



COMMERCIAL NORTHWEST  
REAL ESTATE

# INDUSTRIAL WAREHOUSE SPACE FOR LEASE



118 E 37TH ST. UNIT 11 & 12, GARDEN CITY, ID 83714



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INDUSTRIAL WAREHOUSE SPACE

**118 E 37TH ST.**

FOR LEASE

## CONTACT:

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## PROPERTY HIGHLIGHTS:

- Industrial warehouse space with two garage doors and a bathroom in unit
- Surface parking
- Desirable location in rapidly growing Garden City

## LOCATION OVERVIEW:

Located at 118 E 37th St., Unit 11 & 12 in Garden City's vibrant Live-Work-Crete District, this property offers the ideal blend of accessibility and character. Just minutes from downtown Boise and steps from the Boise River Greenbelt, it's surrounded by local favorites like Push & Pour Coffee and Surel's Place. With excellent access to Chinden Boulevard and key transit routes, this location provides unmatched convenience in a creative and fast-growing community.

## PROPERTY TYPE:

Industrial

## SIZE:

1,280 sf

## PRICE:

\$18/sf/yr or \$1920/month

## LEASE TYPE:

Modified Gross Lease

## ZONING:

C-2



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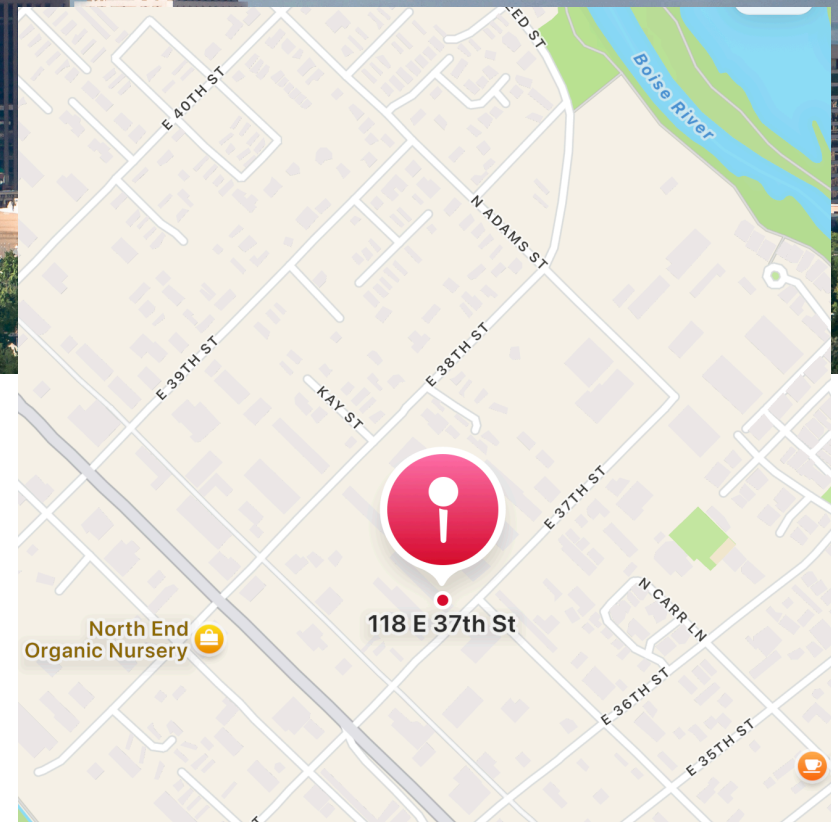


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# DEMOGRAPHICS + DRIVE TIMES



LOCATION	3 MIN DRIVE:	5 MIN DRIVE TIME	10 MIN DRIVE
POPULATION	25,000	157,200	278,800
MEDIAN HH INCOME	\$64,800	\$70,800	\$81,300
0-19 POPULATION	5,529	33,800	62,600
20-64 POPULATION	16,392	98,200	172,200
65+ POPULATION	2,546	20,700	35,900



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