

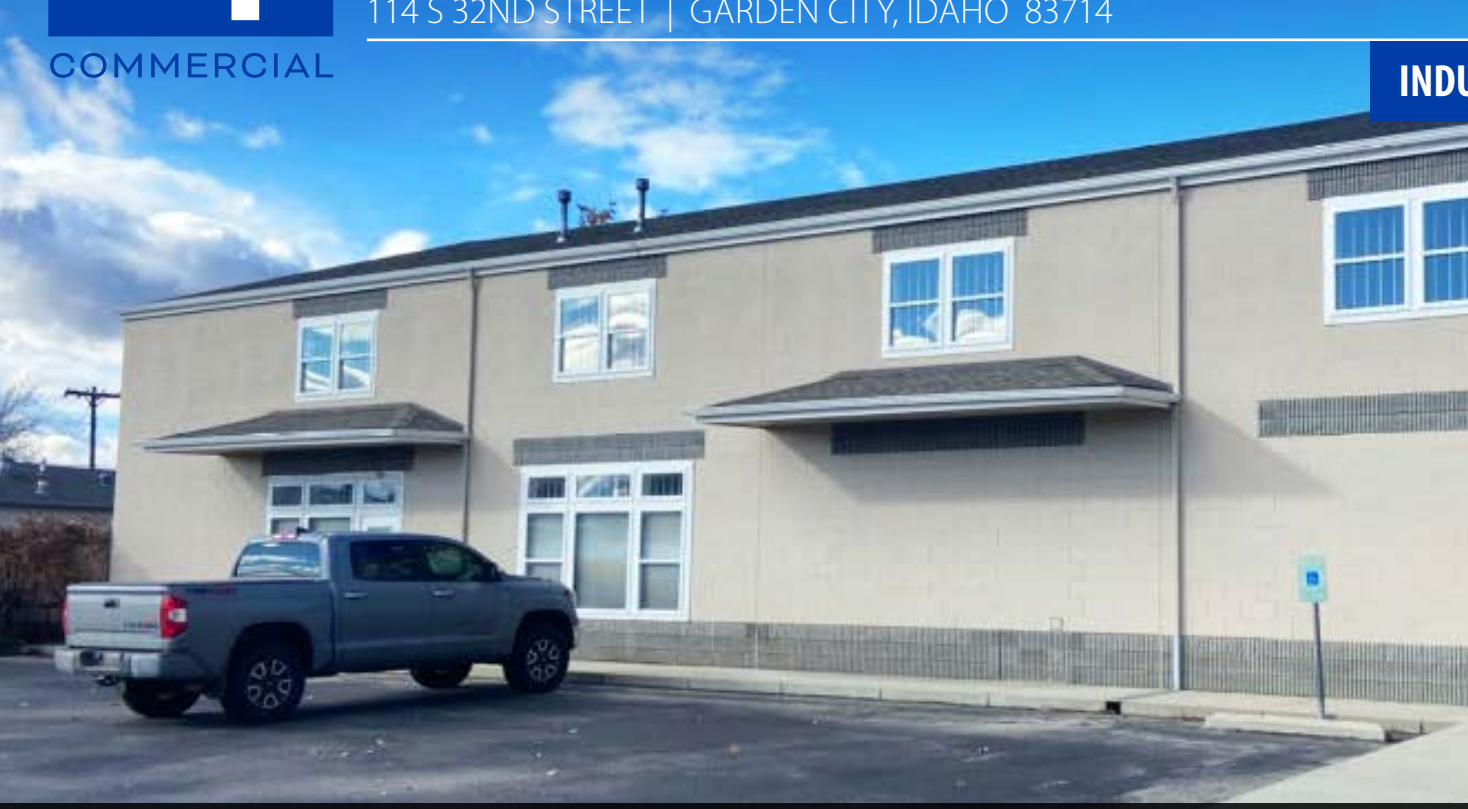


INDUSTRIAL | FLEX BUILDING WITH YARD FOR LEASE 32ND & CLAY | BUILDING 1

114 S 32ND STREET | GARDEN CITY, IDAHO 83714

COMMERCIAL

INDUSTRIAL BUILDING IN EXCELLENT LOCATION!



PROPERTY INFORMATION:

Submarket:	North Boise
Available:	Immediately
Bldg Type:	Industrial Flex
Bldg Size:	8,500 SF
Parcel Size:	0.995 Acres
Clear Height:	20'
Roll-Up Doors:	6
Parking:	Ample
Zoning:	C-2
Lease Type:	NNN

LISTING COMMENTS:

- Clean, well-maintained building with paved, fenced yard available.
- Conveniently located, minutes from the Whitewater Park, the connector, downtown Boise and I-84.
- One block from the Boise River Greenbelt.
- Roll-up doors facing yard space.
- Additional mezzanine space included.
- Located in Garden City's Live-Work-Create District, a prime up and coming area of the Treasure Valley.

AVAILABLE SPACE:

SPACE:	RSF:	RATE:
Building 1		
Warehouse	8,500 SF	\$0.80/SF
Yard	10,500 SF	\$0.05/SF



INDUSTRIAL | FLEX BUILDINGS WITH YARD FOR LEASE

32ND & CLAY | BUILDING 1

114 E. 32ND STREET | GARDEN CITY, ID 83714

COMMERCIAL

CONVENIENTLY LOCATED WITH EASY ACCESS

BUILDING 1	
SIZE:	8,500 SF
YARD:	10,500 SF
ROLL UP DOORS:	6



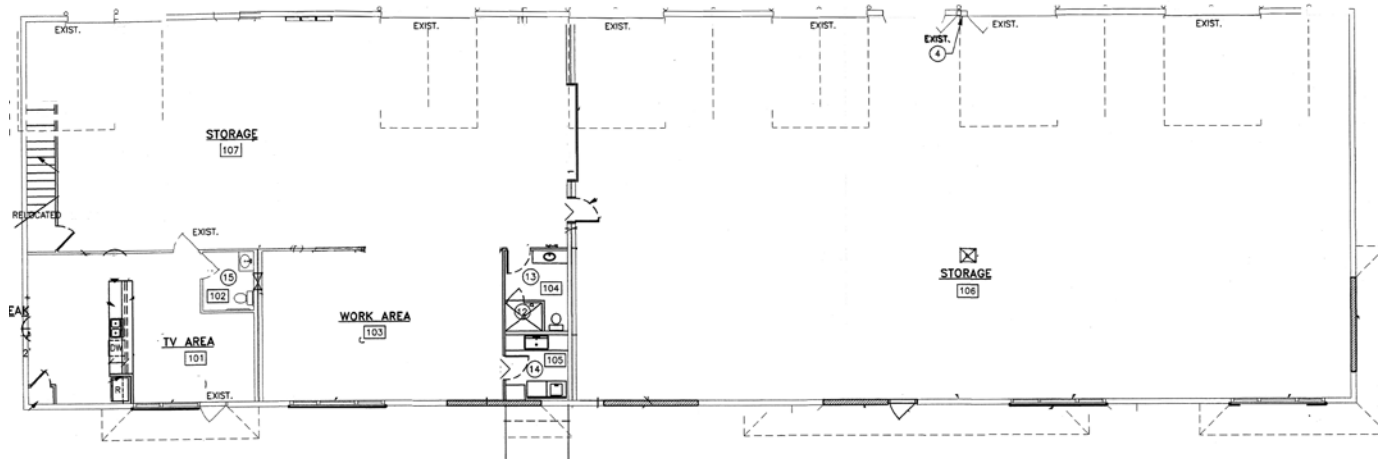


INDUSTRIAL | FLEX BUILDINGS WITH YARD FOR LEASE
32ND & CLAY | BUILDING 1
114 E. 32ND STREET | GARDEN CITY, ID 83714

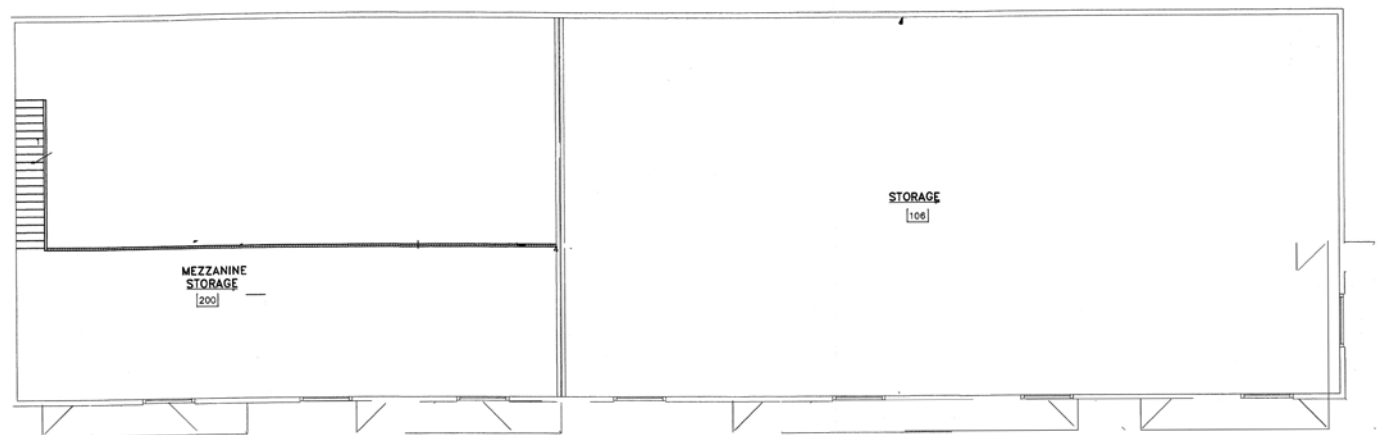
COMMERCIAL

WELL MAINTAINED BUILDING

LEVEL ONE | MAIN FLOOR



LEVEL TWO | MEZZANINE





INDUSTRIAL | FLEX BUILDINGS WITH YARD FOR LEASE
32ND & CLAY | BUILDING 1
114 E. 32ND STREET | GARDEN CITY, ID 83714

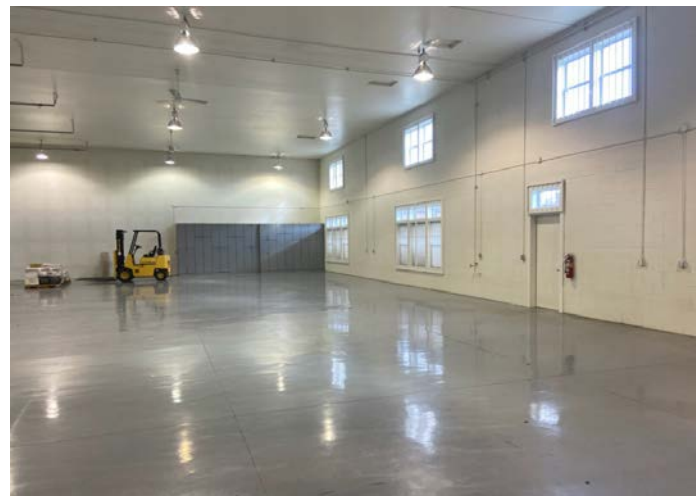
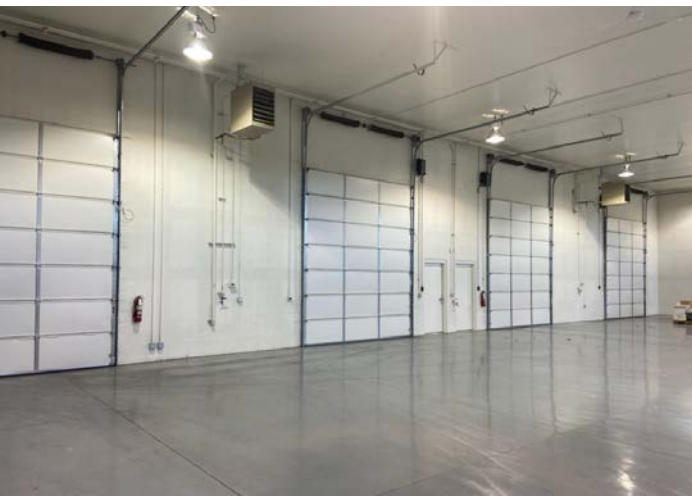
BUILDING ONE



6 ROLL UP DOORS



PAVED YARD SPACE





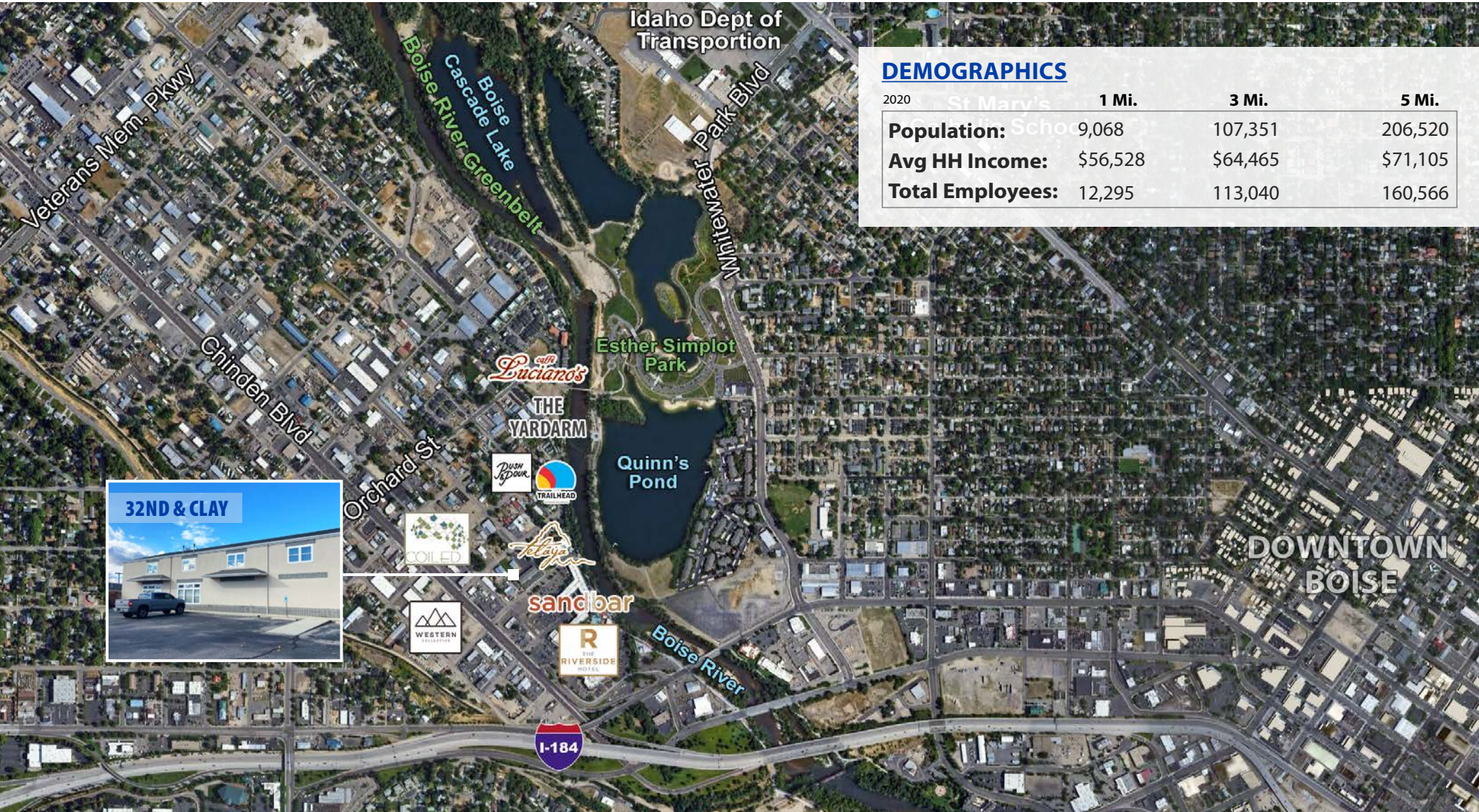
INDUSTRIAL | FLEX BUILDINGS WITH YARD FOR LEASE

32ND & CLAY | BUILDING 1

114 E. 32ND STREET | GARDEN CITY, ID 83714

COMMERCIAL

SURROUNDED BY AMENITIES & SERVICES



DEMOGRAPHICS

2020	1 Mi.	3 Mi.	5 Mi.
Population:	9,068	107,351	206,520
Avg HH Income:	\$56,528	\$64,465	\$71,105
Total Employees:	12,295	113,040	160,566



32ND & CLAY