

10306 W. EMERALD ST.

10306 W. EMERALD ST., BOISE, ID 83704

INDUSTRIAL

FOR LEASE

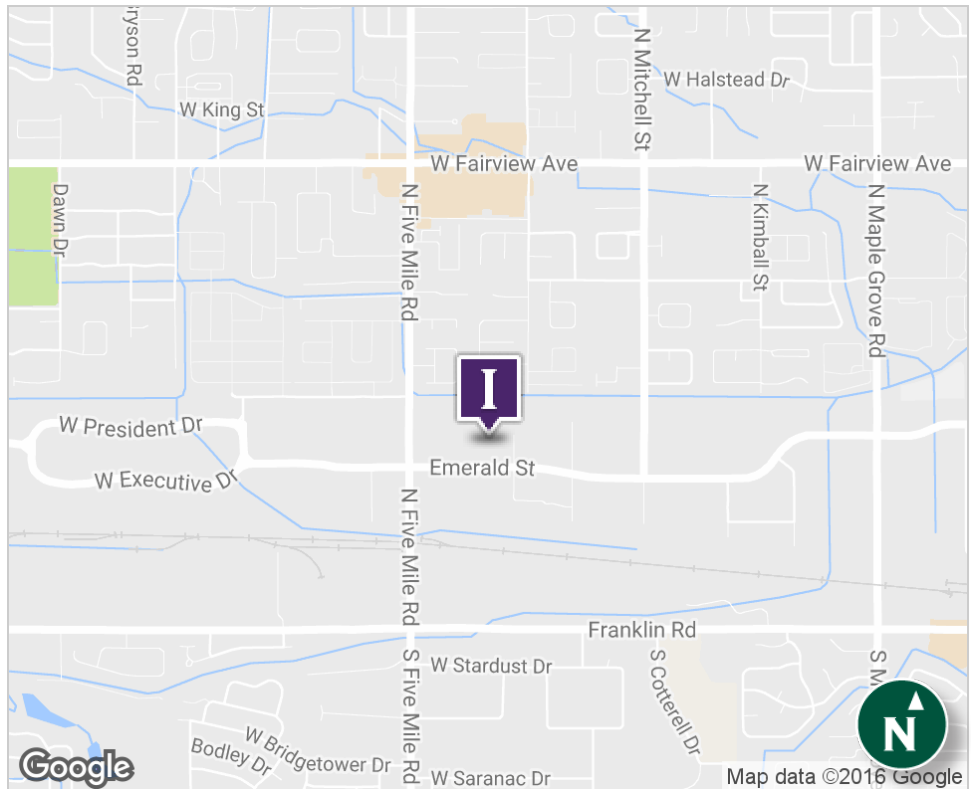


PROPERTY HIGHLIGHTS

- Hard to find centrally located warehouse space
- Former Wells Fargo Armored Car Facility
- Very secure well built building
- Ample parking
- Climate controlled portion of building with bathroom and shower
- Contact Agent for Showing

PROPERTY INFORMATION:

Available SF:	4,982 SF
Lease Rate:	\$0.55 SF/yr
Lease Type:	NNN
Lot Size:	1.04 Acres
Building Size:	4,982 SF
Year Built:	1995
Zoning:	M-1D
Market:	Boise



SPACE	SIZE (SF)	LEASE RATE
Warehouse - Back Building	4,982 SF	\$0.55 SF/YR



INTERMOUNTAIN
COMMERCIAL REAL ESTATE

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

LISTING AGENT:

Jim Hosac
jim@icrellc.com
o / 208.922.6681
c / 208.850.8470



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ADDITIONAL PHOTOS



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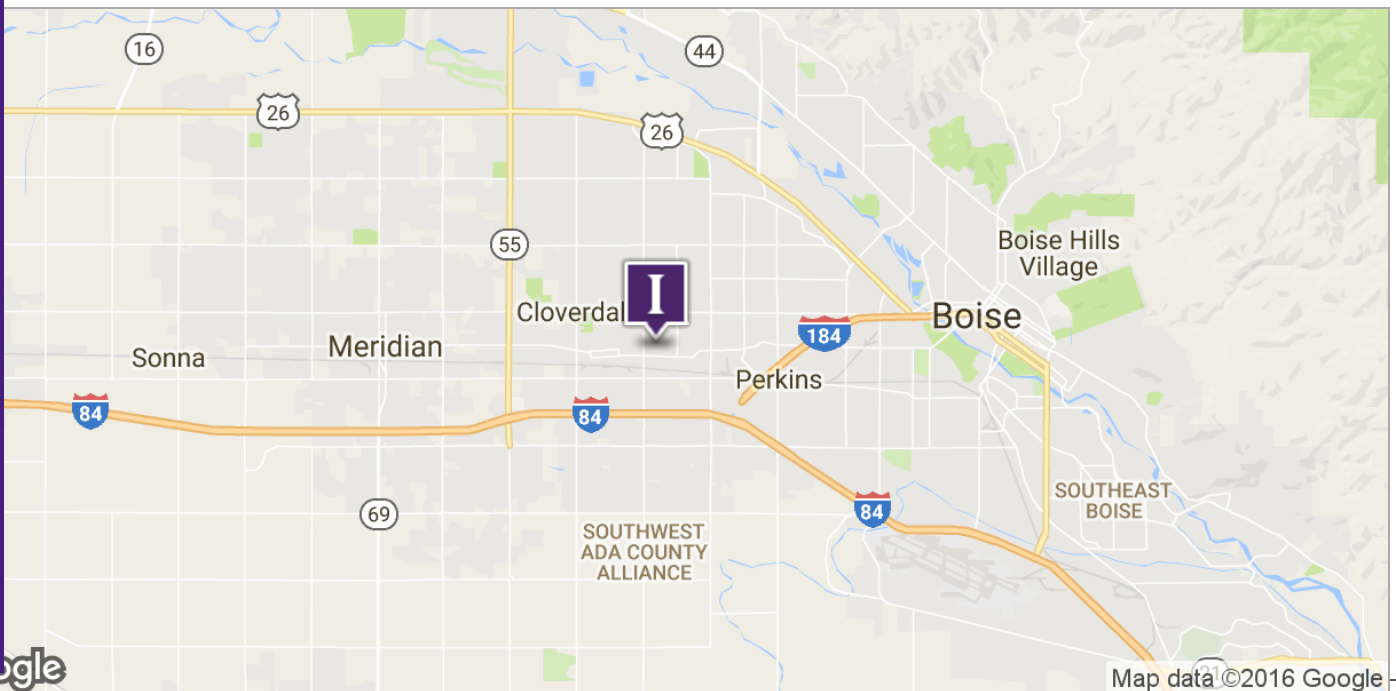
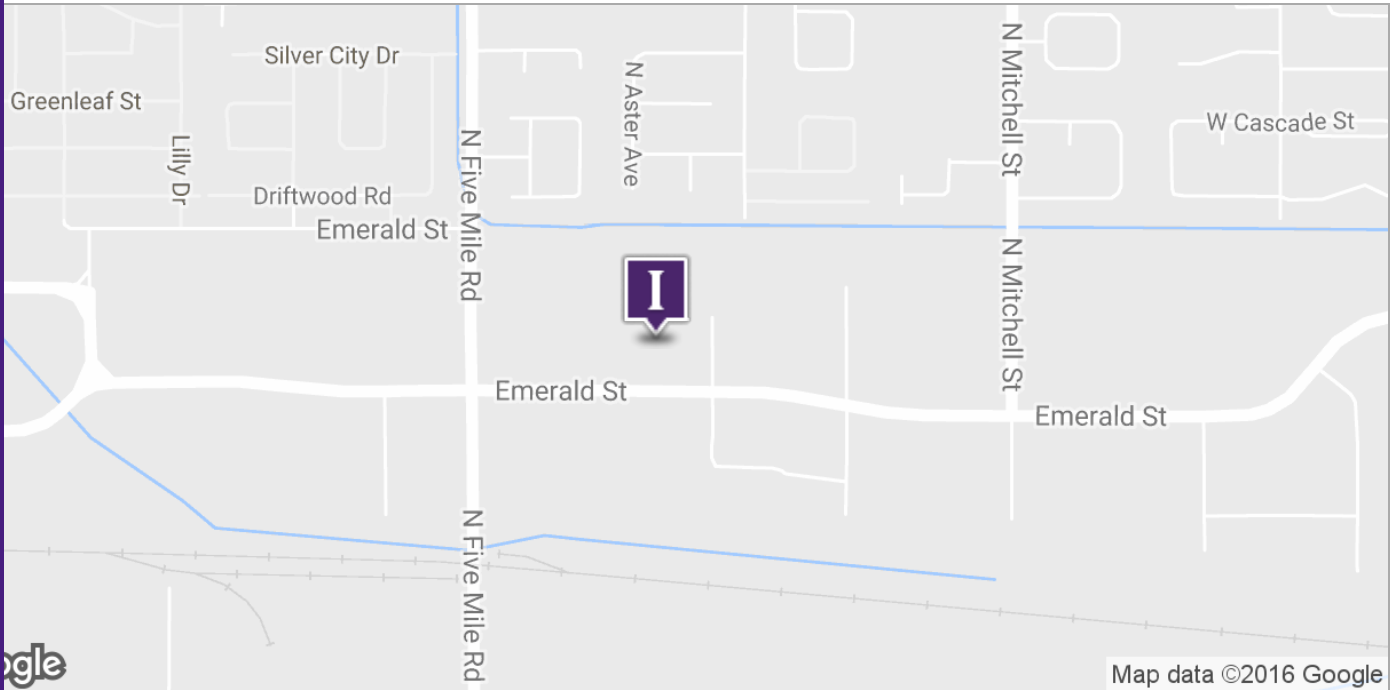
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LOCATION MAPS



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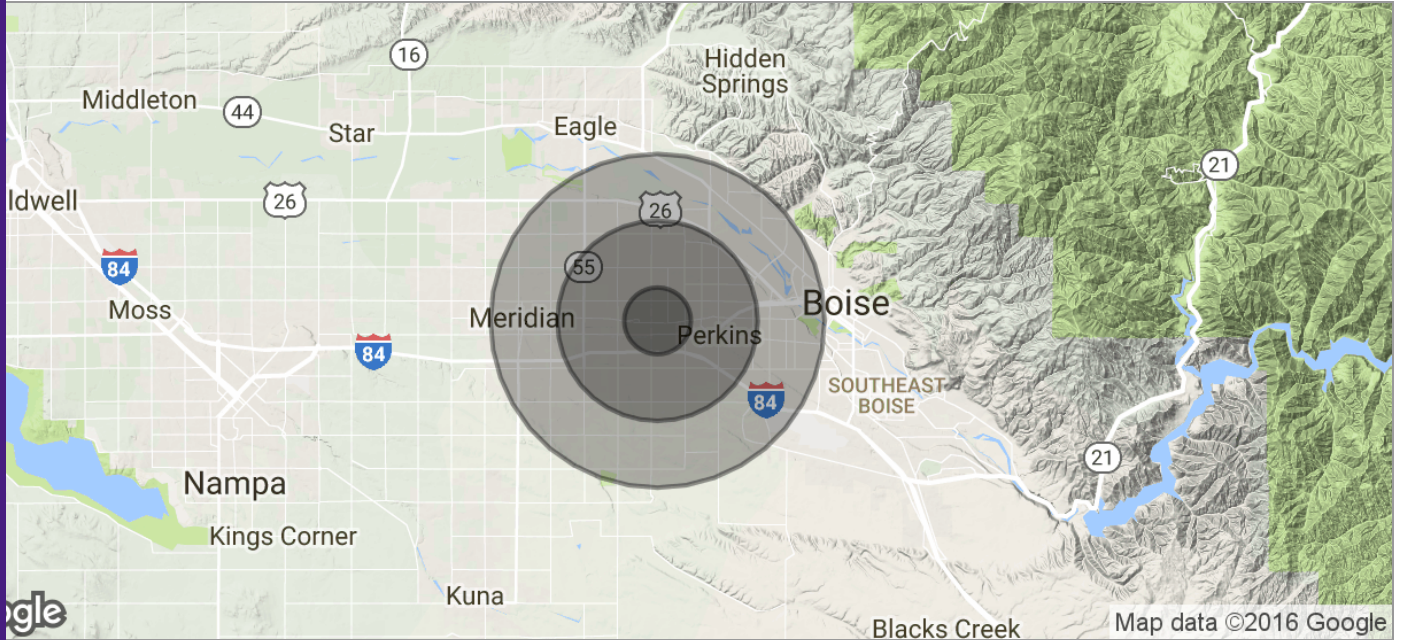
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DEMOGRAPHICS MAP



LOCATION	1 MILE	3 MILES	5 MILES
POPULATION	9,501	84,390	195,100
AVERAGE AGE	35.4	35.7	35.4
AVERAGE AGE (MALE)	33.8	35.0	34.6
AVERAGE AGE (FEMALE)	37.2	36.3	36.2
HOUSES & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS	3,733	32,292	76,085
PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$57,435	\$63,727	\$64,468
AVERAGE HOUSE VALUE	\$171,739	\$205,229	\$213,941

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Demographic data derived from 2010 US Census



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