



# FREE-STANDING INDUSTRIAL BUILDING FOR LEASE

5208 W Irving Street, Boise, ID  
**AVAILABLE SPACE: 16,700 SF**  
Lease Rate: \$.89 / SF

## PROPERTY HIGHLIGHTS

- **Central Bench Location – Easy I-84 Access**
- **Building Size:** 16,700 SF, Including 2,800 SF Offices, Showroom and Restrooms
- **Bonus Area:** 1,300 SF Mezzanine
- **Electrical:** 3 Phase, Heavy Power
- **Sprinkled:** Yes
- **Clearance:** 17'
- **Lot Size:** 1.11 Acres

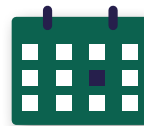
- **Truck Loading:** One (1) Dock-Hi, One (1) 14' (H) X 16' (W) and Two (2) 14' (H) X 18'(W)
- **Construction Type:** Concrete-Tilt-Up
- **Parking:** 22 Fenced and Gated
- **Zoning:** M-1D City of Boise
- **Availability:** Immediately
- **Showing:** Lock Box
- **Lease Rate:** \$.89 / SF (NNN)
- **Other:** Completely Refurbished



AVAILABLE SPACE  
16,700 SF



BUILDING SIZE  
16,700 SF



LEASE TERM  
Negotiable



LEASE RATE  
\$.89 / SF



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The information has been obtained from sources believed reliable and, while we do not doubt its reliability, ICRE has not verified it and makes no guarantees, warranties or representations, expressed or implied, as to its accuracy. All interested parties should conduct their own independent investigation and rely on those results.

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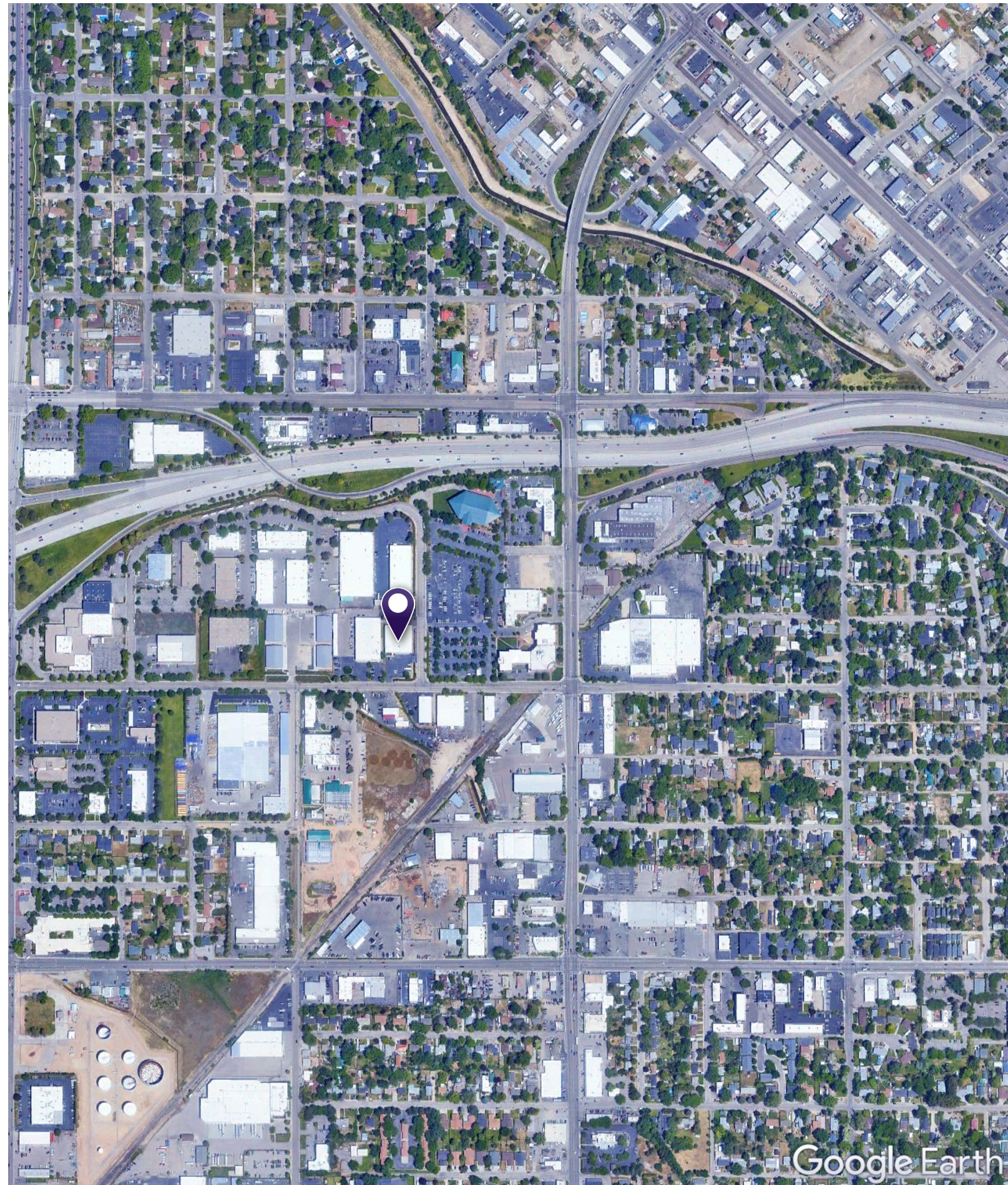


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