

615 E. 44th Street

1,000-1,250 SF Warehouse Spaces

Security Deposit = one month rent including NNN

Power, Gas, Trash and Phone paid by Tenant
\$1,000,000 Liability Insurance Required

1 year minimum lease term



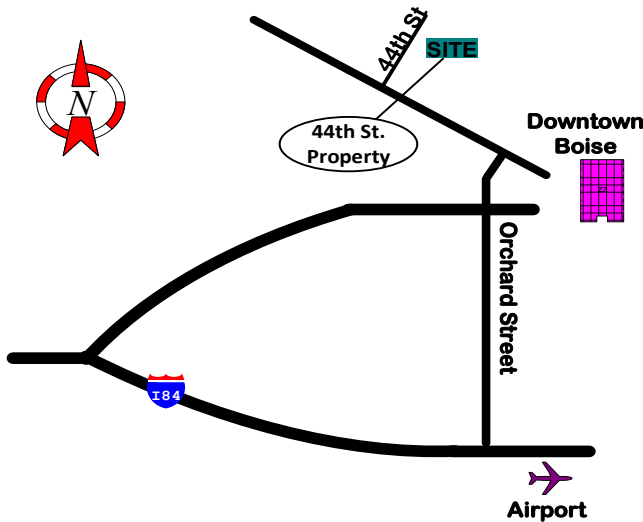
Available Spaces

615 E 44th #7

- 1,000 sf
- \$1,100mo
- \$200.83mo NNN

FEATURES

- 12'x12' Overhead door
- Gas Furnace
- Fully Insulated
- Three Phase Power
- Concrete Floor
- Metal building with steel construction
- Zoned C-2



Contact:

Tim Graver CCIM, CPM

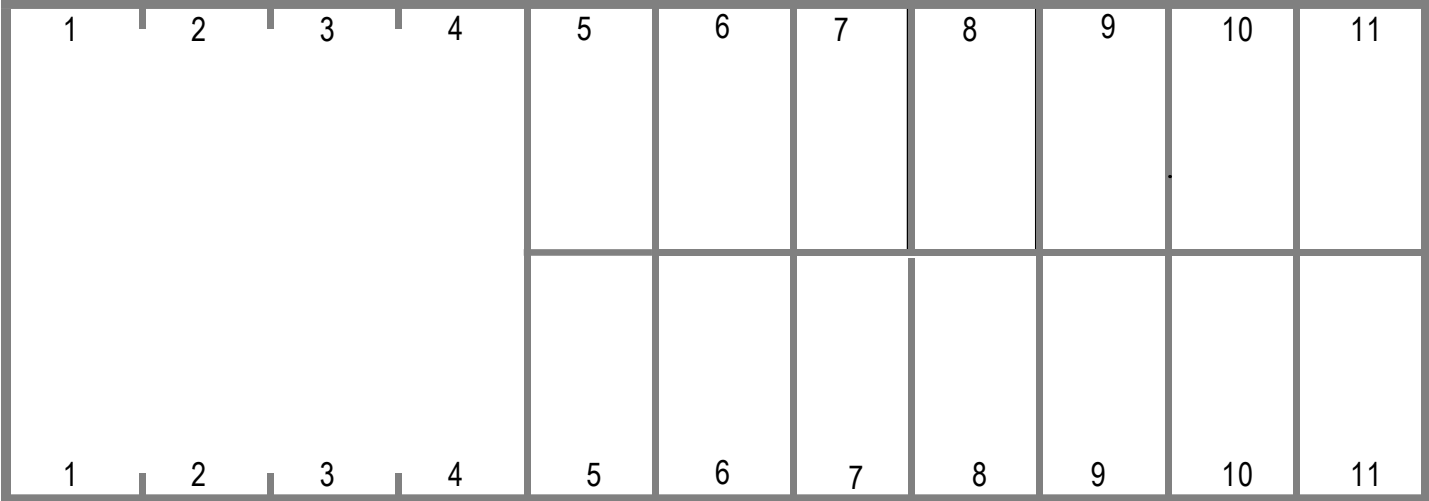
Cell: (208) 850-1440
Email: tim@primeidaho.com

Information is deemed reliable, but is not guaranteed and may be changed.



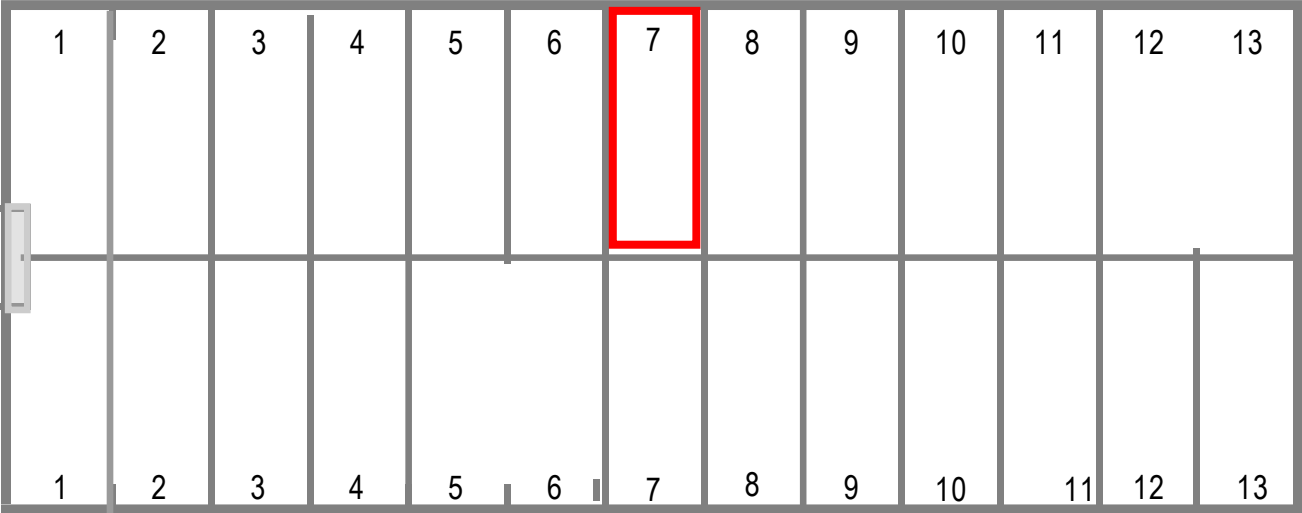
Sample 1,000sf floor plan

703 E. 44th



701 E. 44th Total square feet = 27,500; Exterior dimensions = 100 ft. by 275 ft.
Interior height = 13-17 ft. Unit size = 25 ft. by 50 ft. (1,250 sq. ft.)

615 E. 44th



611 E. 44th Total square feet = 26,000; Exterior dimensions = 100 ft. by 260 ft.
Interior height = 13-17 ft. Unit size = 20 ft. by 50 ft. (1,000 sq. ft.)