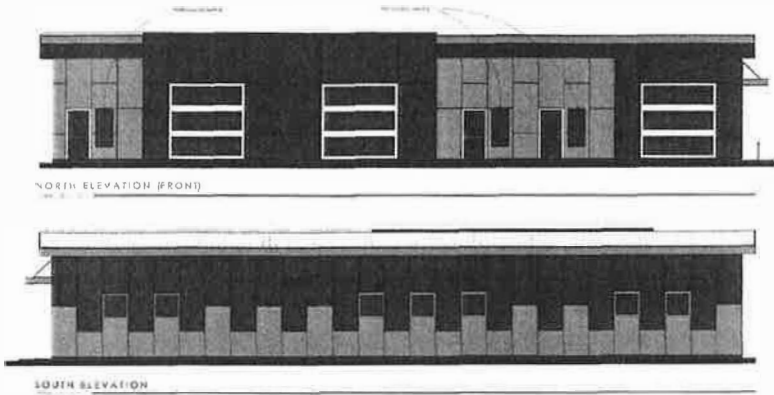


# FOR LEASE | INDUSTRIAL SHOP/FLEX SPACE

## 501 E. 47<sup>TH</sup> STREET | GARDEN CITY, ID

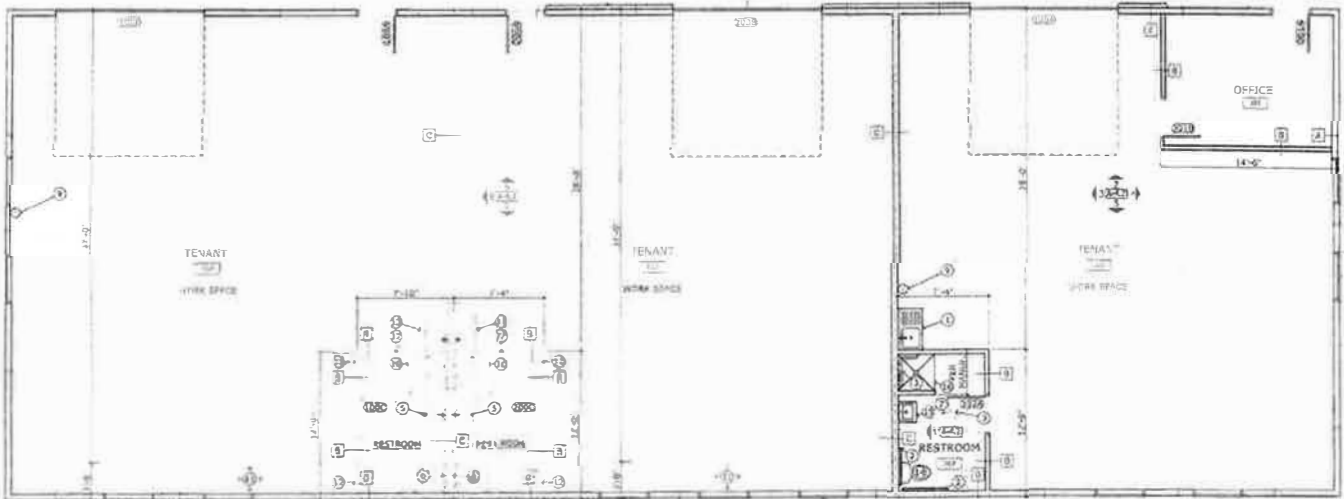
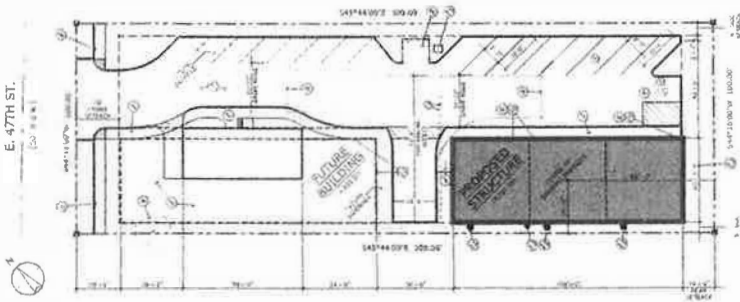
8-1-22



### PROPERTY HIGHLIGHTS

- Brand new construction
- Occupancy estimated in Fall 2021
- Zoning Commercial C-2
- +/- .698 acre site
- +/- 4,320 sf building. #1 divisible to +/- 1,440 sf
- +/- 4,800 sf building. #2 divisible to +/- 1,400 sf
- Lease terms NNN estimated at \$.025/sf
- Lease rate
  - \$1.50/sf - office & restroom
  - \$0.95/sf - warehouse/shop
- Custom buildouts available/negotiable

\*The provided information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change corrections, errors, omissions, prior sale and/or withdrawal.



**MICHENER INVESTMENTS**  
LLP  
COMMERCIAL REAL ESTATE

michenerinvestments.com  
1412 W IDAHO STREET SUITE 110  
BOISE ID 83702

**HOYT MICHENER, CCIM**  
hoyt@michenerinvestments.com  
208-870-1990