## 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

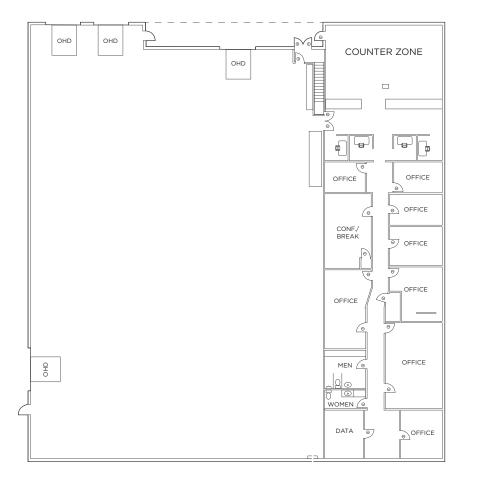






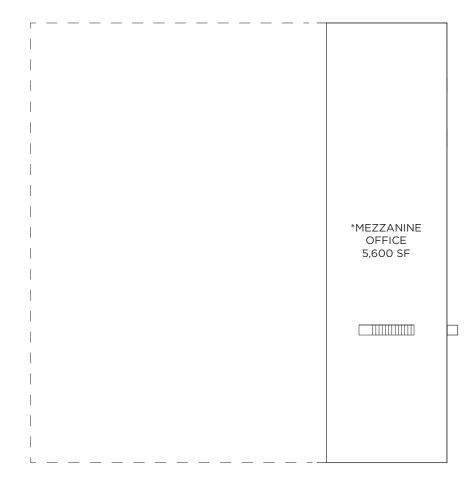
#### SECOND LEVEL

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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