

FOR SUBLEASE

## GOWEN INDUSTRIAL SPACE

535 E Gowen Rd., Boise, ID 83716

STE. 100 | ±31,622 SF AVAILABLE



## **TYLER MARTIN, MAI**

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## **PROPERTY HIGHLIGHTS**

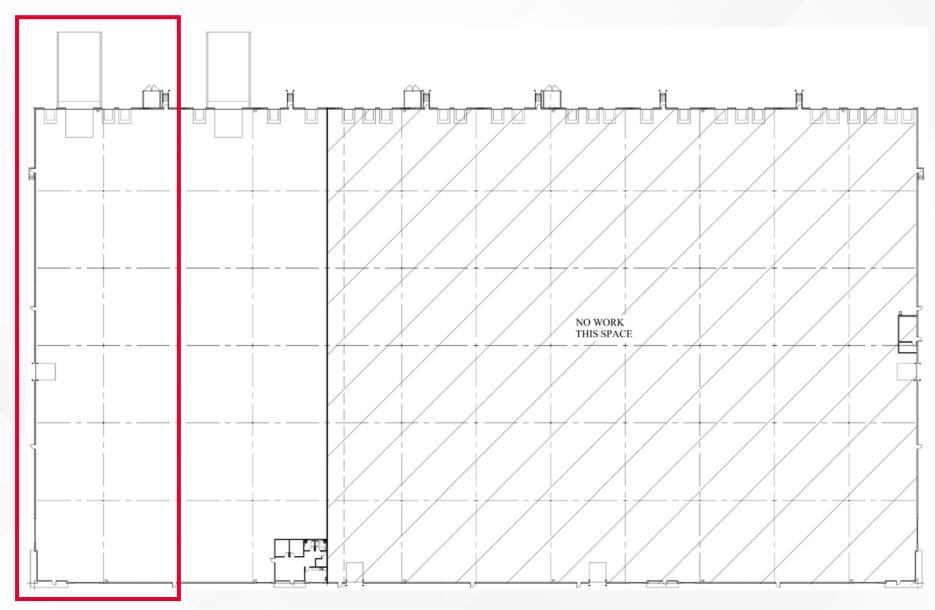
Available:	Ste. 100   ±31,622 SF
Divisible:	±15,000 SF
Sublease Rate:	Negotiable - Contact Agent
Expenses:	NNN (Est. \$0.16/SF)
Sublease Term:	April 30 <sup>th</sup> , 2028
Overhead Doors:	<ul><li>3 - Dock High</li><li>1 - Over-Head (20'x20')</li><li>1 - Grade-Level (12'x14')</li></ul>
Clear Height:	32 ft.
Fire Suppression:	ESFR System
Building Size:	220,160 SF
Zoning:	M-1D Light Industrial

## **PROPERTY FEATURES**

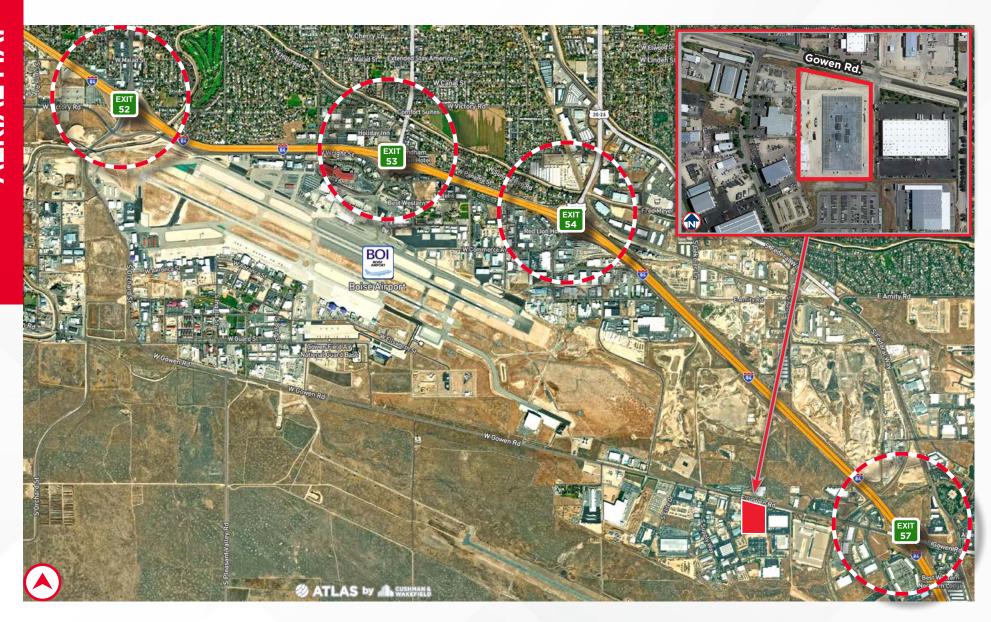
- Newly constructed industrial warehouse located in Southeast Boise
- Sublease space features a large warehouse serviced by 2 drive-in and 3 dock-high doors and a shared bathroom
- Site provides large parking area for easy tractor trailer maneuverability and parking
- Located one mile west of Interstate 84 exit 57 and 2 miles from exit 54 at Broadway Avenue







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