

EAGLE INDUSTRIAL PARK FOR LEASE 335 NORTH EDGEWOOD LANE

Eagle, ID 83616



ECONOMIC DATA

LEASE RATE: \$1.35 SF/month
LEASE TYPE: NNN

PROPERTY INFORMATION

COUNTY: Ada
MARKET: Eagle

BUILDING DATA

TOTAL BUILDING: 21,000 SF
YEAR BUILT: 2005
ZONING: C-2
CLEAR HEIGHT: 10'

LISTING DATA

AVAILABLE: See below
SUITE 130: 1,878 SF
SUITE 150: 2,396 SF

PROPERTY OVERVIEW

Lee & Associates is pleased to present industrial suites for lease in the Edgewood Business Park. This modern business park is located in the heart of Downtown Eagle, and walking distance from various restaurants and retail amenities. The suites have individually controlled HVAC, and quality construction.

PROPERTY HIGHLIGHTS

- Modern industrial park in the heart of Downtown Eagle
- Walking distance from various restaurants and retail amenities
- Individually controlled HVAC
- Quality construction
- Warehouse and office with roll-up door
- Rare industrial option in Eagle
- Contact Agent for showing instructions

Matt Mahoney, SIOR | Managing Principal
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C 208.340.9780

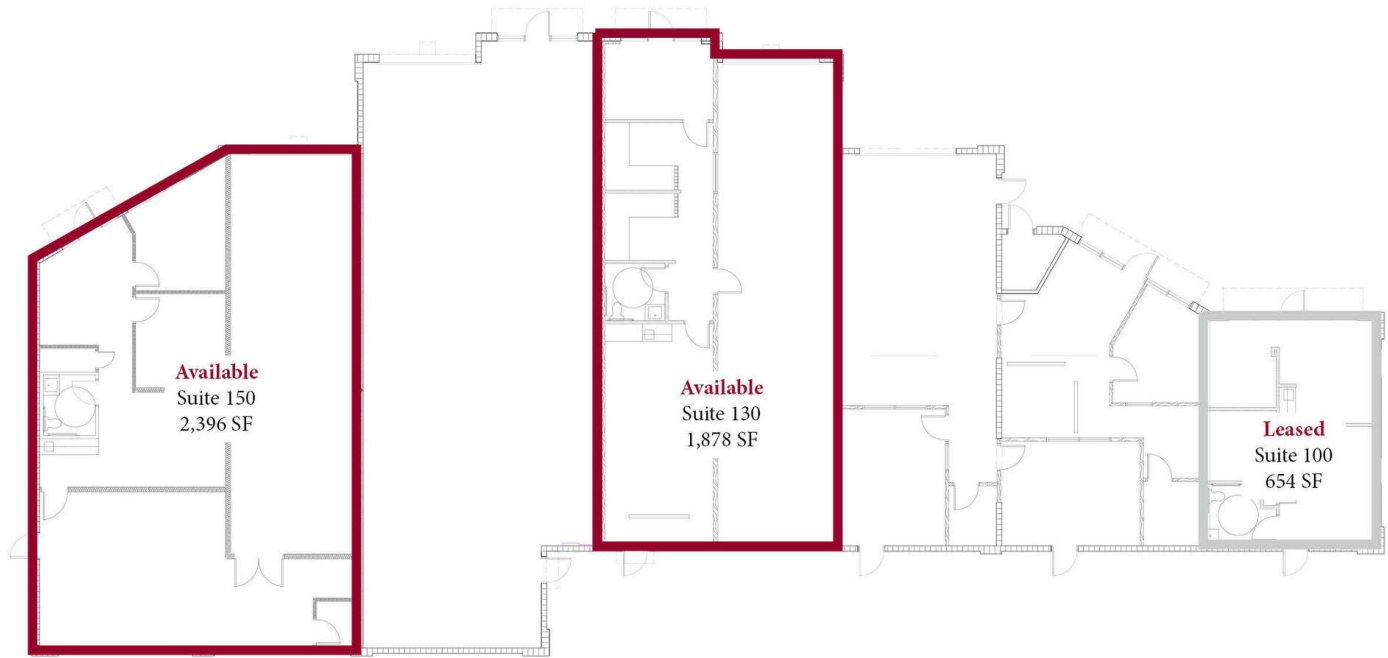
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

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AVAILABLE SPACES

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Suite 150	2,396 SF	NNN	\$1.35 SF/month

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COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



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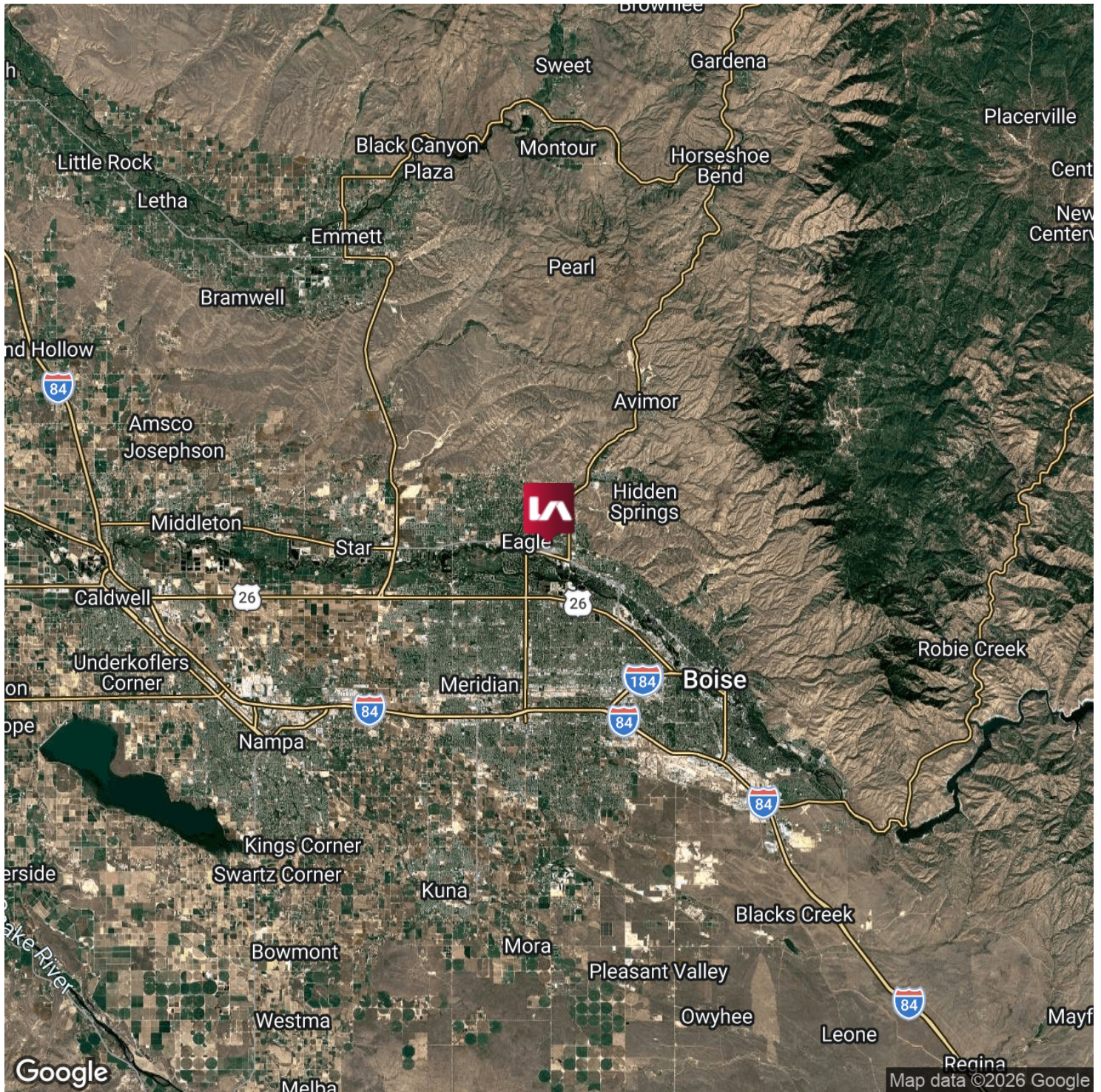
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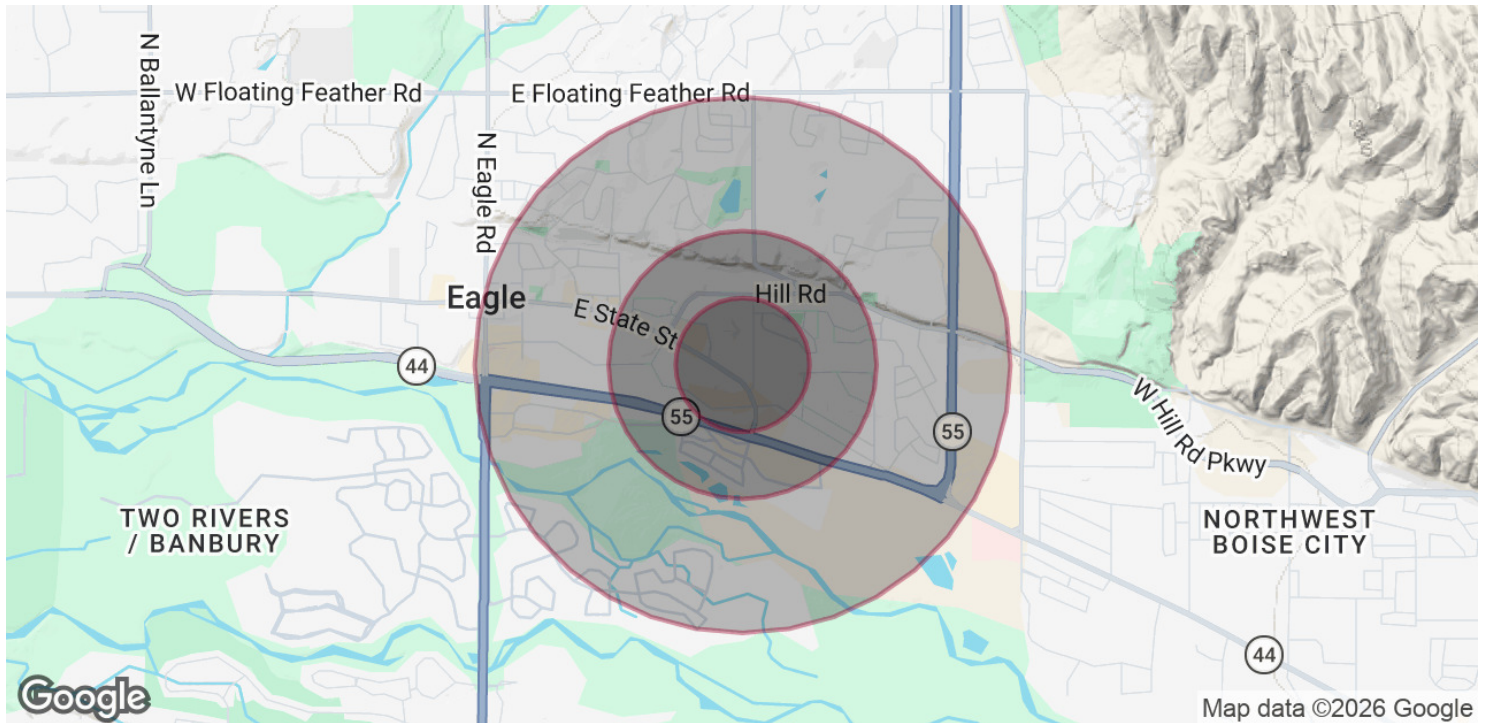
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	488	1,763	6,876
Average Age	46.1	45.8	45.1
Average Age (Male)	38.3	40.0	41.5
Average Age (Female)	56.7	53.6	49.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	239	823	2,944
# of Persons per HH	2.0	2.1	2.3
Average HH Income	\$98,658	\$106,714	\$127,669
Average House Value	\$464,430	\$506,970	\$547,161

2023 American Community Survey (ACS)

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