

# 5,800 SF FOR SALE OR LEASE

7475 S. FEDERAL WAY, BOISE, ID 83716

PERSONAL SHOP /  
INDUSTRIAL

FOR SALE AND LEASE



## PROPERTY HIGHLIGHTS

- I-84 Frontage and Visibility
- 735/SF Office Space, 2 Restrooms
- 700/SF Bonus Mezzanine
- Epoxy Flooring in Shop
- Drop Lighting-Grid and Ducting
- 80% building HVAC
- Fully Fenced, Paved, and Secured Yard
- 400 Amps, 240 Volts, 3Ø, fully insulated building
- Electric Security Gate, Surveillance Cameras and Drive Around Building
- Large Shop Sink/Floor Drains

## PROPERTY INFORMATION:

Sale Price: **\$1,100,000**

Available SF: **5,800 SF**

Lease Rate: **\$8,500 per month**

Lease Type: **NNN**

Lot Size: **1.66 Acres**

Building Size: **5,800 SF**

Ceiling Height: **10.0 FT**

Zoning: **M-1D**

Market: **Boise**

Sub Market: **Southeast Boise**

Cross Streets: **S. Federal Way and Gowan Rd.**

SPACE	SIZE (SF)	LEASE RATE
7475 S. Federal Way	5,800 SF	\$8,500 PER MONTH



380 E. Parkcenter Boulevard  
Suite 290  
Boise, ID 83706  
[www.icrellc.com](http://www.icrellc.com)  
(208) 429.8603 / office / (208) 429-8604 fax

## LISTING AGENTS:

**Gary Buentgen, SIOR, CCIM**  
gary@icrellc.com  
o / 208.286.2264  
c / 208.724.2222

**Christian Harris**  
christian@icrellc.com  
o / 208.286.2270  
c / 208.860.5869



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ADDITIONAL PHOTOS



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**INTERMOUNTAIN**  
COMMERCIAL REAL ESTATE

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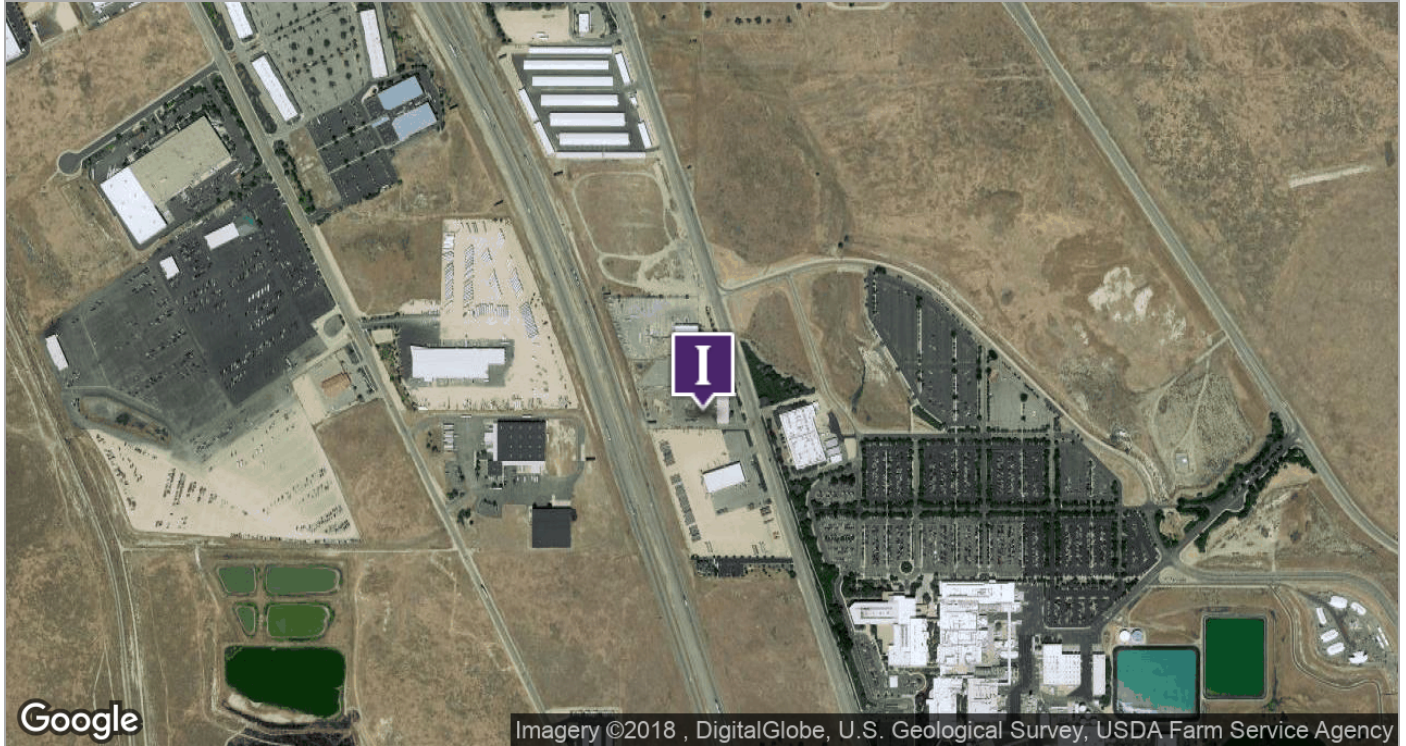
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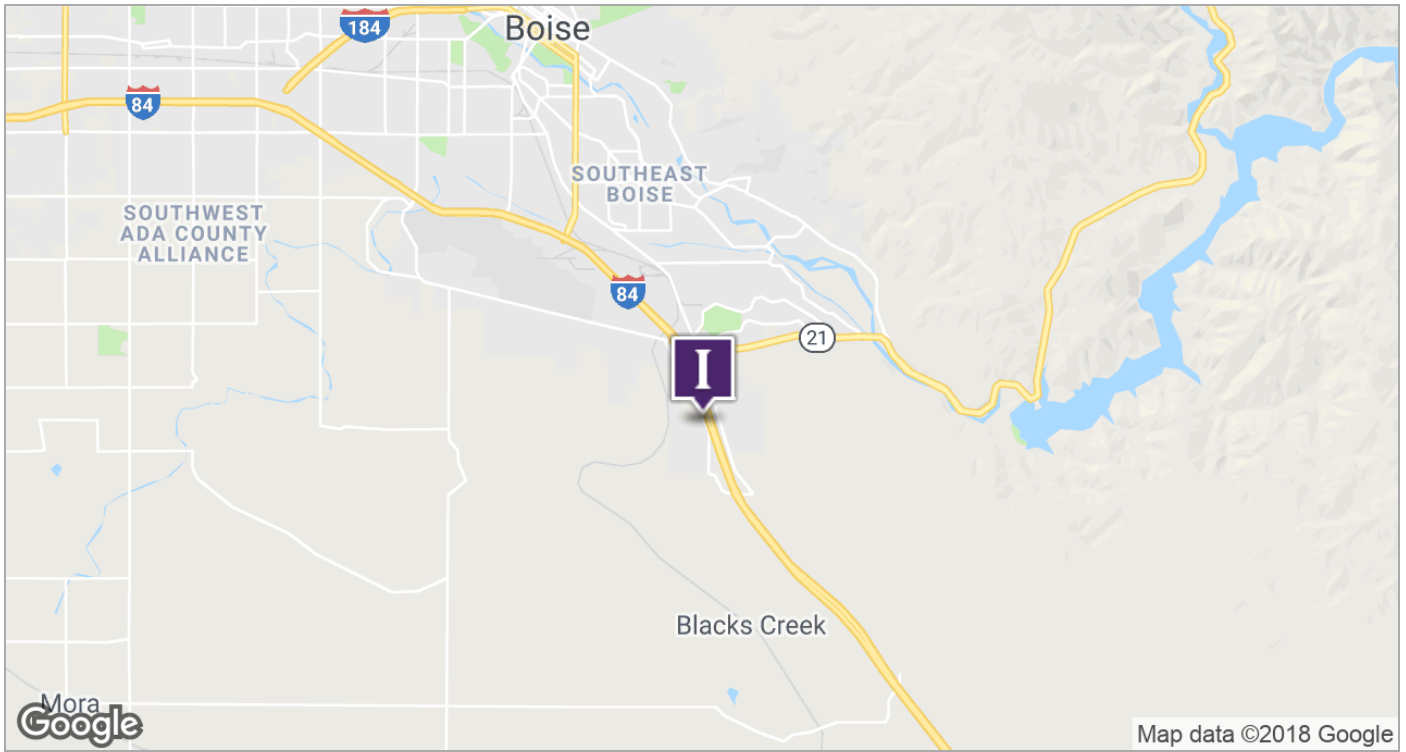
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LOCATION MAPS

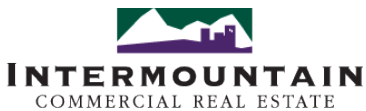


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