



INDUSTRIAL SPACE FOR SALE OR LEASE

432 & 520 N. STEELHEAD WAY

BOISE, ID 83704

COMMERCIAL



EXCELLENT LOCATION

FOR SALE OR LEASE | 22,907 SF + 0.72 AC PARCEL

PROPERTY INFORMATION:

Submarket:	West Boise	Clear Height:	22'-24'
Available:	Immediately	Dock Doors:	5
Bldg Type:	Whse. Dist.	Rail Doors:	2
Bldg Size:	22,907 SF	Parking:	1:1000
Parcel Size:	1.28 Acres		

AVAILABLE SPACE:

	RSF:	RATE:	MONTHLY:
Office	3,107 SF		
Whse	19,800 SF		
Total	22,907 SF	\$0.75/SF	\$17,180.00 + NNN

SALE TERMS:

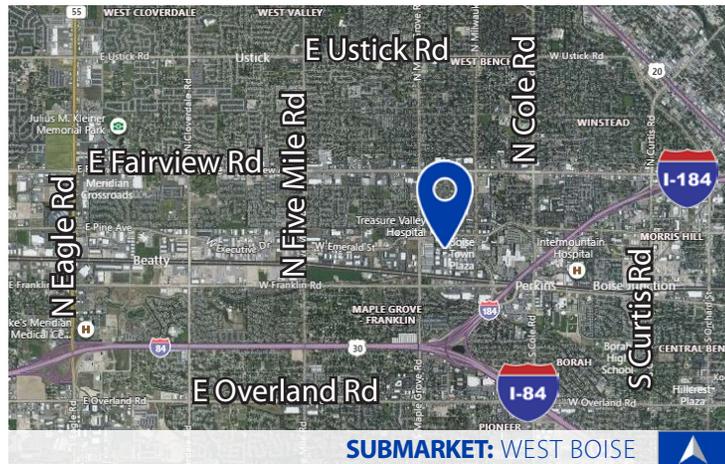
432 N. Steelhead Way [BUILDING]	\$2,915,000.00 \$127.25/SF
520 N. Steelhead Way [0.72 AC PARCEL]	\$210,000.00 \$6.70/SF

LISTING COMMENTS:

- Excellent freeway access.
- 600 SF mezzanine space.
- Rail served.
- Close to restaurants, shopping and amenities.
- Building has been well maintained.
- Excellent manufacturing or distribution facility.

CONTACT:

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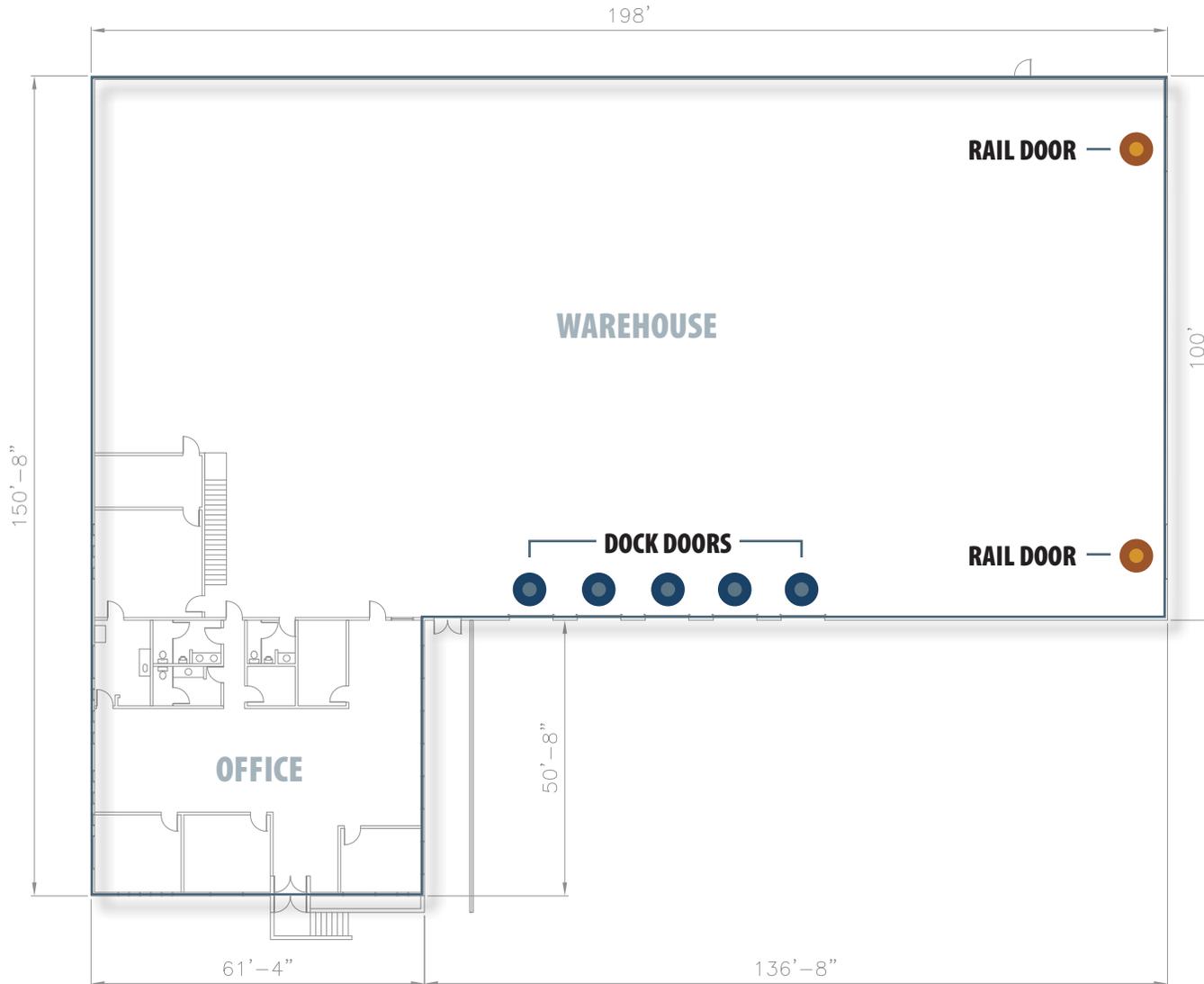
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WELL MAINTAINED FACILITY



22,907 SQUARE FEET

22' - 24' CLEAR HEIGHT



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520 N STEELHEAD WAY



0.72 ACRE PARCEL



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EXCELLENT MANUFACTURING OR DISTRIBUTION

5 DOCK HIGH DOORS

2 RAIL DOORS

N STEELHEAD WAY

520 N STEELHEAD | 0.72 ACRES

432 N STEELHEAD | 22,907 SF

RAILWAY

