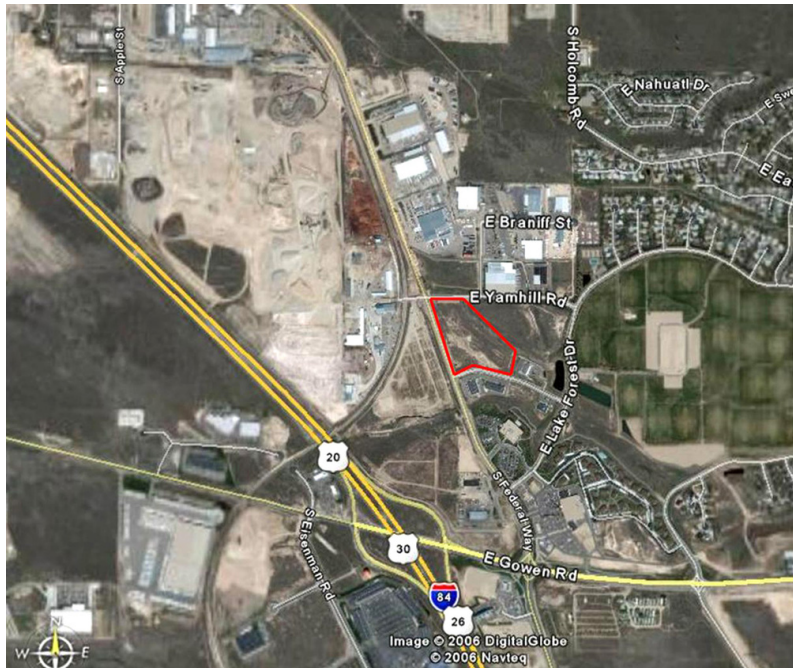




COLUMBIA BUSINESS PARK

5888 S. FEDERAL WAY, BOISE, ID 83716

LAND
FOR SALE



PROPERTY HIGHLIGHTS

- Finished Industrial lots for sale in Southeast Boise with frontage on Federal Way + Yamhill Road
- Easy access to I-84 within 1 mile via the new Gowen interchange
- Multiple ingress and egress points serve the lots
- 1/4 mile to retail, restaurants and lodging facilities on Federal Way at Gowen Road

PROPERTY INFORMATION:

Lot Price: **Lot 10 - \$400,315**
Lot 11 - \$265,440

Lot Size: **Lot 10 - 80,063 SF**
Lot 11 - 49,615 SF

Combined: **Lot 10+11 - 129,678 SF for \$665,755**

Zoning: **M-1D**

Market: **Southeast Boise**

Cross Streets: **S. Federal Way & E. Yamhill Rd.**




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:

Guy Levingston, SIOR
guy@icrellc.com
o / 208.286.2262
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LOT PRICING

EXISTING LOTS

	SF LAND	ACREAGE	PRICE PSF	PURCHASE PRICE
Lot 10 5888 S. Federal Way	80,063	± 1.84	\$5.00	\$400,315
Lot 11 5926 S. Federal Way	49,615	± 1.14	\$5.35	\$265,440
Combined Lots 10+11:	129,678	± 2.98		\$665,755

Lot 5

2140 E. Summersweet Way

SOLD

Lot 6

2084 E. Summersweet Way

SOLD

Lot 7

2026 E. Summersweet Way

SOLD

Lot 8

6002 S. Federal Way

SOLD

Lot 9

5944 S. Federal Way

SOLD

ALSO AVAILABLE

Lot 4

2178 E. Summersweet Way

52,577

± 1.21

\$4.50

\$236,597

LAND



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SITE PLAN - AVAILABLE LOTS



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