

# Cole Industrial Center

2728 - 2772 S. Cole Road - Boise, ID  
**INDUSTRIAL SPACE FOR LEASE**

**60 Day  
Special  
Lease Rate  
#310**



2728 S. Cole - 110

### Property Information:

<b>Submarket:</b>	Southwest
<b>Available:</b>	Immediately
<b>Bldg Type:</b>	Concrete Tilt
<b>Bldg Size (4):</b>	19,120 SF
<b>Divisible:</b>	Yes
<b>Clear Height:</b>	18'
<b>Dock Doors:</b>	Yes
<b>Grade Level:</b>	Yes
<b>Power:</b>	3 Phase
<b>Zoning:</b>	M-5
<b>Sprinklers:</b>	Yes
<b>Year Built:</b>	1997
<b>Lease Type:</b>	NNN
<b>Est. 2010 NNN:</b>	\$0.14

### Listing Comments:

Multi-use four building project located only 1/2 mile from I-84.

Any combination of retail, office, R & D, manufacturing and warehouse is available.

Rare dock high space on S. Cole Road.



### Contact:

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### Available Space:

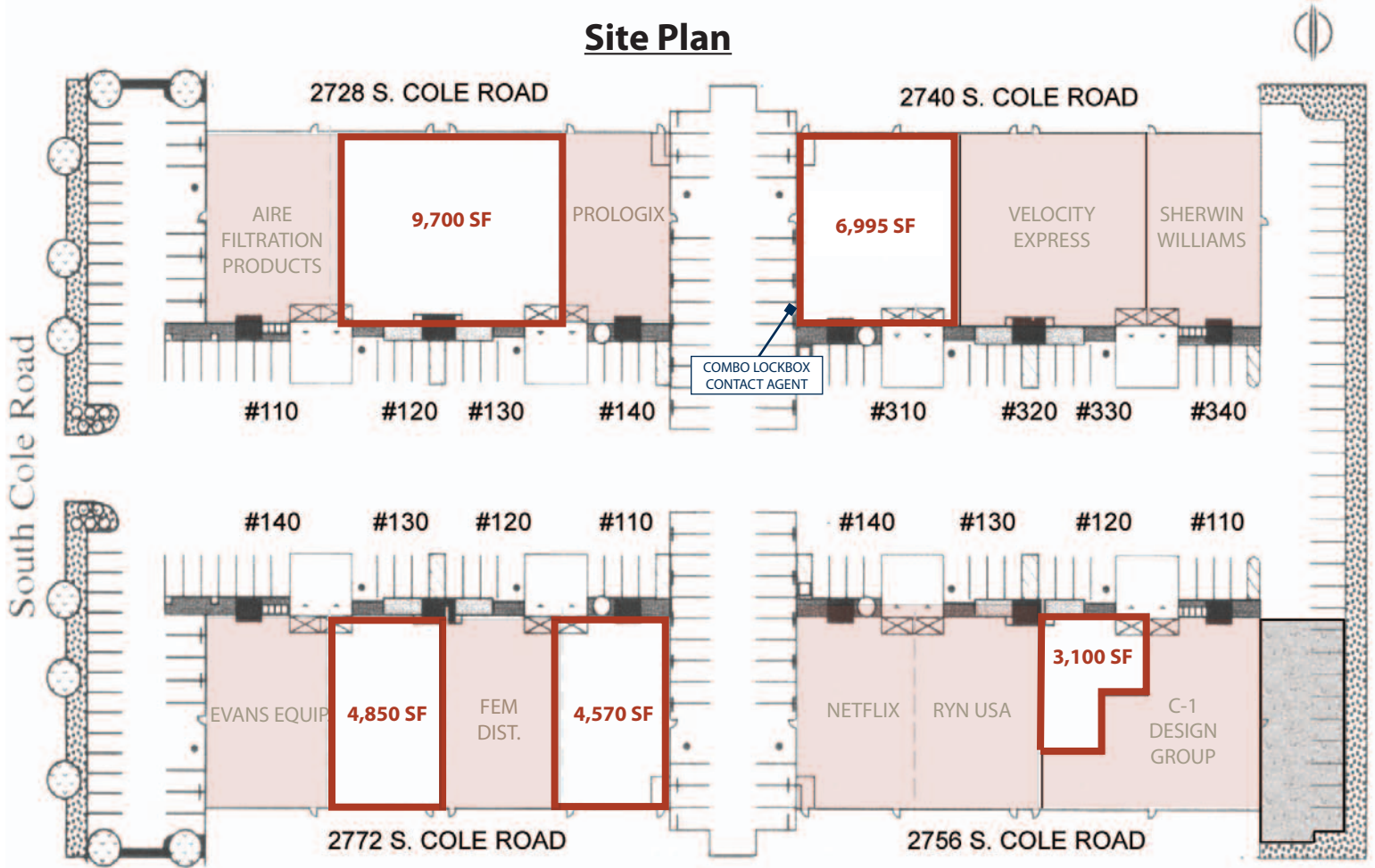
SPACE:	RSF:	RATE/SF:	MONTHLY:
<b>2728 S. Cole</b>			
Ste. 120/130 <i>(Needs 45 day notice)</i>	Office 1,034 SF Whse 8,666 SF Total: 9,700 SF	\$0.44	\$4,268.00
<b>2740 S. Cole</b>			
Ste. 310	Office 640 SF Whse 6,355 SF Total: 6,995 SF	\$0.32 <del>\$0.44</del>	\$2,238.00 <del>\$3,077.00</del>
<b>*60 Day Special Lease Rate</b>			
<b>2756 S. Cole</b>			
Ste. 120	Office 600 SF Whse 2,500 SF Total: 3,100 SF	\$0.45 <del>\$0.48</del>	\$1,395.00 <del>\$1,488.00</del>
<b>2772 S. Cole</b>			
Ste. 110	Office 780 SF Whse 3,790 SF Total: 4,570 SF	\$0.45 <del>\$0.48</del>	\$2,056.50 <del>\$2,193.60</del>
Ste. 130	Office 600 SF Whse 4,250 SF Total: 4,850 SF	\$0.45 <del>\$0.48</del>	\$2,182.50 <del>\$2,328.00</del>

*\*On any lease signed by 6/30/12. \$0.32/SF rate applies to 1st year of lease term.*

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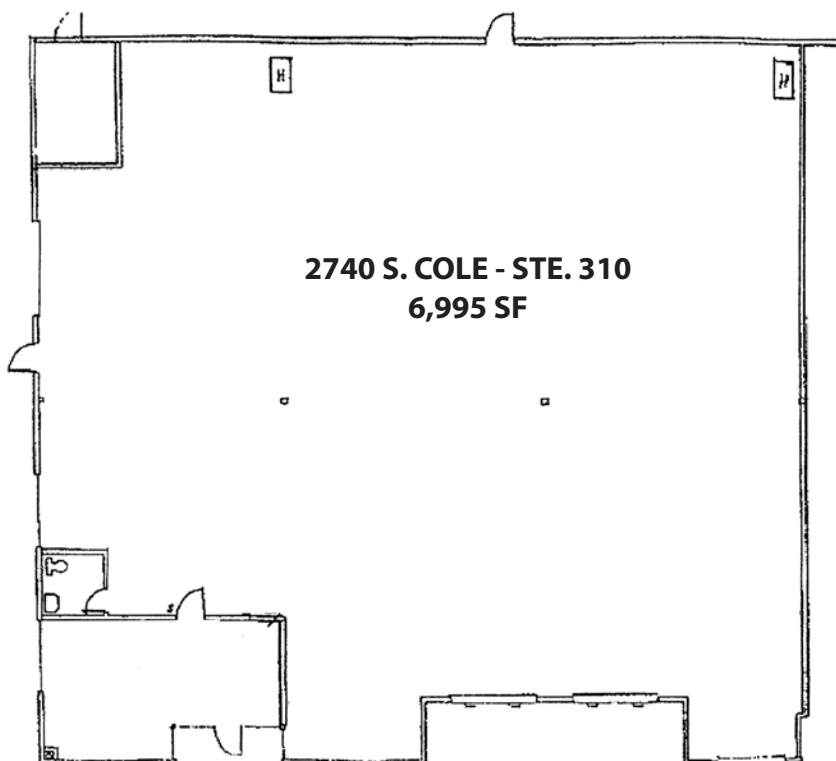
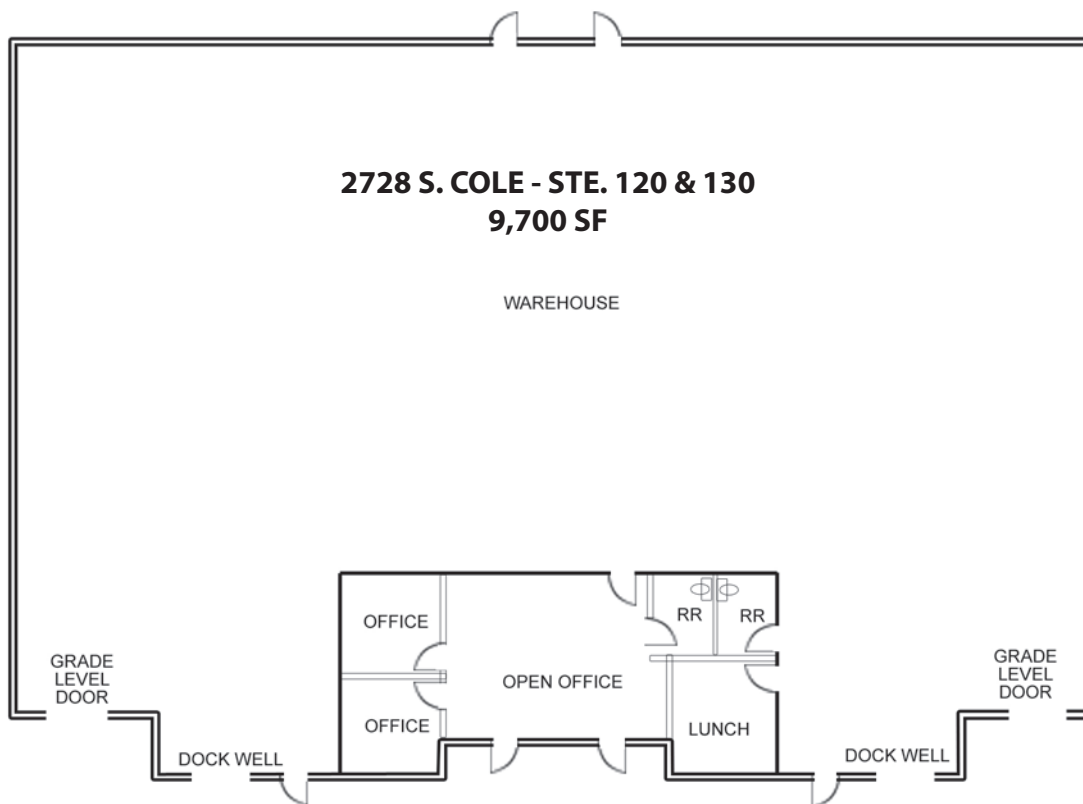
## Site Plan



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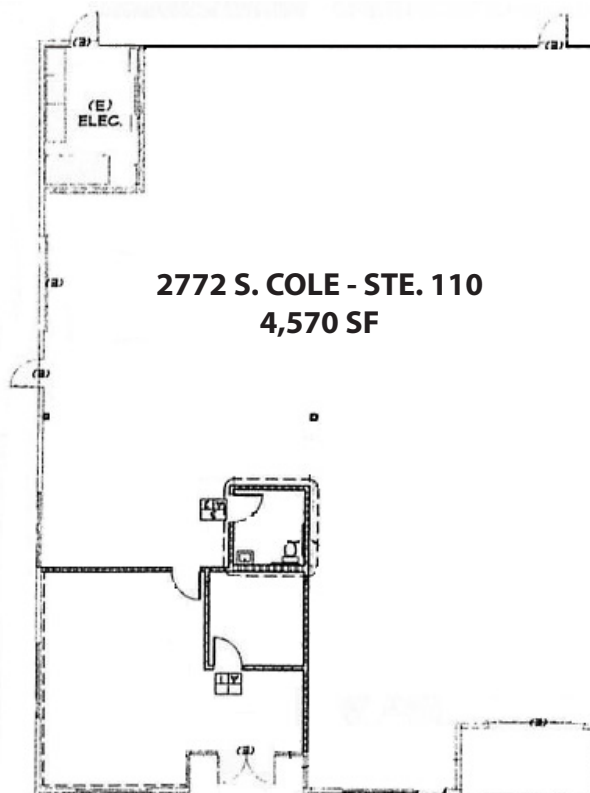


DRAWINGS NOT TO SCALE

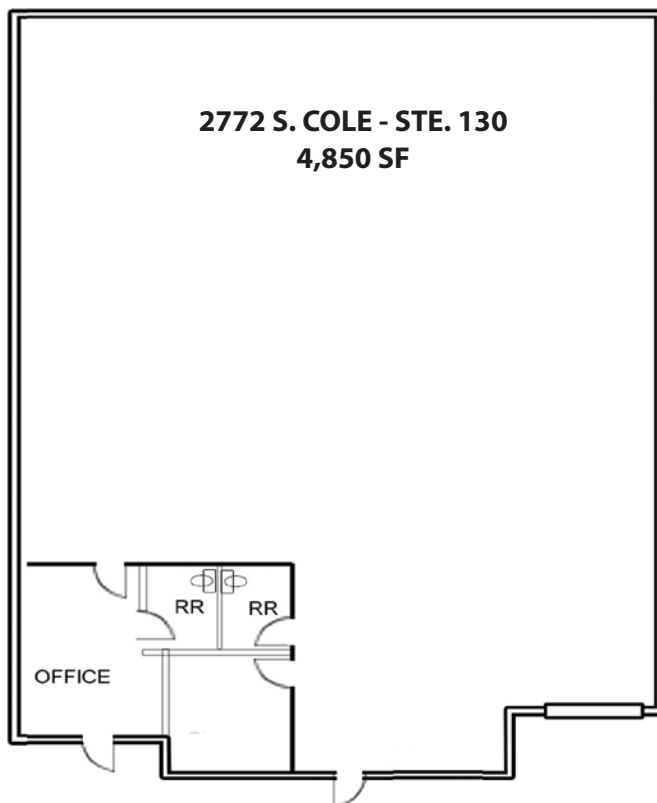
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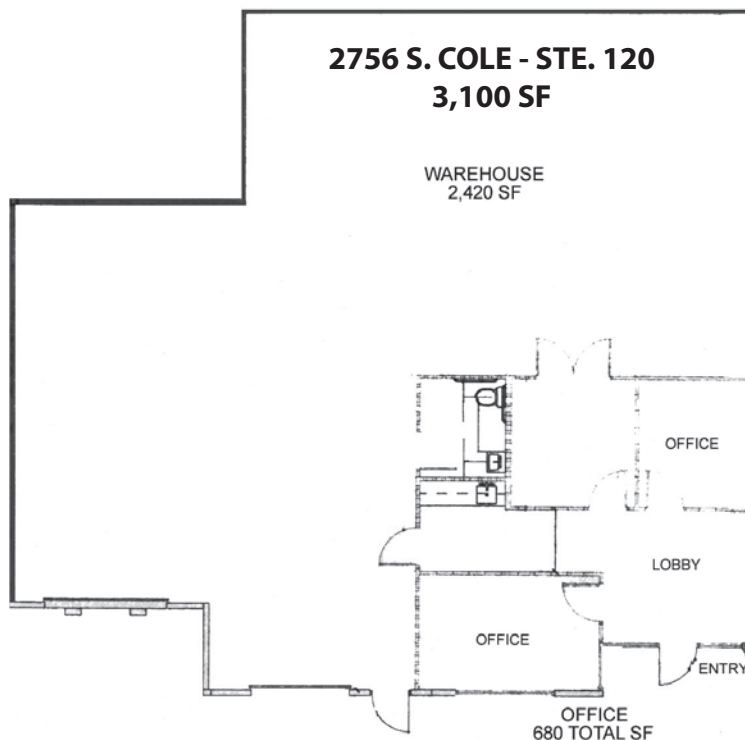
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