

Victory Buildings III & IV

2756-2788 S. Victory View Way & 2749-2817 S. Featherly Way
BOISE INDUSTRIAL SPACE FOR LEASE



Property Information:

Submarket:	Southwest Boise
Available:	Immediately
Largest Available:	32,942 SF
Divisible:	To 3,327 ± SF
Clear Height:	22'
Dock Doors:	Yes - Expandable
Grade Level:	Yes - Expandable
Power:	3 Phase - 1200 Amps
Slab:	5" w/Wire Mesh
Roof:	TPO w/R12 Insulation
Sprinkler:	Class IV
Zoning:	M-1
Parking:	2/1,000 SF

Listing Comments:

9' x 9' dock high doors and 2 grade level oversized doors. Dock and grade doors can be added or expanded.

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

Easy access to I-84 via Cole Road Interchange or Orchard St.

Quality tilt-up construction, first generation.

Prominent tenant visibility.

Close to the Boise Airport.

Available Space:

SPACE:	RSF:
Bldg III	3,327 SF
Bldg IV	32,942 SF

Lease Terms:

Lease Type:	NNN
NNN Est.:	\$0.14/SF
Rate/SF:	Office: \$1.00 • Whse: \$0.50

Tenant Improvement Allowance:

Warehouse:	\$ 7.00/SF
Office:	\$35.00/SF

Contact:

Chris Pearson, SIOR

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

Scott Raeber, CCIM

Ph: 208.947.0802
 Fx: 208.947.0869
 scott@tokcommercial.com
 www.tokcommercial.com

Peter Oliver, SIOR, CCIM

Ph: 208.947.0816
 Fx: 208.947.0869
 peter@tokcommercial.com
 www.tokcommercial.com

A Development By:



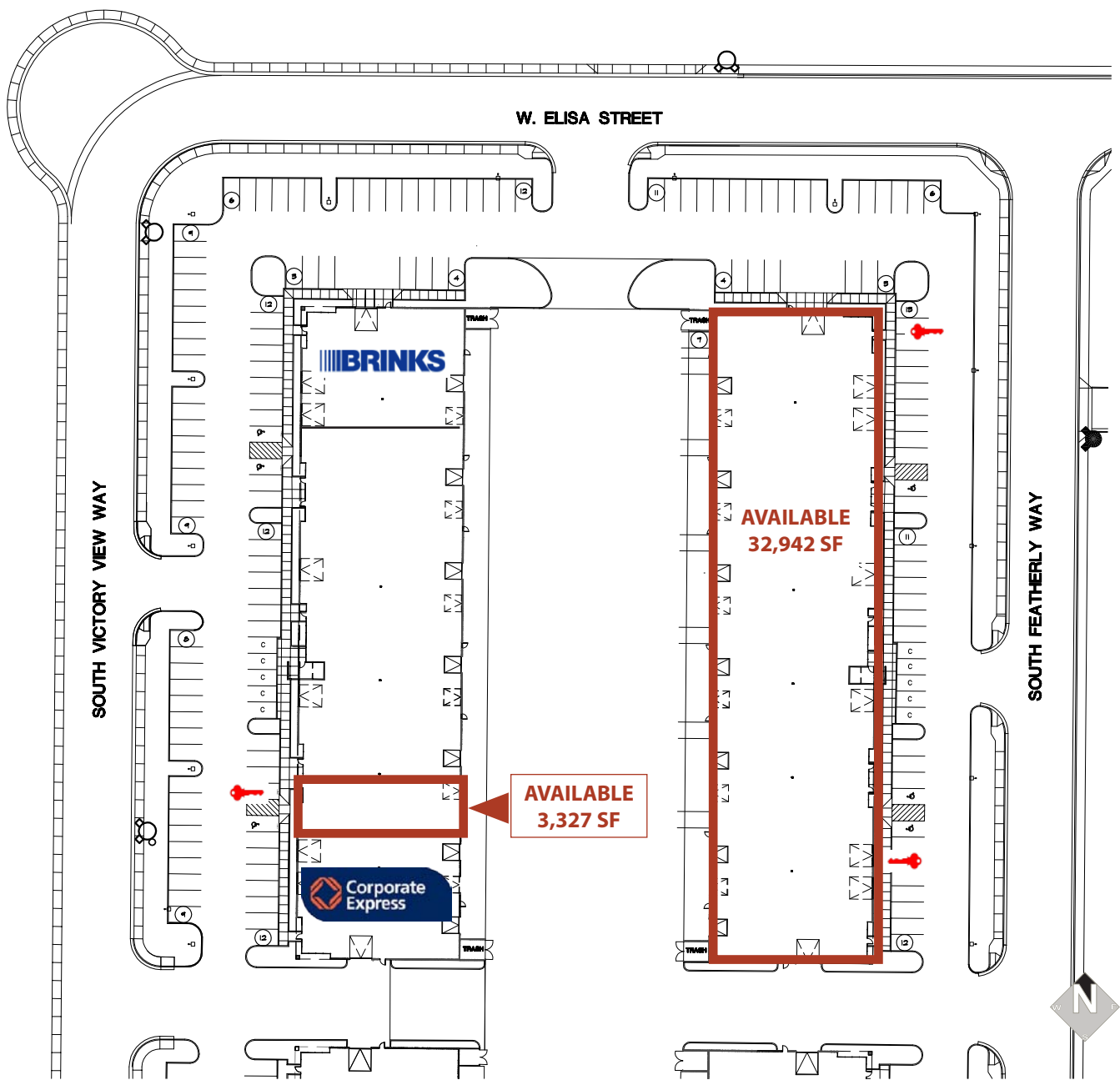
(05/15/12)

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

Victory Buildings III & IV

2756-2788 S. Victory View Way & 2749-2817 S. Featherly Way

BOISE INDUSTRIAL SPACE FOR LEASE



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

Victory Buildings III & IV

2756-2788 S. Victory View Way & 2749-2817 S. Featherly Way
BOISE INDUSTRIAL SPACE FOR LEASE



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