

# Victory Building II

2965 S. Featherly Way

**INDUSTRIAL SPACE FOR LEASE**



## Property Information:

<b>Submarket:</b>	Southwest Boise
<b>Available:</b>	8/2012
<b>Largest Available:</b>	25,409 SF
<b>Divisible:</b>	To 6,600 ± SF
<b>Clear Height:</b>	22'
<b>Dock Doors:</b>	Yes - Expandable
<b>Grade Level:</b>	Yes - Expandable
<b>Power:</b>	3 Phase - 1200 Amps
<b>Slab:</b>	5" w/Wire Mesh
<b>Roof:</b>	TPO w/R12 Insulation
<b>Sprinkler:</b>	Class IV
<b>Zoning:</b>	M-1
<b>Parking:</b>	2/1,000 SF

## Listing Comments:

Excellent location off Victory Road between Maple Grove and Cole Road.

Easy access to I-84 via Cole Road Interchange.

5 dock high doors and 2 grade level doors.

Quality tilt-up construction.

Prominent tenant visibility.

Close to the Boise Airport.

## Available Space:

<b>SPACE:</b>	<b>RSF:</b>	<b>RATE/SF:</b>	<b>RENT/Mo:</b>
2965	Whse 22,499 SF	\$0.42/SF	
	Office 2,910 SF	\$0.90/SF	
	<b>Total 25,409 SF</b>		<b>\$12,069</b>

*Divisible to 6,600 SF minimum*

## Lease Terms:

<b>Lease Term:</b>	3 - 5 Yrs
<b>Lease Type:</b>	NNN
<b>NNN Est.:</b>	\$0.14/SF

## Contact Agent for Showing

### Contact:

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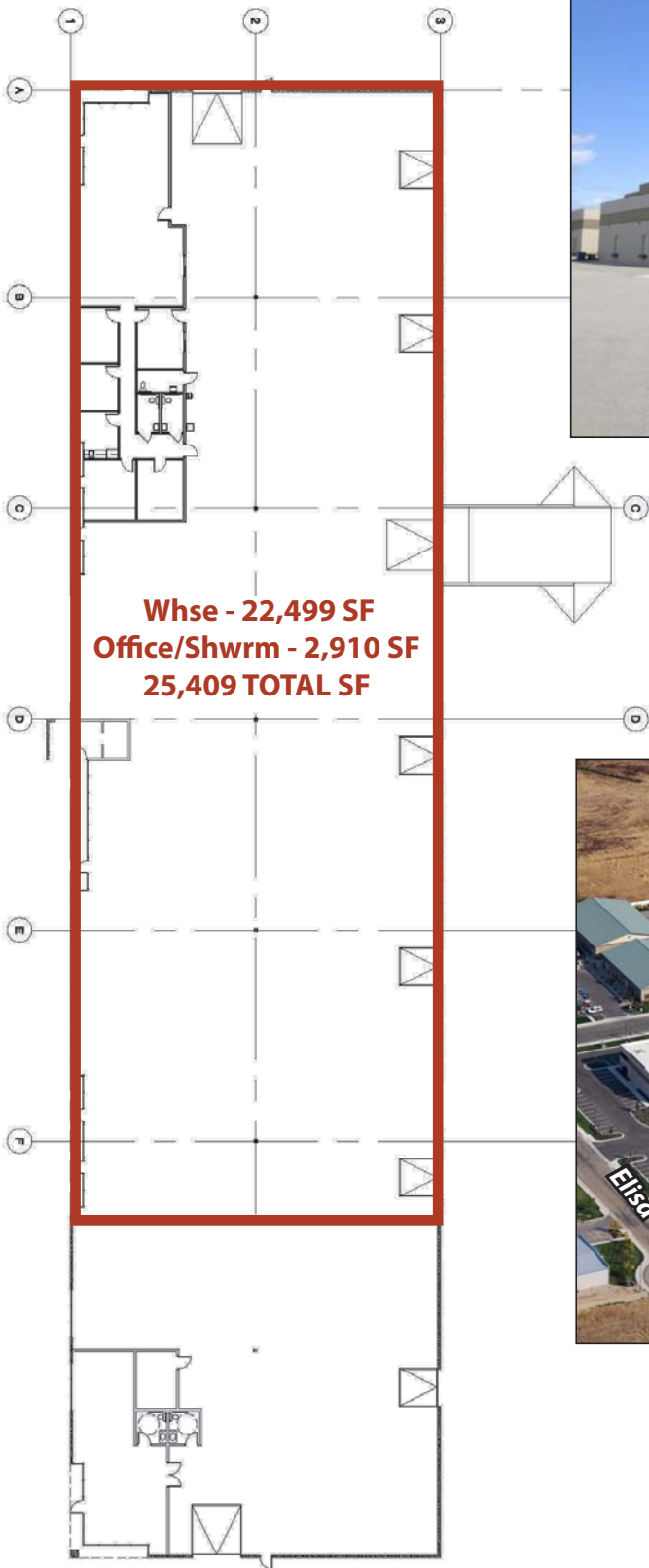
A Development By:



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