

FOR SALE
25,200 SF AVAILABLE



5414 WEST MORRIS HILL RD.
BOISE, IDAHO 83706

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



5414 WEST MORRIS HILL ROAD | BOISE, IDAHO 83706

PROPERTY FEATURES

R5161000014

Parcel Number

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

Building Size

1973

Year Built

1.57 ACRES

Lot Size

I-1 (LIGHT INDUSTRIAL)

Zoning Classification

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

Leaseback



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PROPERTY HIGHLIGHTS



**PAVED PARKING
37 SPACES
1.47/1,000**



**ESTABLISHED
INDUSTRIAL
AREA**



**STRONG
GROWTH
MARKET**



**DOCK HIGH
LOADING**

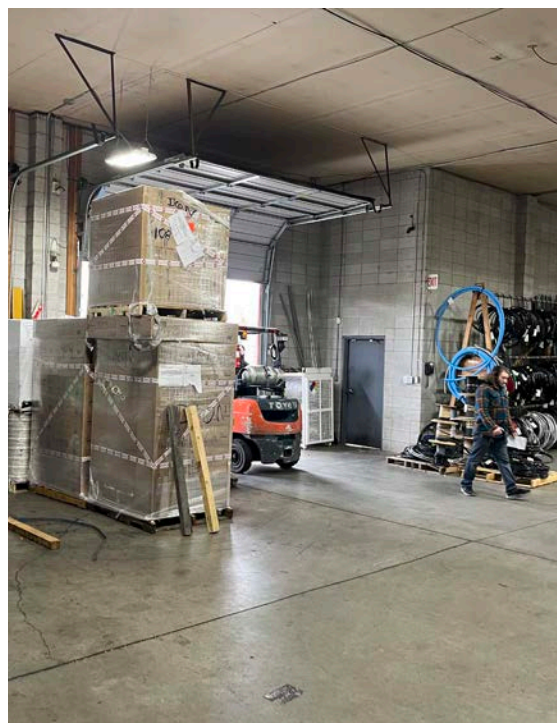
WAREHOUSE:

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

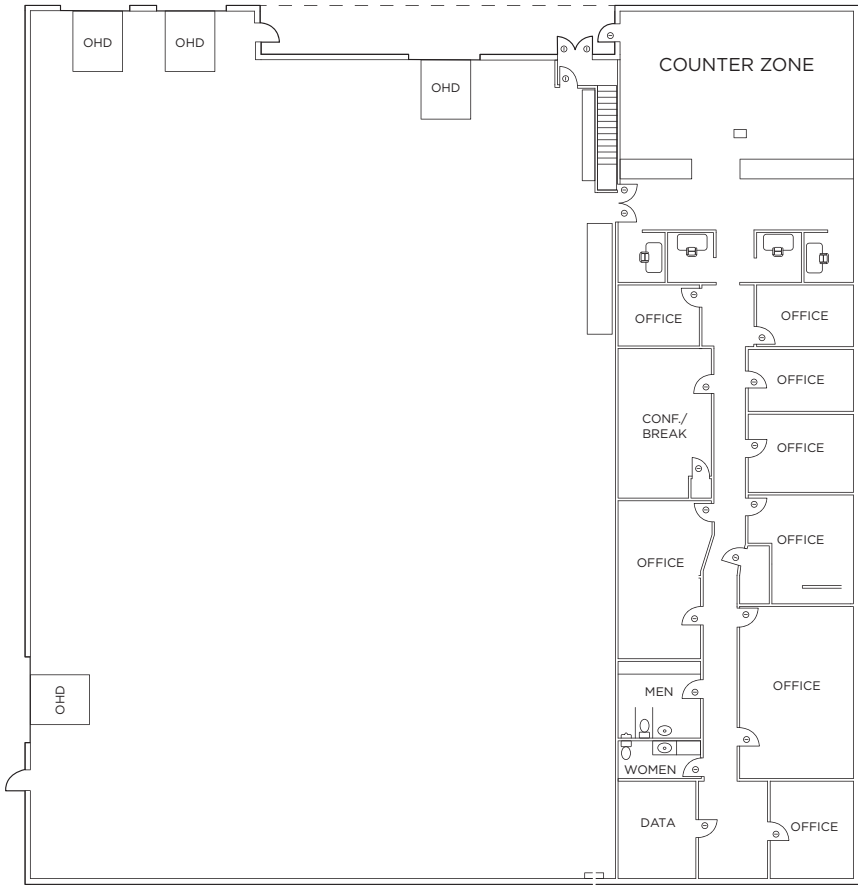
MAIN OFFICE:

- ±11,200 SF - 2 Levels
- 2 store front doors
- Potential for 2 suites
- Restroom core on each level

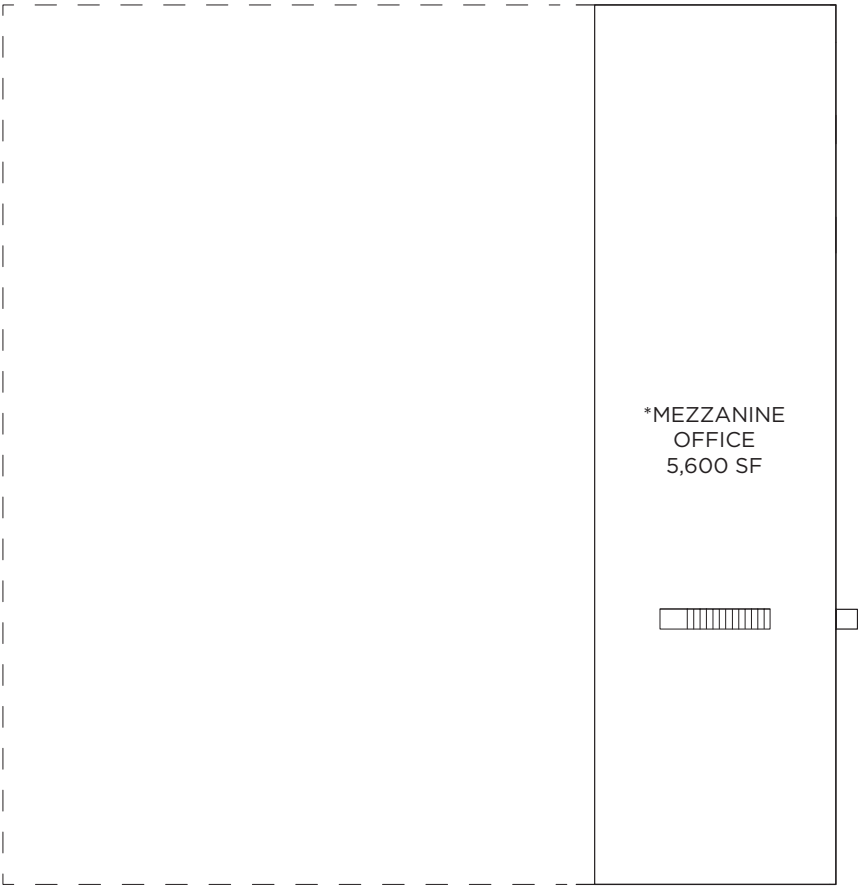
- Some New HVAC units installed in 2024
- 1,200 amps with 240V power



FIRST LEVEL



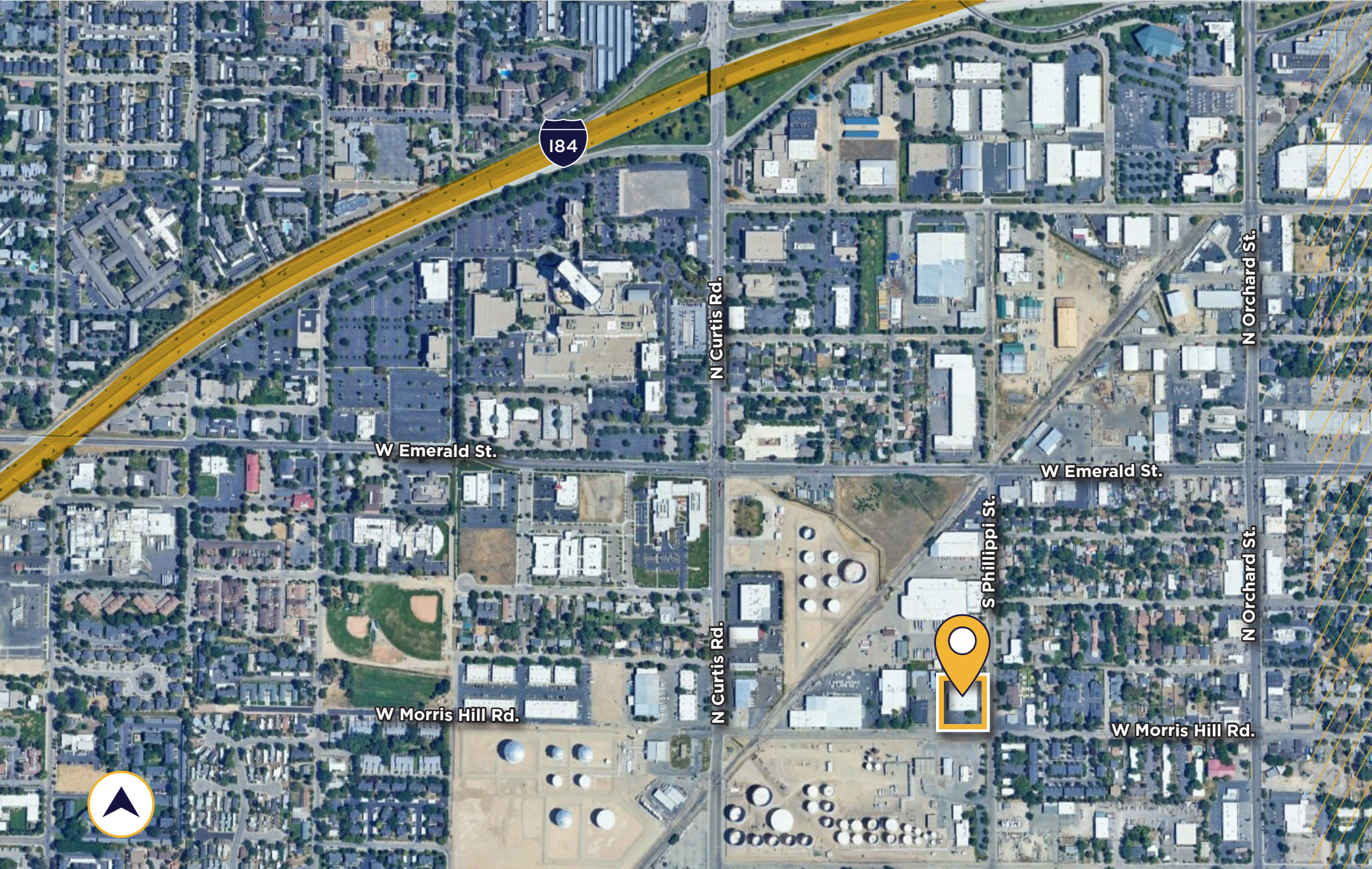
SECOND LEVEL



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

* Fully Finished

FLOOR PLAN
25,200 SF



PROPERTY **AERIAL MAP**

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CONTACT INFORMATION

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