

104, 106 & 108 W. 31ST STREET | GARDEN CITY 83714



EASILY ACCESSIBLE

FOR LEASE | 9,739 SQUARE FEET

CONTACT:

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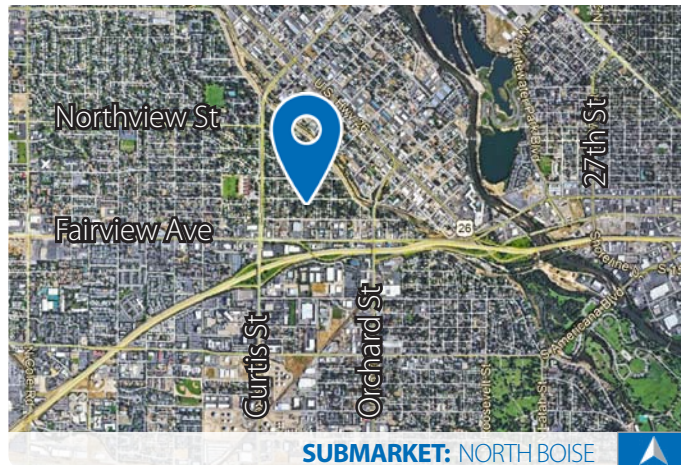
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# INDUSTRIAL SPACE FOR LEASE

## 104-108 31<sup>ST</sup> STREET

PROPERTY INFORMATION:

<b>Available:</b>	Immediately	<b>Zoning:</b>	B C-2 D
<b>Bldg Type:</b>	Industrial	<b>Parking:</b>	Ample
<b>Bldg Size:</b>	13,673 SF	<b>Year:</b>	1989
<b>Parcel Size:</b>	0.35 Acres	<b>Lease Type:</b>	NNN
<b>Clear Height:</b>	14'-16'	<b>Est NNN:</b>	\$0.08/SF

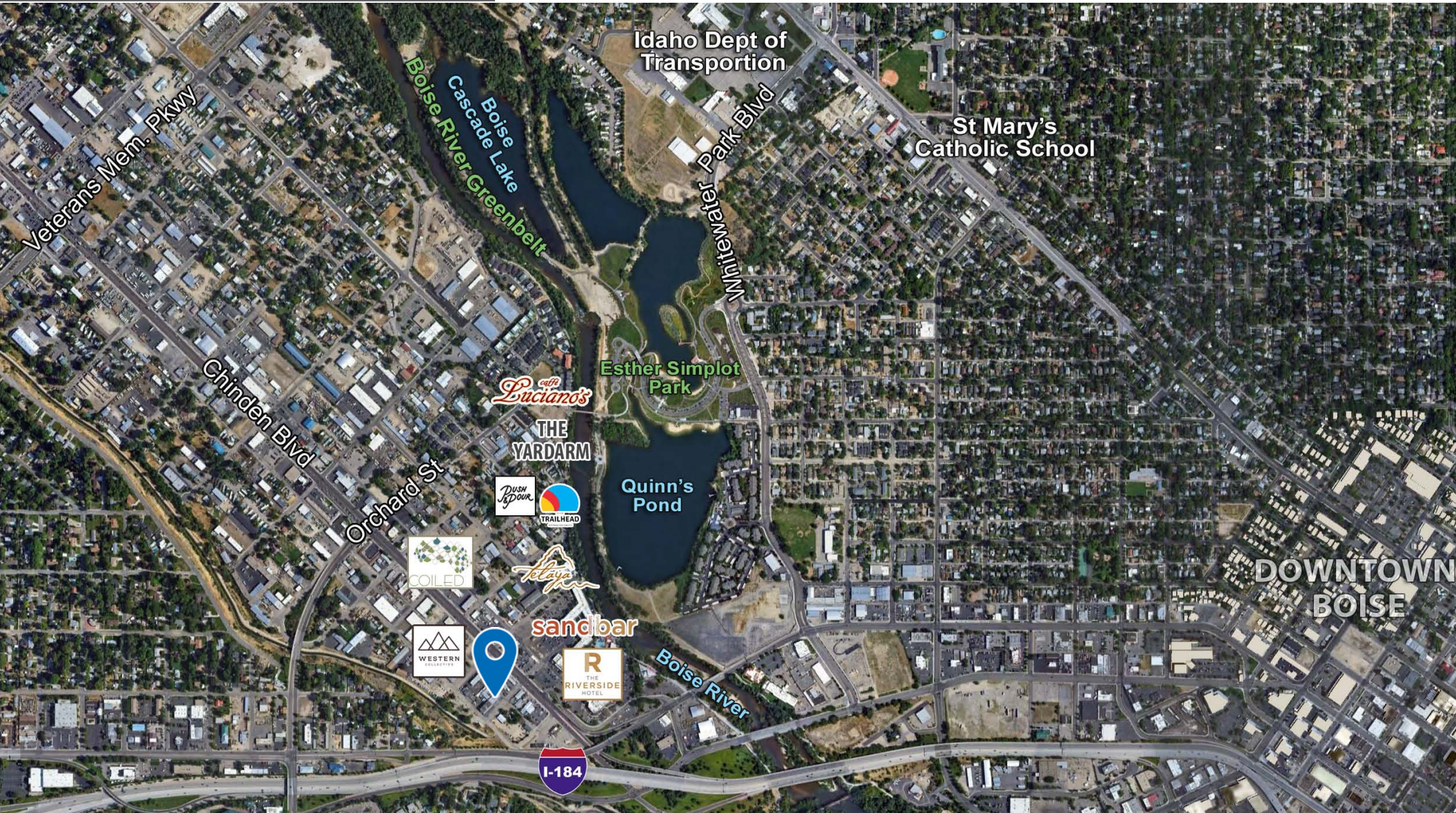
AVAILABLE SPACE:

SPACE:	RSF:	RATE:
Office   R&D   Assembly	8,875 SF	\$0.40/SF, NNN
Storage   Shop	864 SF	\$0.40/SF, NNN

LISTING COMMENTS:

- Abundant power.
- Unique office, industrial, warehouse combination space.
- Great proximity to downtown Boise and greenbelt.
- Quick freeway access via Chinden/Hwy 26.

LOCATOR AERIAL | WEST BOISE



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