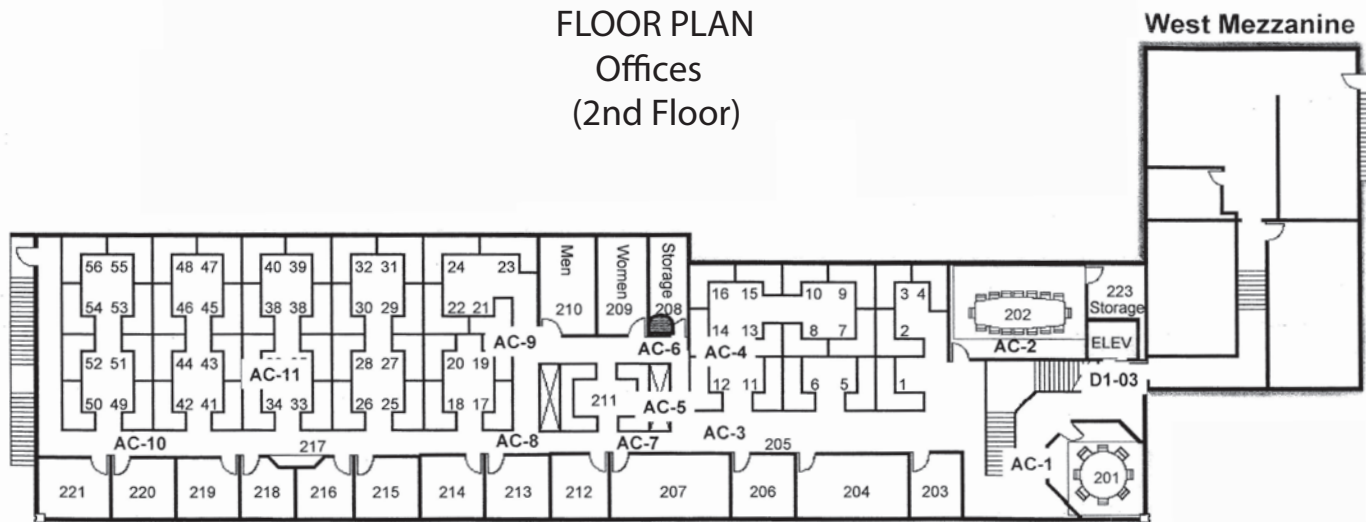


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## FLOOR PLAN (1st Floor)



## FLOOR PLAN Offices (2nd Floor)

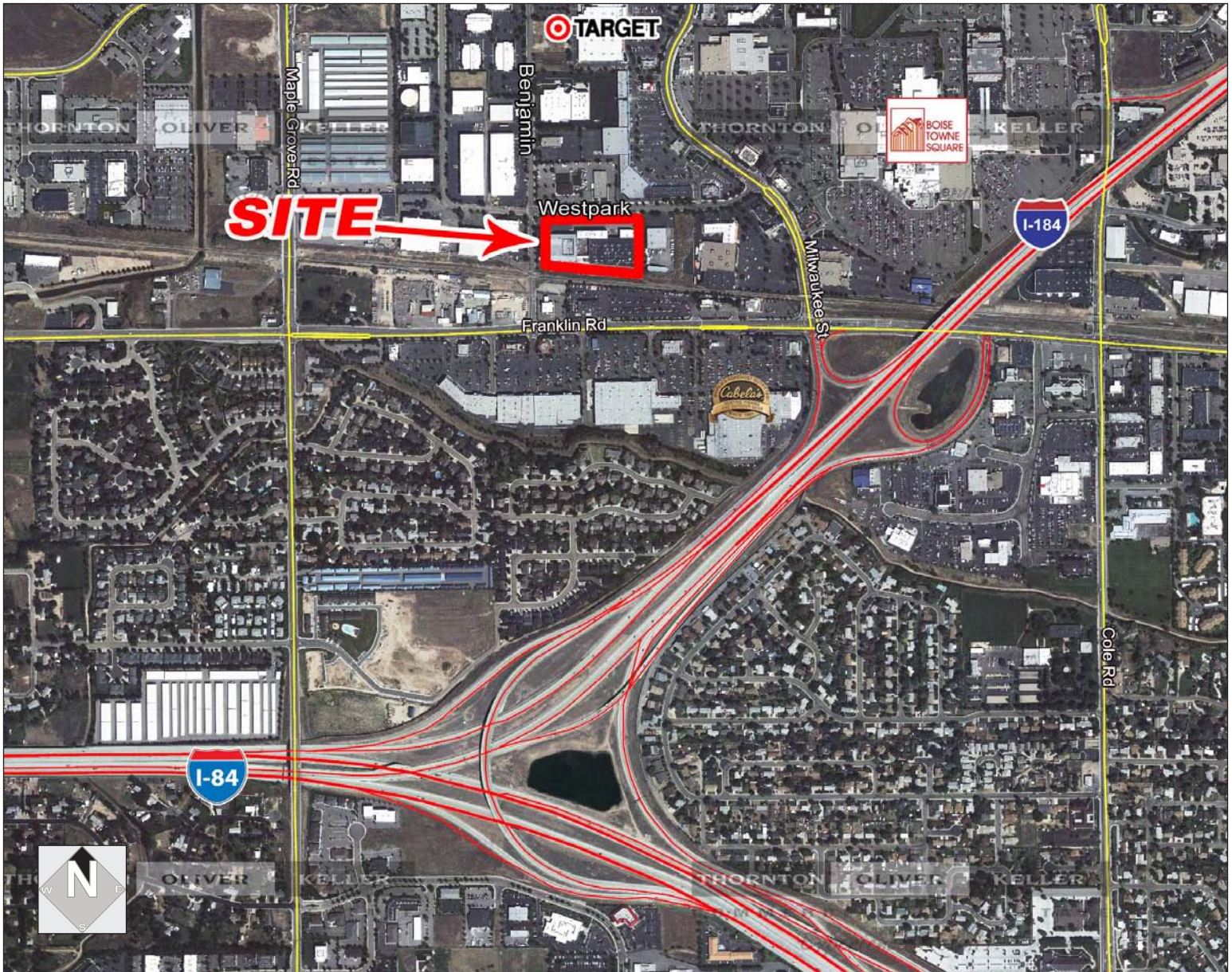


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