

INDUSTRIAL PROPERTY FOR LEASE

2447 HIGHWAY 52

EMMETT, IDAHO 83617

TOK
COMMERCIAL



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HIGHLIGHTS



Excellent access and visibility on Highway 52 frontage, a primary arterial for inbound and outbound traffic through Emmett.

Conveniently equipped with two 12'x 10' grade doors.

Large yard and parking area providing ample storage and parking solutions.

Directly adjacent to the Emmett Municipal Airport.

Located in an area of significant growth (16.5% 5-year growth rate) with the Highway 16 extension bridging ease of transportation throughout the Treasure Valley to Emmett.

DETAILS



SPACE	SIZE	RATE
Suite B	5,047 SF	\$1.15/SF
BLDG SIZE:		13,081 SF
LEASE TERM:		3-5 Years
LEASE TYPE:		NNN
EST. NNN:		\$0.145/SF
CLEAR HEIGHT:		12'
GRADE DOORS:		2 (12'x10')
POWER:		400A / 240V / 3 Phase

UPDATED: 7.13.2026

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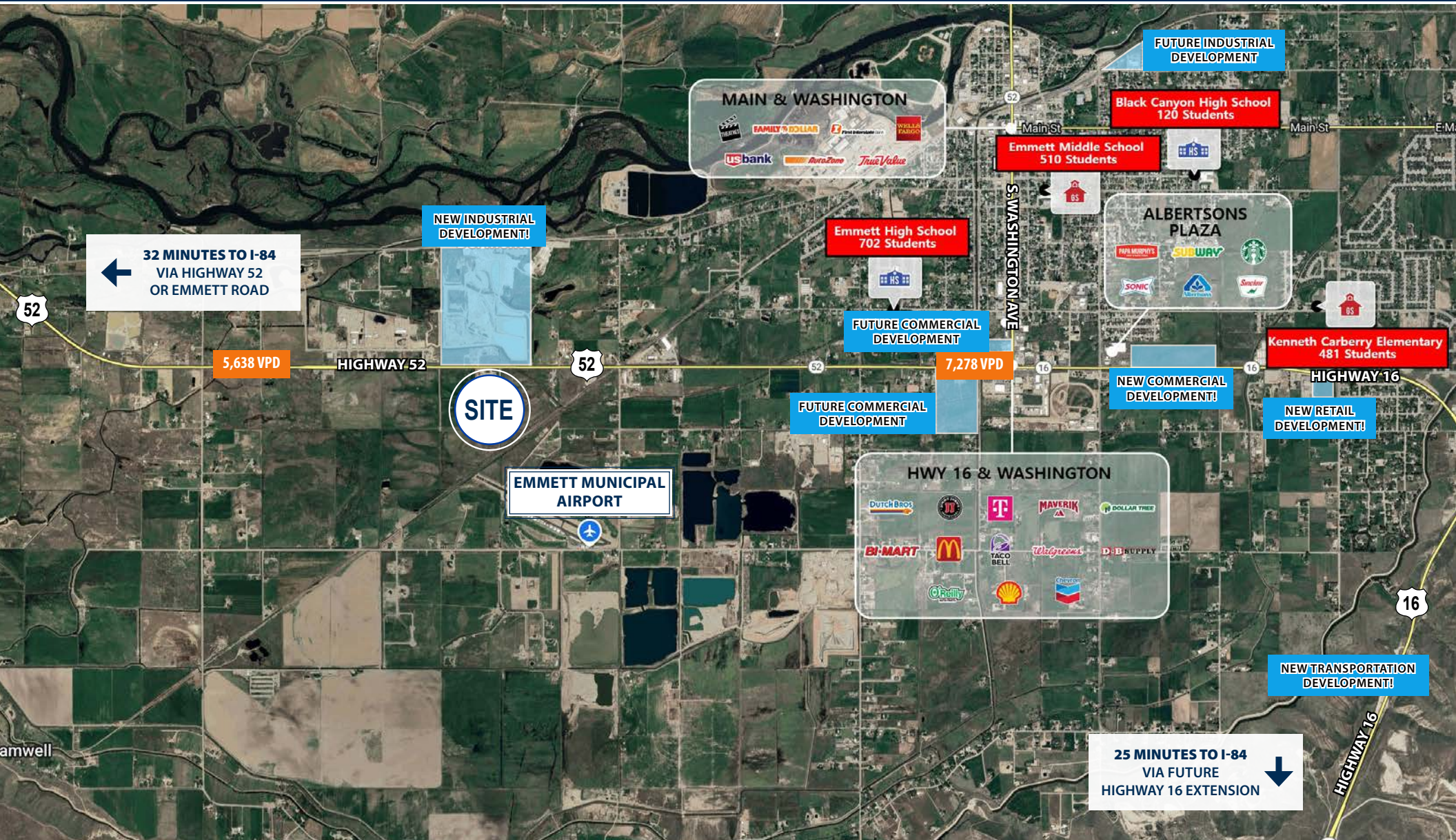
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HIGH GROWTH RATE AREA - 16.5% IN THE PAST 5 YEARS!



NEW HIGHWAY 16 EXTENSION

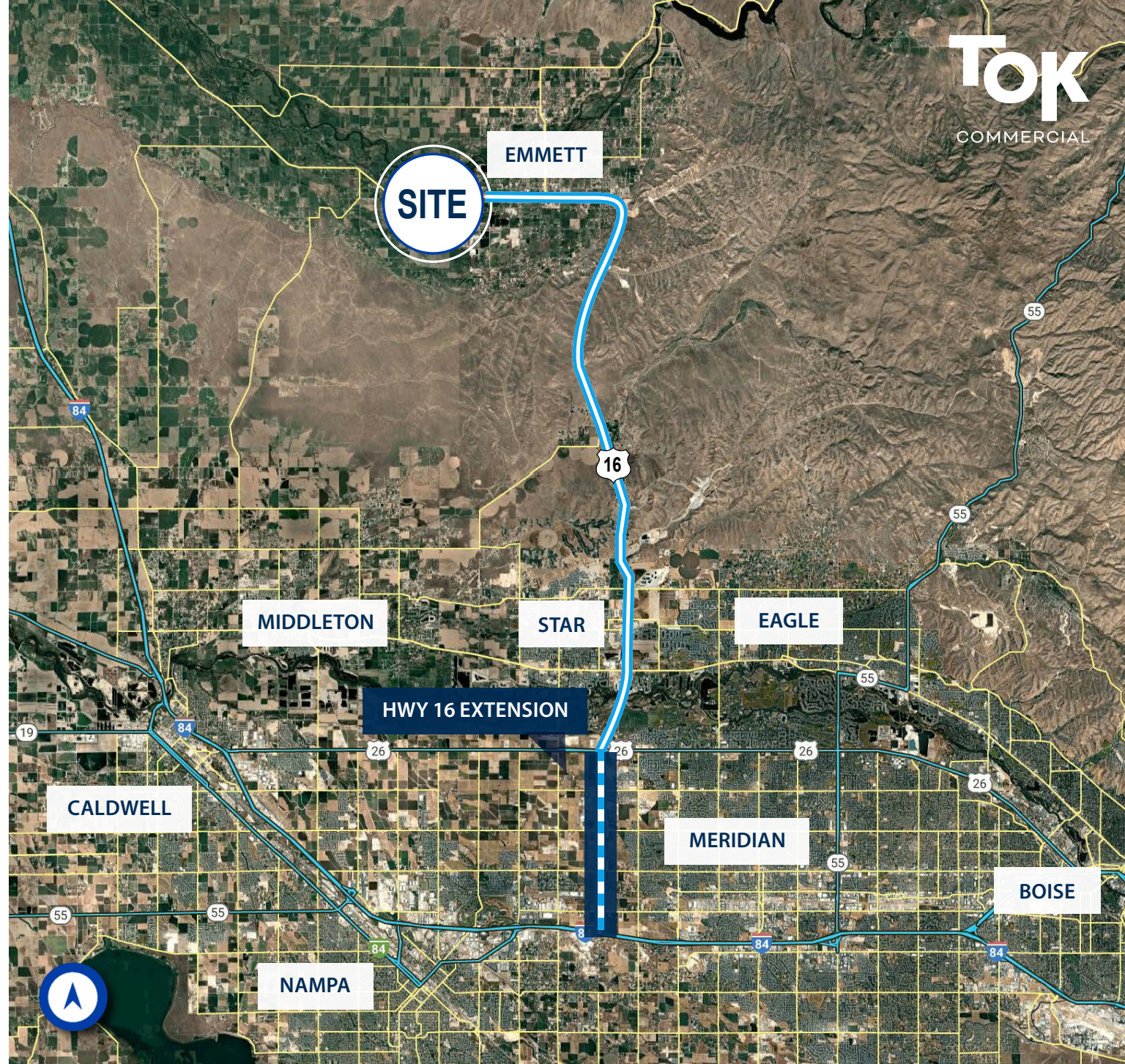


**IMPROVED CONNECTION
FROM THE BOISE AREA
TO EMMETT!**

-EST. 25 MINUTE COMMUTE -

**COURTESY OF
IDAHO TRANSPORTATION DEPARTMENT**

**FOR MORE INFORMATION PLEASE VISIT
ITDPROJECTS.IDAHO.GOV**



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