FOR SALE 25,200 SF AVAILABLE



5414 WEST MORRIS HILL RD. BOISE, IDAHO 83706

SALE PRICE: **\$3,750,000.00**



PROPERTY FEATURES

R5161000014

Parcel Number

1973

Year Built

14,000 SF Warehouse 5,600 SF Main Level Office 5,600 SF 2nd Level Office **25,200 SF TOTAL**

Building Size

1.57 ACRES

Lot Size

I-1 (LIGHT INDUSTRIAL)

Zoning Classification

SELLER TO LEASE PROPERTY FOR UP TO ONE (1) YEAR AFTER CLOSING

Leaseback



PROPERTY **HIGHLIGHTS**







WAREHOUSE:

- Clear height: 16'
- 1 (14'x14') grade level door
- 2 (10'x11') dock high doors
- 1 (12'x10') dock high door

- MAIN OFFICE:
- ±11,200 SF 2 Levels
- 2 store front doors
- Potential for 2 suites
- Restroom core on each level
- Some New HVAC units installed in 2024
- 1,200 amps with 240V power

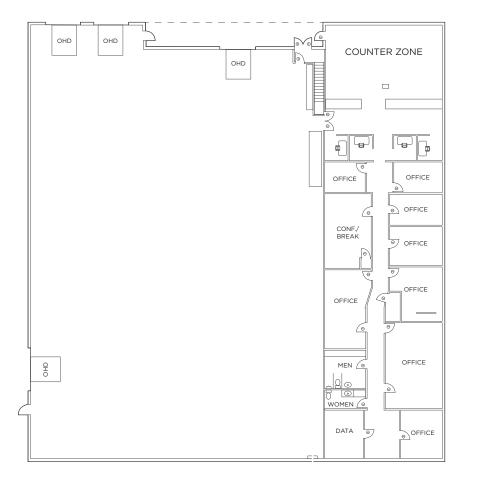






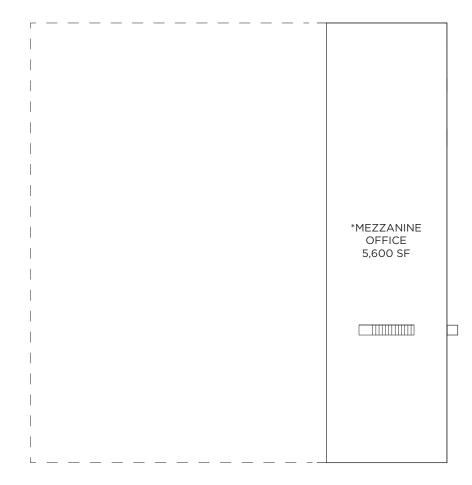
SECOND LEVEL

FIRST LEVEL

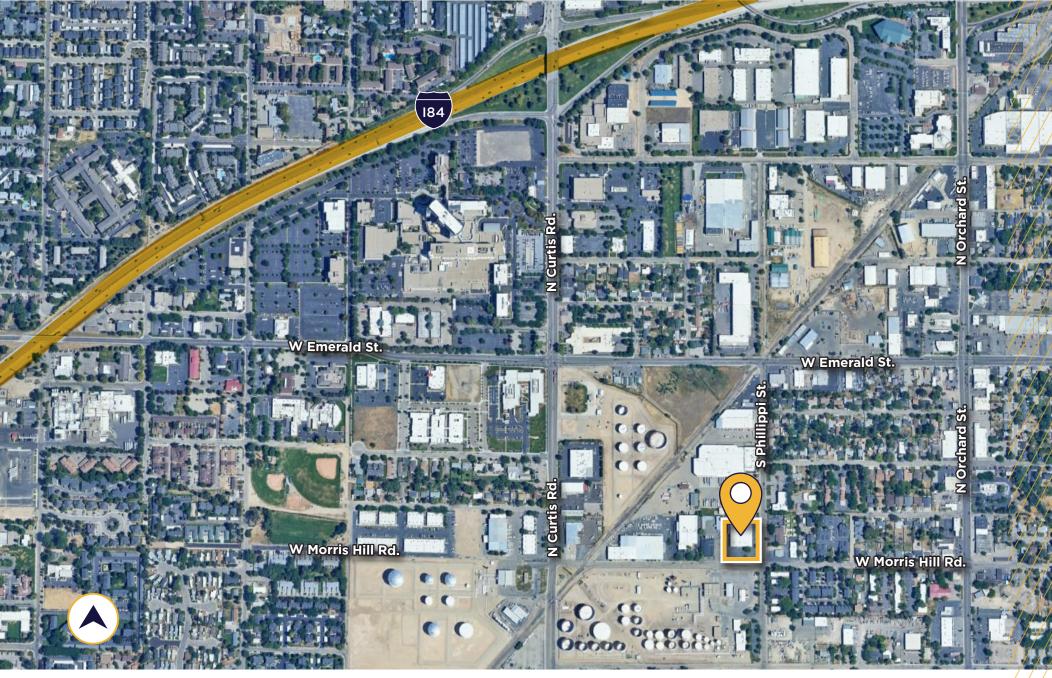


MAIN OFFICE	5,600 SF
*MEZZANINE OFFICE	5,600 SF
WAREHOUSE	14,000 SF
СВА	25,200 SF

* Fully Finished







PROPERTY A



CONTACT INFORMATION

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