

For Lease

# Industrial Flex Space

2513 S. Federal Way, Boise, ID 83705



## AVAILABLE PROPERTY

|                          |                                       |
|--------------------------|---------------------------------------|
| <b>Location</b>          | Federal Way Northwest of Broadway Ave |
| <b>Building Size</b>     | 8,771 SF                              |
| <b>Availability</b>      | 1,174 SF                              |
| <b>Zoning</b>            | C-3D/DA                               |
| <b>Lease Rate</b>        | \$763/Month (NNN)                     |
| <b>NNN 2020 Estimate</b> | \$0.26/SF per month                   |

## SITE INFORMATION

- Attractive, well-maintained building
- Ability to add 12' x 12' roll-up door
- Clear height: 14.6'
- Easy freeway access and close proximity to airport
- Federal Way frontage with excellent visibility
- Traffic Counts: ±21,548 VPD (Federal Way North of Broadway Ave)
- Showing: Lockbox on Suite

## AVAILABLE SPACES

| Spaces    | Lease Rate     | Size (SF) |
|-----------|----------------|-----------|
| Suite 104 | \$763/mo (NNN) | ±1,174    |



5531 N. Glenwood St.,  
Boise, ID 83714  
208-229-2020

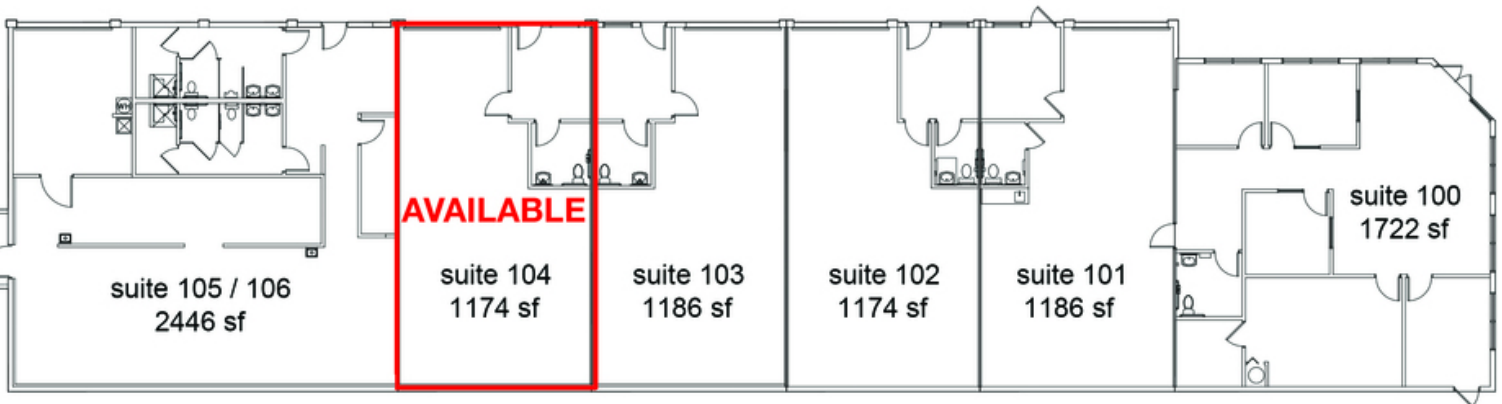
**Derek Pollard, CCIM**

derek@naiselect.com  
C: 208-869-9104  
D: 208-229-6012

For Lease

# Industrial Flex

2513 S. Federal Way, Boise, ID 83705



**NAISelect**

5531 N. Glenwood St.,  
Boise, ID 83714  
208-229-2020

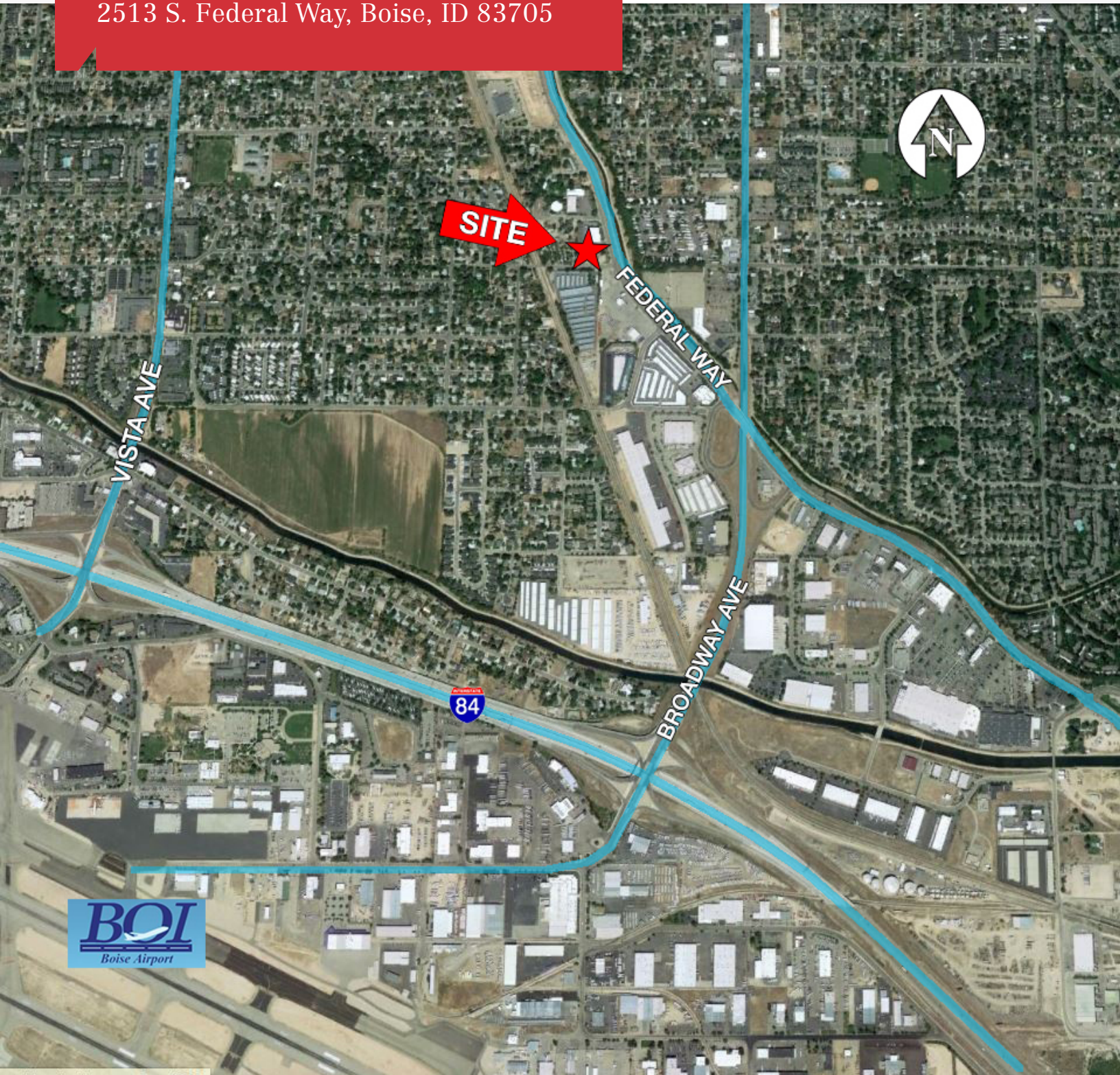
**Derek Pollard, CCIM**

derek@naiselect.com  
C: 208-869-9104  
D: 208-229-6012

For Lease

# Industrial Flex Space

2513 S. Federal Way, Boise, ID 83705



**NAI**Select

5531 N. Glenwood St.,  
Boise, ID 83714  
208-229-2020

**Derek Pollard, CCIM**

derek@naiselect.com  
C: 208-869-9104  
D: 208-229-6012