

# INDUSTRIAL SPACE FOR LEASE

## AIRPORT DISTRIBUTION CENTER

1049 -1249 BOEING STREET • BOISE, IDAHO 83705



### PROPERTY INFORMATION:

|                      |                     |                    |             |
|----------------------|---------------------|--------------------|-------------|
| <b>Submarket:</b>    | Airport             | <b>Power:</b>      | 3 Phase     |
| <b>Available:</b>    | Immediately         | <b>Zoning:</b>     | M -1        |
| <b>Bldg Type:</b>    | Office/Warehouse    | <b>Parking:</b>    | 1/1,000     |
| <b>Clear Height:</b> | 24'                 | <b>Lease Term:</b> | 3 - 5 Years |
| <b>Grade Level:</b>  | Yes                 | <b>Lease Type:</b> | NNN         |
| <b>Dock High:</b>    | No (Could Be Added) | <b>NNN Costs:</b>  | \$0.12/SF   |

### AVAILABLE SPACE:

| SPACE: |        | RSF:           | RATE/SF:  | MONTHLY:   |
|--------|--------|----------------|-----------|------------|
| 1237   | Whse   | 15,870 SF      |           |            |
|        | Office | <u>To Suit</u> |           |            |
|        | Total  | 15,870 SF      | \$0.45/SF | \$7,141.50 |

[CONTACT AGENT FOR SHOWING](#)

### CONTACT:

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### LISTING COMMENTS:

Easy access to I-84, major thoroughfares and downtown Boise.

Excellent distribution location near the airport.

Tenant improvement negotiable.

Rail service to site.

Grade level doors.

Fully sprinklered.

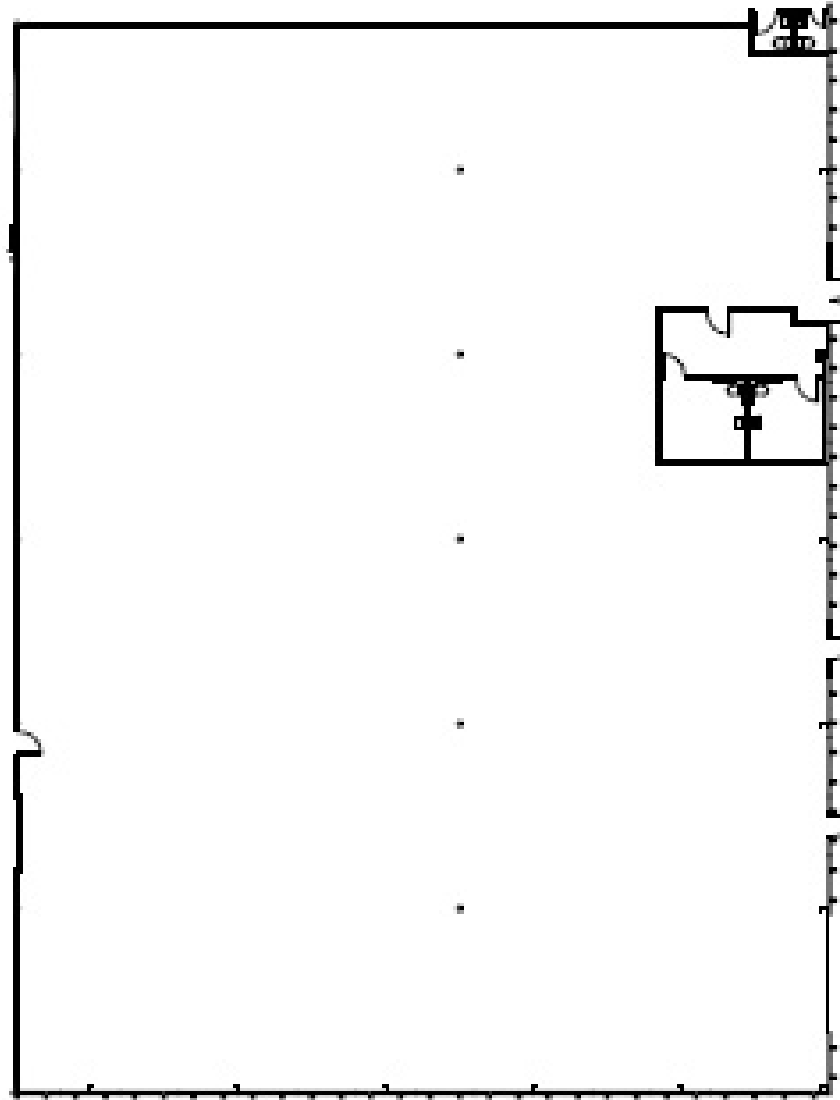
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## FLOOR PLAN

Suite 1237 | 15,870 SF



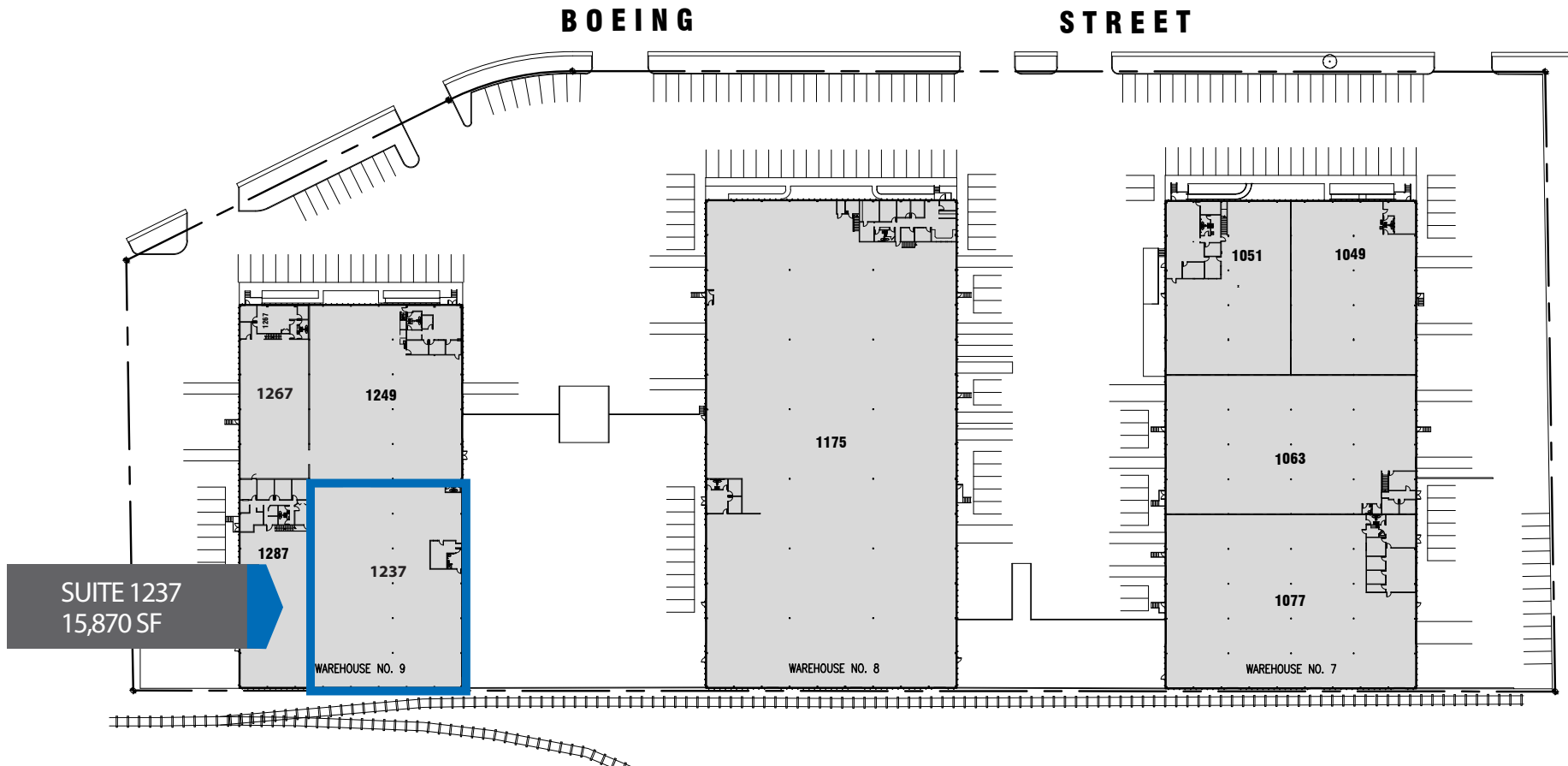
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## SITE PLAN



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