

FOR SUBLEASE

# WEST BOISE RAIL SERVED INDUSTRIAL

8651 Westpark Street, Boise, Idaho 83704



10,000 SF - \$0.60/SF NNN



**NEW  
REDUCED  
RATE!**

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## PROPERTY HIGHLIGHTS

Available	<b>10,000 SF w/ 2,376 SF Office</b>
Sublease Rate	<b>\$0.60/SF</b>
Lease Type	<b>NNN</b>
Lease Expiration	<b>November 30th, 2026</b>
Overhead Doors	<b>3 - 10'X10' Doors: 1 - Dock-High 1 - Box-Truck 1 - Rail Door</b>
Rail Served	<b>Contact Agents for Details</b>
Clear Height	<b>± 18'</b>
Building / Lot Size	<b>30,000 SF Total on 1.26 Acres</b>
Zoning	<b>City of Boise-M-1D</b>
LockBox	<b>Yes</b>

## PROPERTY FEATURES

- Recently remodeled industrial warehouse space located in west Boise near Franklin Blvd. & Milwaukee St. - [Google 360 View](#)
- **Rail served** space consists of large open warehouse area serviced by multiple dock-high overhead doors, offices on 2 levels, breakroom, breakfast bar, furnished upstairs area with conference room, restrooms and on-site parking
- Renovations included new paint, flooring and fixtures
- Less than 1 mile to I-84 on/off ramps 0, 1A & 49 the “Flying Y” which provides easy access throughout the valley





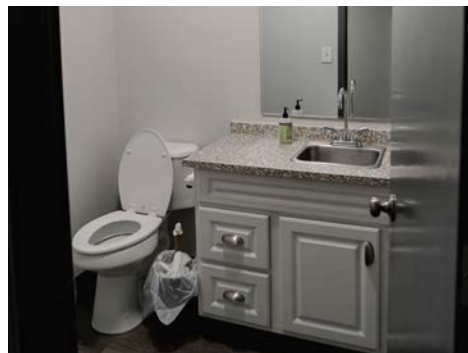
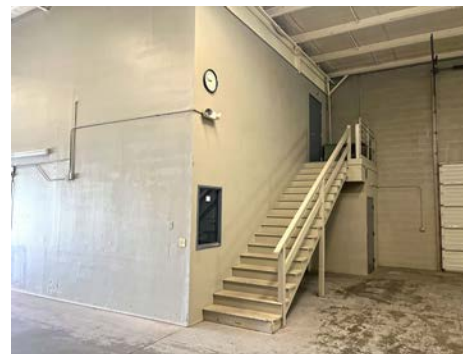
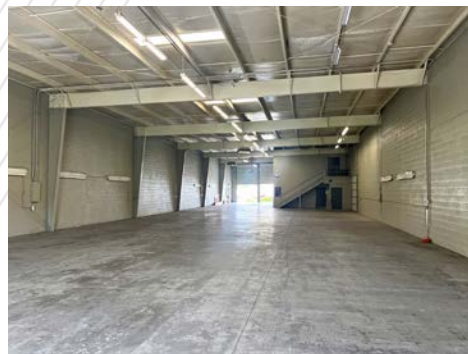
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PRIME LOCATION NEAR THE “FLYING Y” PROVING EASY ACCESS THROUGHOUT THE VALLEY

