



COMMERCIAL

# SOUTH COLE BUILDING I

INDUSTRIAL SPACE FOR SUBLEASE | 2807 S. COLE ROAD | BOISE, ID 83709

Ste. 2807 | AVAILABLE!



## AVAILABLE JUNE 1<sup>ST</sup>!

### CONTACT

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### HIGHLIGHTS

South Cole Road frontage provides excellent exposure, with building and monument signage available.

Prime industrial park location with easy access to I-84, just two minutes away, via two nearby interchanges — Cole Road or Victory Road.

3 miles from the Boise Airport and Micron.

Equipped with 2 grade level door, conveniently accessible at the front of the property.

### DETAILS

SPACE:	RSF:	SF RATE:	MONTHLY RATE:
Ste. 2807	3,353 SF	\$1.10/SF/Mo.	\$3,688/Mo., NNN

<b>AVAILABLE:</b>	June 1, 2026	<b>GRADE DOOR:</b>	2, (1) 12'x14' (1) 12'x12'
<b>BLDG SIZE:</b>	19,120 SF	<b>SUBLEASE TYPE:</b>	NNN
<b>POWER:</b>	200 Amps 120/208 3 Phase	<b>SUBLEASE TERM:</b>	Thru 03.21.2028
<b>CLEAR HEIGHT:</b>	20'-22'	<b>EST NNN:</b>	\$0.29/SF
		<b>PARKING:</b>	1.8/1000

UPDATED: 4.24.2026

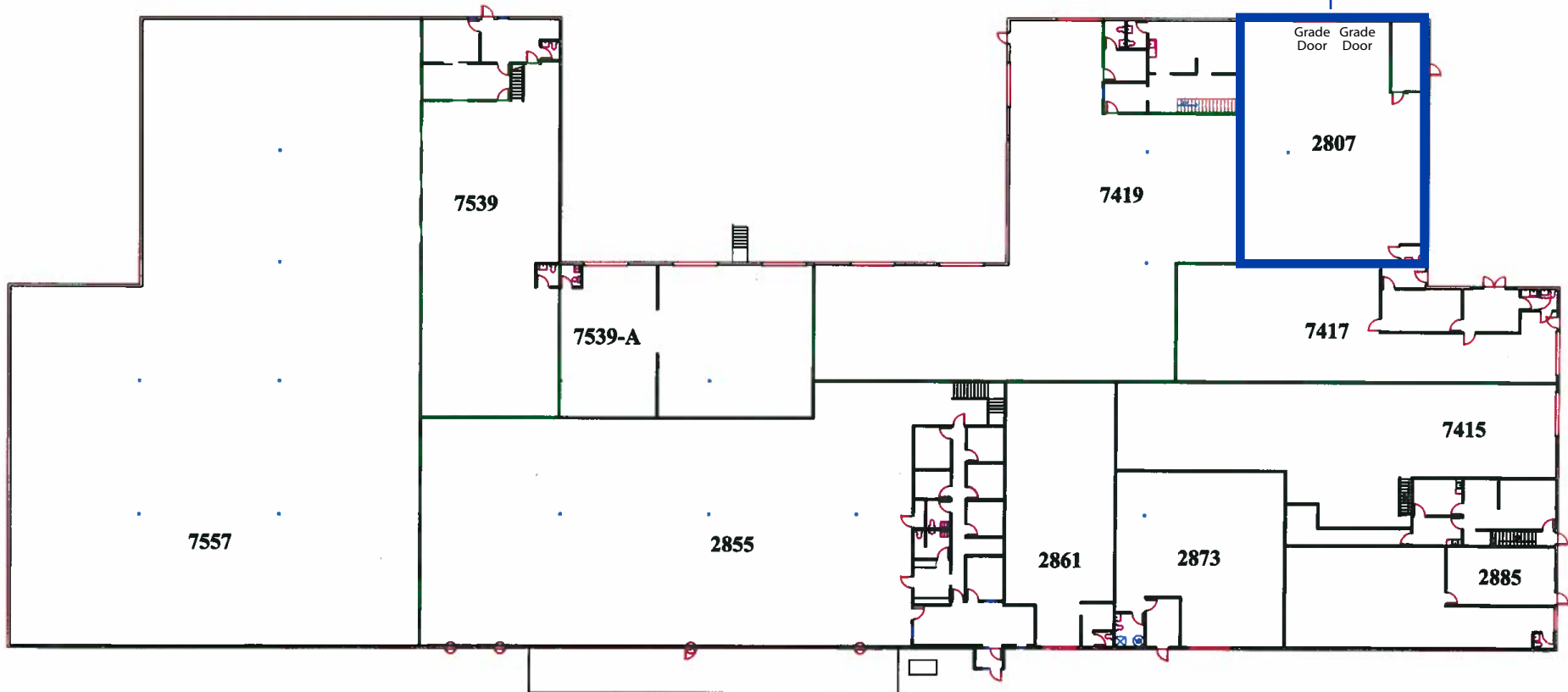
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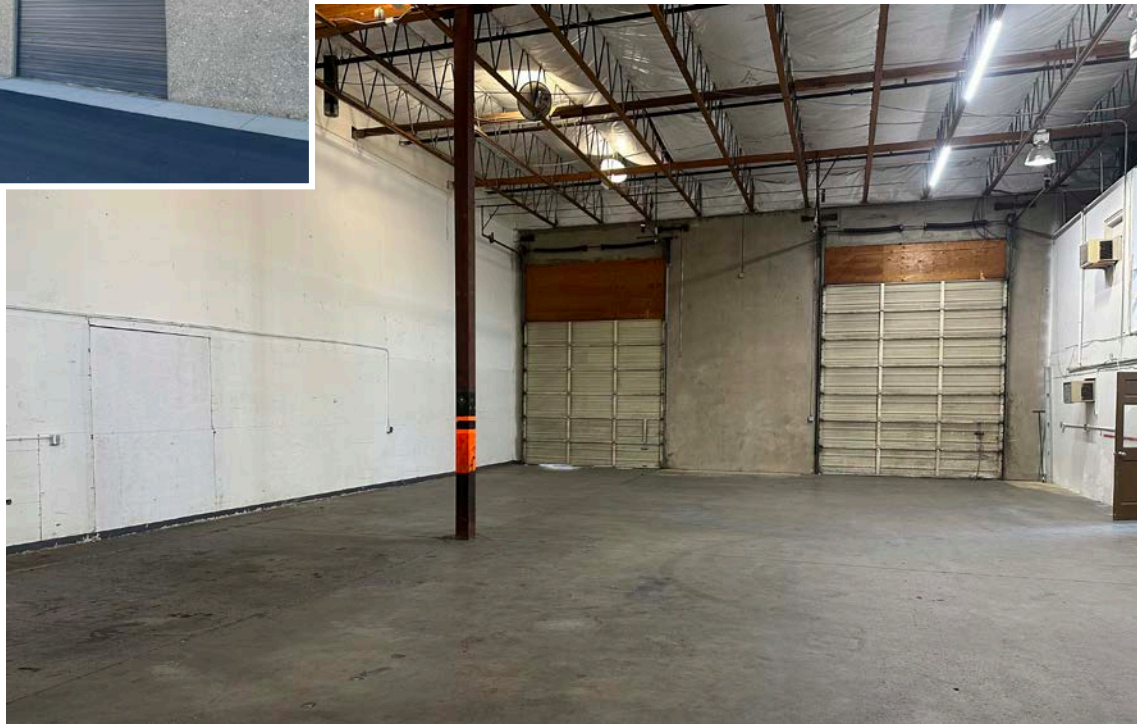
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W MOSSY CUP ST

Ste. 2807 | AVAILABLE!



S COLE ROAD



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INTERSTATE  
84

INTERSTATE  
84

BOISE SPECTRUM

W Overland Rd

W Overland Rd

N Orchard St

W Overland Rd

S Maple Grove Rd

S COLE RD

SITE

W VICTORY RD

N Orchard St

BOISE AIRPORT

**OVERLAND & COLE**

GameStop, Valvoline, Costco Wholesale, Walmart, Curves, Sonic, Burger King, Lowe's, Amalgamated Sugar, and many others.

2 MINUTES | 0.8 MILES  
TO I-84 ACCESS VIA EXIT 50B

3 MINUTES | 1.7 MILES  
TO I-84 ACCESS VIA EXIT 52

**EASY ACCESS TO I-84 VIA COLE OR VICTORY INTERCHANGE**