



CONTACT

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HIGHLIGHTS

- City bus stop on Overland Road.
- Great visibility on Federal Way and ample parking.
- Flexible floorplan configuration for one or multiple tenants.
- Newly remodeled in 2017 with quality finishes and new roof top HVAC units.
- Rare flex property minutes from Downtown Boise, I-84 freeway access, and Micron.
- Ample power with back up generator available for light manufacturing or assembly.
- Functional mix of office and warehouse space. Both office and warehouse are fully temperature controlled.

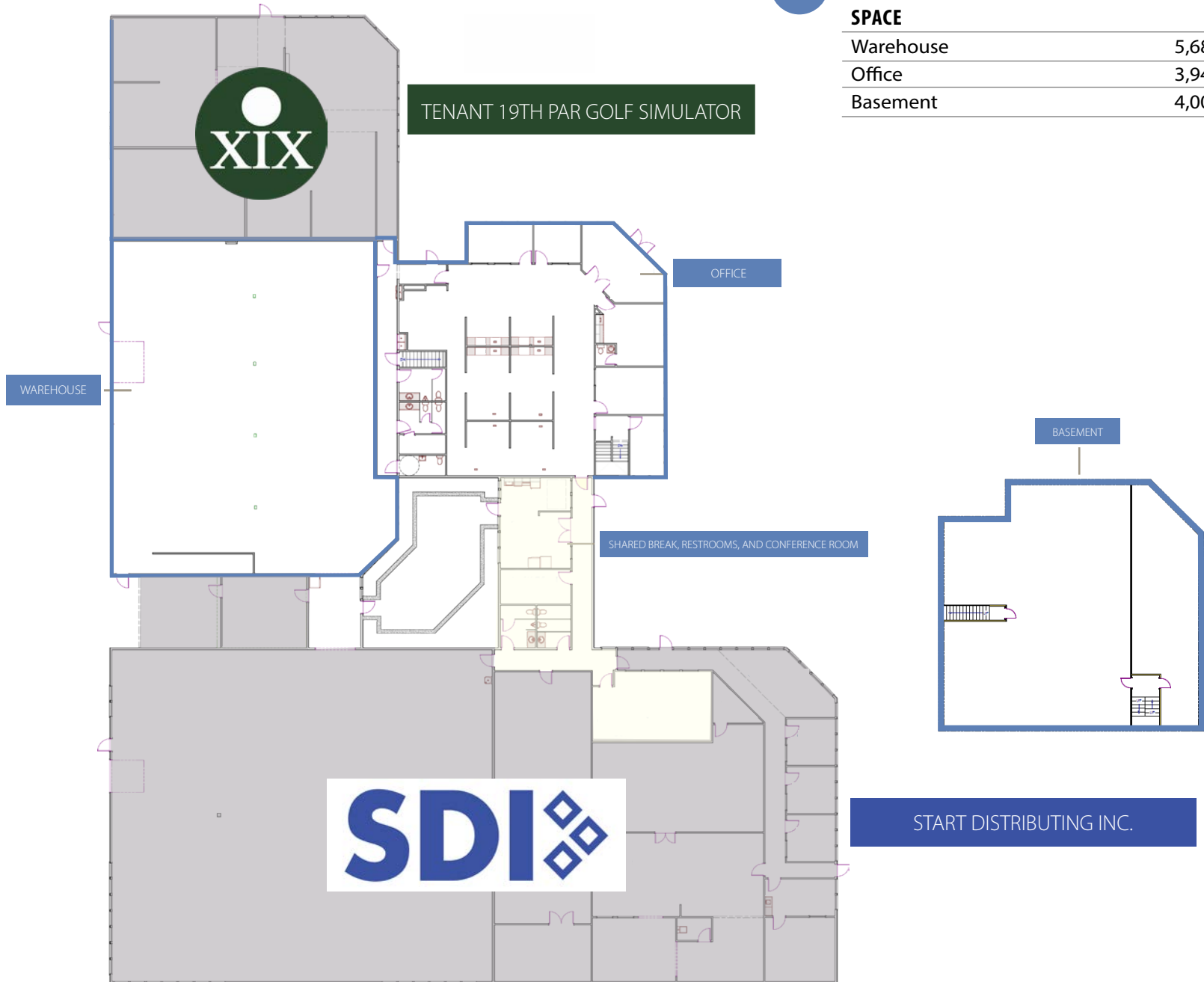
DETAILS

| SPACE | SIZE | RATE |
|--------------------|----------|----------------|
| Warehouse | 5,680 SF | \$1.15/SF, NNN |
| Office | 3,940 SF | \$1.15/SF, NNN |
| Warehouse + Office | 9,620 SF | \$1.15/SF, NNN |
| Basement | 4,000 SF | Negotiable |

| | |
|------------------------------------|---------------------------------|
| SUBMARKET: Central | GRADE DOORS: 2 |
| BLDG. TYPE: Flex/Industrial | CLEAR HEIGHT: 12' |
| BLDG. SIZE: 34,950 SF | LEASE TYPE: NNN |
| PARKING: 72 Spaces | EST. NNN'S: \$0.25/SF |
| YEAR BUILT: 1985 | AVAILABLE: Contact Agent |
| 2017 Remodel | ZONING: MX-3 |

CONTACT AGENTS FOR SHOWING INSTRUCTIONS

FLOOR PLAN



SPACE BREAKDOWN

| SPACE | SIZE |
|-----------|----------|
| Warehouse | 5,680 SF |
| Office | 3,940 SF |
| Basement | 4,000 SF |

UPDATED: 4.21.2026

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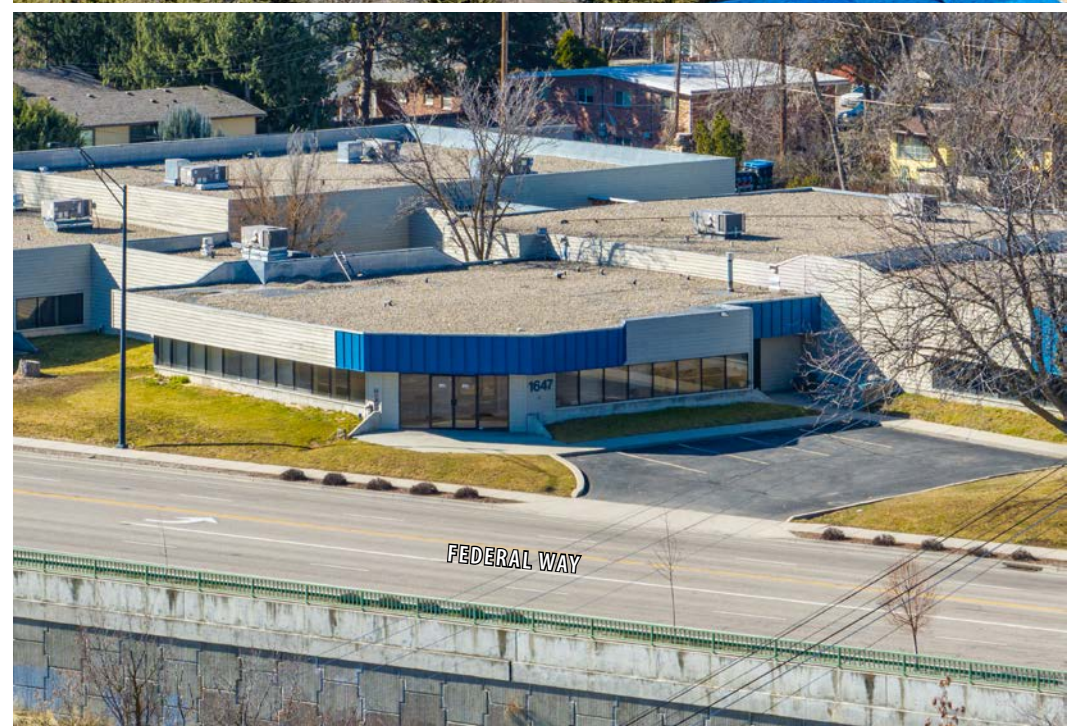
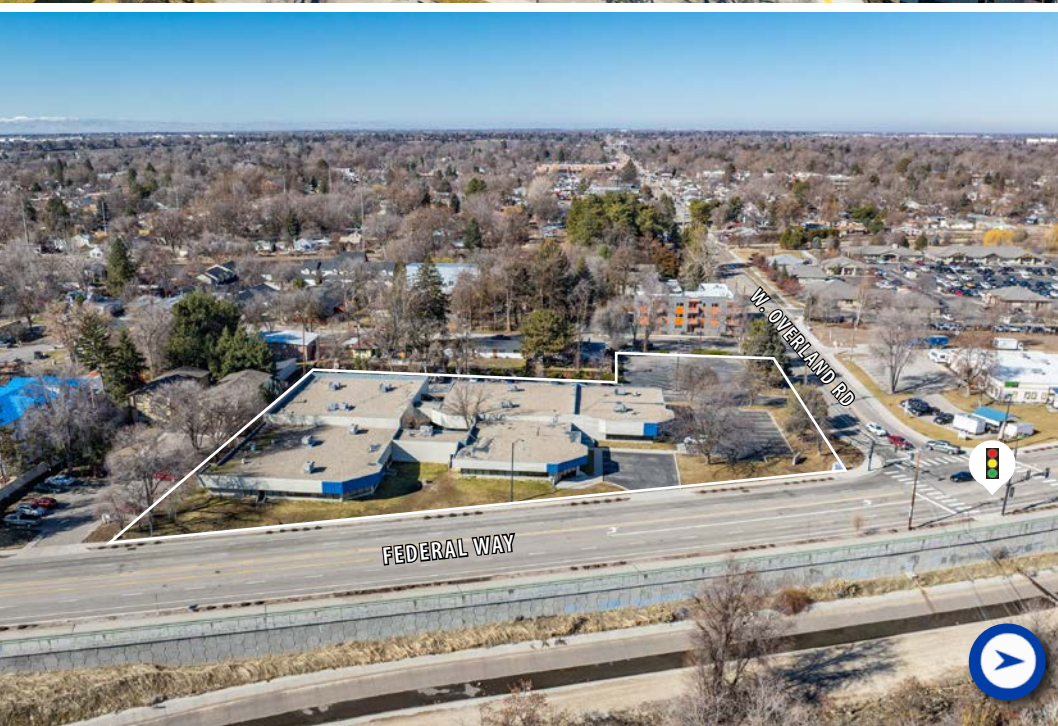
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SOUTHEAST BOISE



DOWNTOWN BOISE



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AERIAL MAP

EASY ACCESS TO MAJOR ROADWAYS



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