

FOR SALE • GARDEN CITY

12,960 SF FLEX INDUSTRIAL

5260 N Sawyer Ave
Garden City, ID 83714

Warehouse • Showroom •
Office • near The Park at
Expo Idaho.

Tenant occupied until December 2026.

Sales price **\$3,000,000**

Acres **0.818 AC**

Total building **12,960 SF**

Parking stalls **24**

Parcel **R1055420091**

DIANA WITT • WITT PROPERTIES

diana@wittproperties.com • 208.309.1611

This property is exclusively marketed by Witt Properties.
Listing agent is owner and is a licensed ID real estate broker.
This information was obtained from sources believed reliable but
cannot be guaranteed. Any opinions or estimates are used for example
only. #DB51112



THE PARK
AT EXPO IDAHO



ALSO AVAILABLE: 5215 N ALWORTH ST. OFFERED SEPARATELY BY WITT PROPERTIES

PROPERTY HIGHLIGHTS

5260 N SAWYER AVE

GARDEN CITY, ID 83714

\$3,000,000

SALES PRICE

0.818 AC

ACRES

12,960 SF

TOTAL BUILDING

24

PARKING STALLS

Well-maintained block and steel construction light industrial building near The Park at Expo Idaho. Conveniently located 1 block north of Chinden Blvd on Sawyer Ave, with access from both Sawyer Avenue and Alworth Street. The 12,960 SF building offers a functional mix of ±6,340 SF office/showroom and ±6,620 SF warehouse space with 4 grade-level doors, situated on a 0.818-acre lot with ample paved parking. Tenant occupied until December 2026.

Office / Showroom	±6,340 SF
Warehouse area	±6,620 SF
Grade-level roll-up doors	4
Zoning	C-2
Parcel	R1055420091

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OFFICE • SHOWROOM • WAREHOUSE

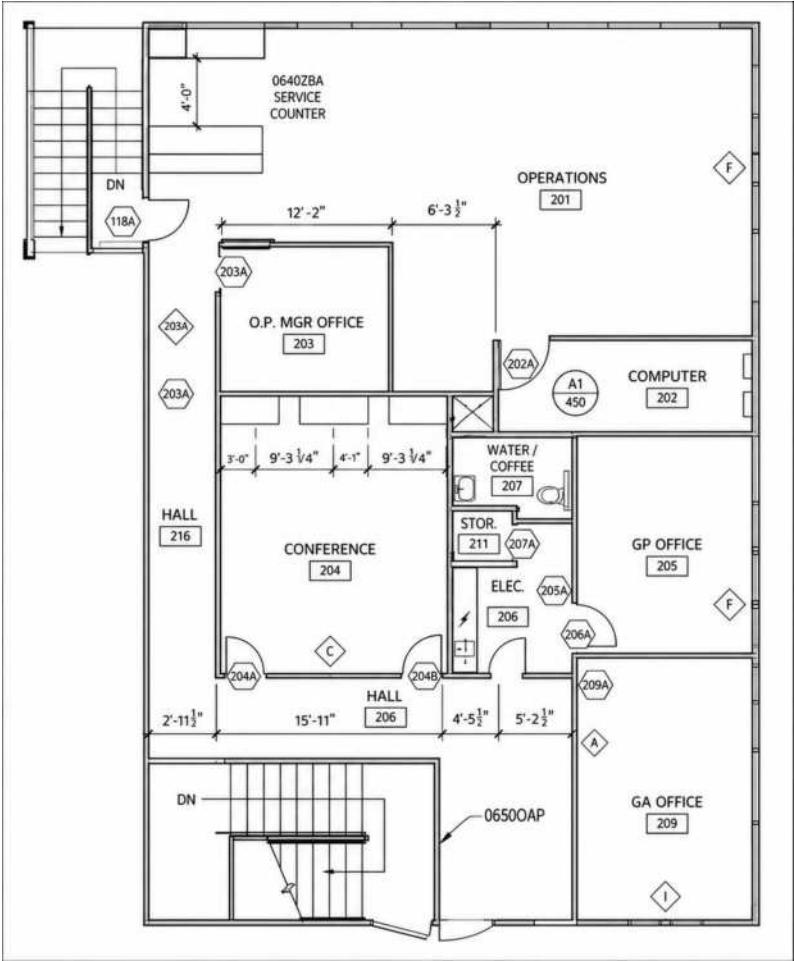
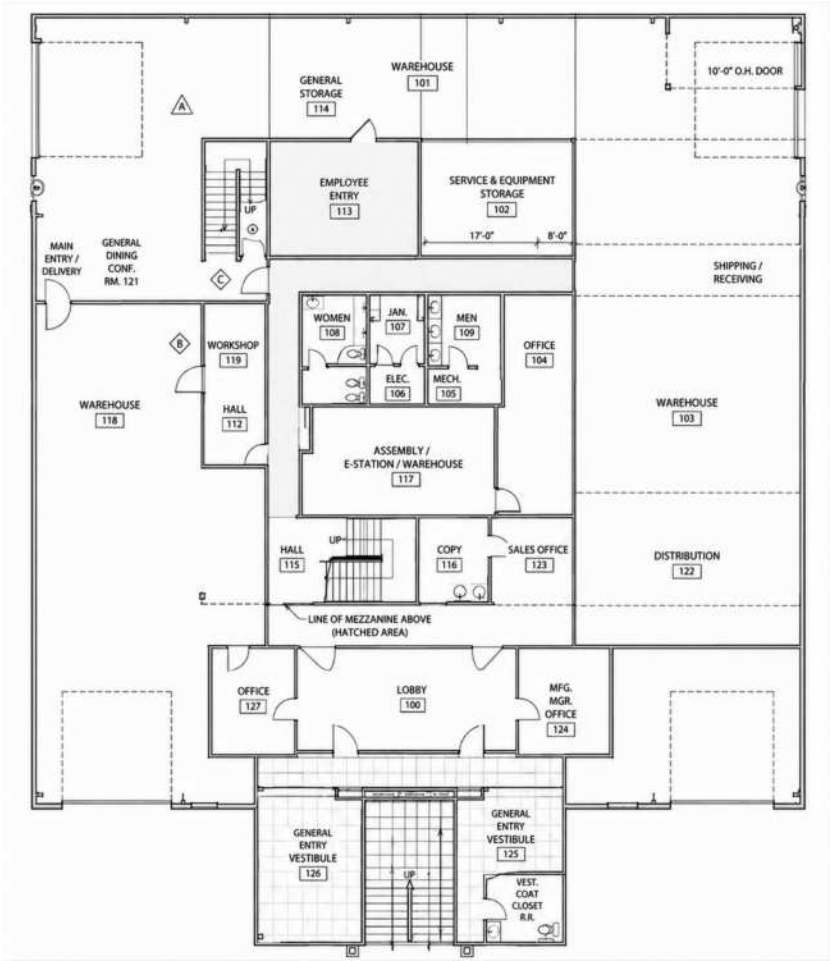
4 GRADE-LEVEL ROLL-UP DOORS

Ground Floor Plan

±6,340 SF OFFICE/SHOWROOM

Second Floor Plan

±6,620 SF WAREHOUSE AREA



1997 YEAR BUILT	Excellent CONDITION	6.5% PRO FORMA CAP RATE	200 AMP 3 Phase POWER	Ample OFF-STREET PARKING
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5260 N SAWYER AVE, GARDEN CITY, ID 83714 • BOTH WITT PROPERTIES OFFERINGS OUTLINED

GARDEN CITY, IDAHO

8 MIN

DOWNTOWN • 5 MI

14 MIN

AIRPORT • 6.7 MI

Ideally positioned in close proximity to I-84, offering multiple points of excellent access to the Treasure Valley's major transportation artery. Minutes from Downtown Boise and the Boise Airport.

CONFIDENTIALITY & DISCLOSURES

This information is provided by Witt Properties, an ABN of Diana Witt, and is derived in part from Owner-provided materials and in part from sources believed reliable, but is not guaranteed for accuracy or completeness. Buyers should independently verify all information, perform their own due diligence, and draw their own conclusions regarding the Property's condition, including any potential hazardous materials present on the site or used in construction or maintenance of the building.

Any financial projections are for general guidance only and rely on assumptions about the broader economy, competition, and other factors outside Owner's control, and may change materially. Owner/Broker — Seller is a licensed real estate broker in the State of Idaho. This offering is subject to prior sale, price change, errors, omissions, or withdrawal without notice, and does not constitute a recommendation or endorsement regarding the Property's value. Owner reserves the right to reject any offer unless and until a written purchase agreement has been fully executed. #DB51112

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