



FORMER BOISE CASCADE MILL

125 MILL ROAD, HORSESHOE BEND, ID 83629

INDUSTRIAL

FOR SALE AND LEASE



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:

Gary Buentgen, SIOR, CCIM
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EXECUTIVE SUMMARY



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OFFERING SUMMARY

Sale Price:	\$2,250,000
Available SF:	112,220 SF
Lease Rate:	\$0.25 SF/month (Gross)
Lot Size:	40.0 Acres
Building Size:	112,220 SF
Grade Level Doors:	5
Ceiling Height:	21.0 FT

PROPERTY OVERVIEW

112,220 SF situated on 40 acres
 2,190 SF offices & 1,625 SF break room.
 Potential rail service via Idaho Northern Pacific Rail.
 Covered Loading dock with grade level ramp.
 Five (5) oversize grade level loading doors.
 Metal construction type.

LOCATION OVERVIEW

Located in the City of Horseshoe Bend, Idaho (f; Boise Cascade Mill). Only 20 minutes from the City of Eagle and 45 minutes from downtown Boise, Idaho



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ADDITIONAL PHOTOS



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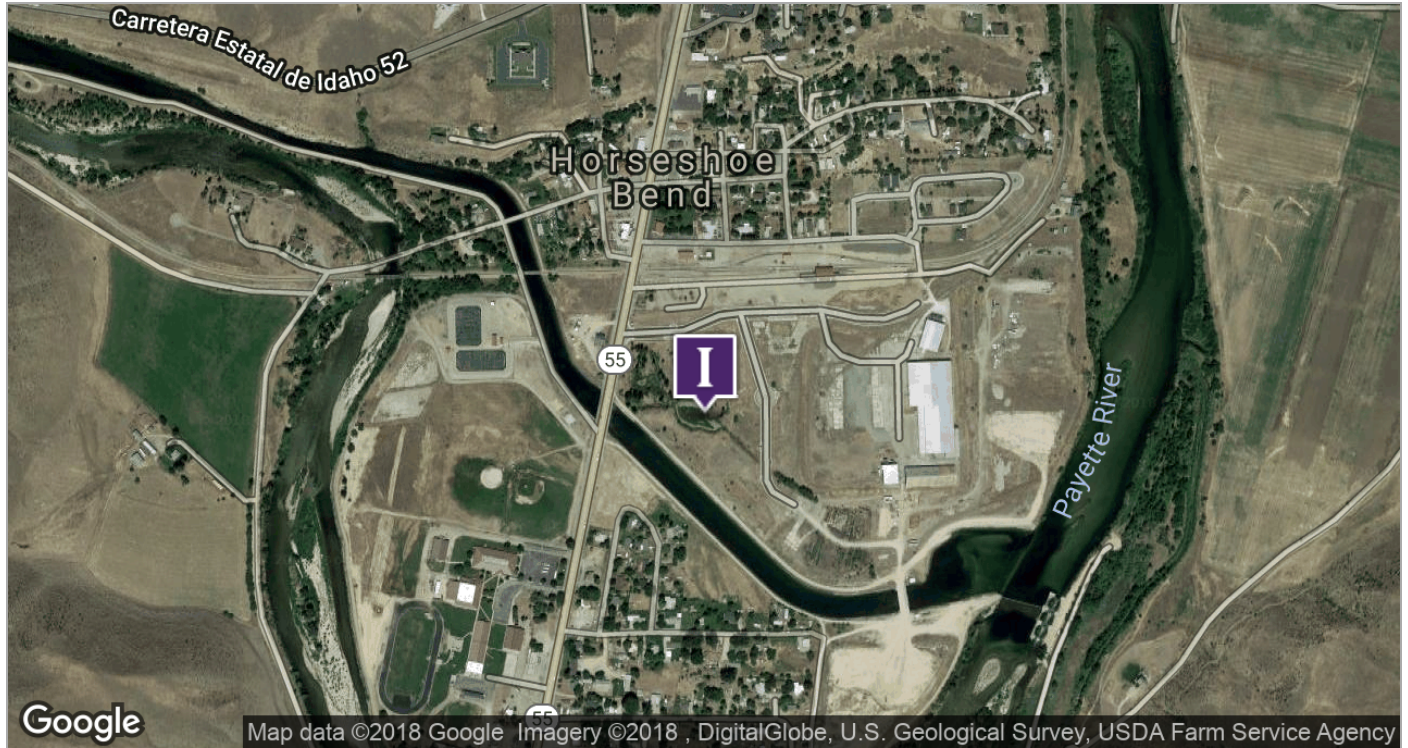
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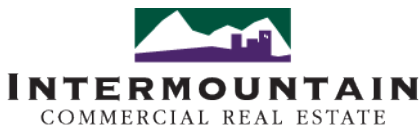
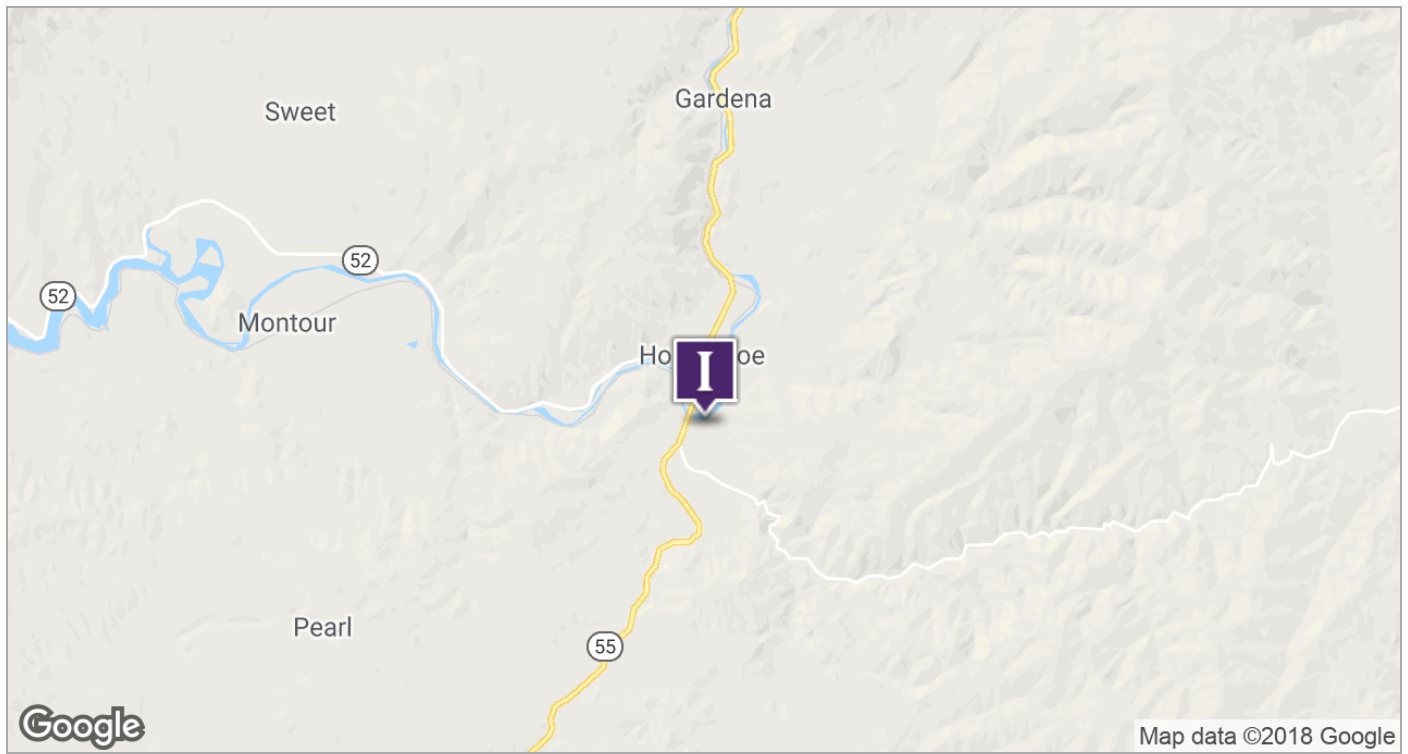
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LOCATION MAPS



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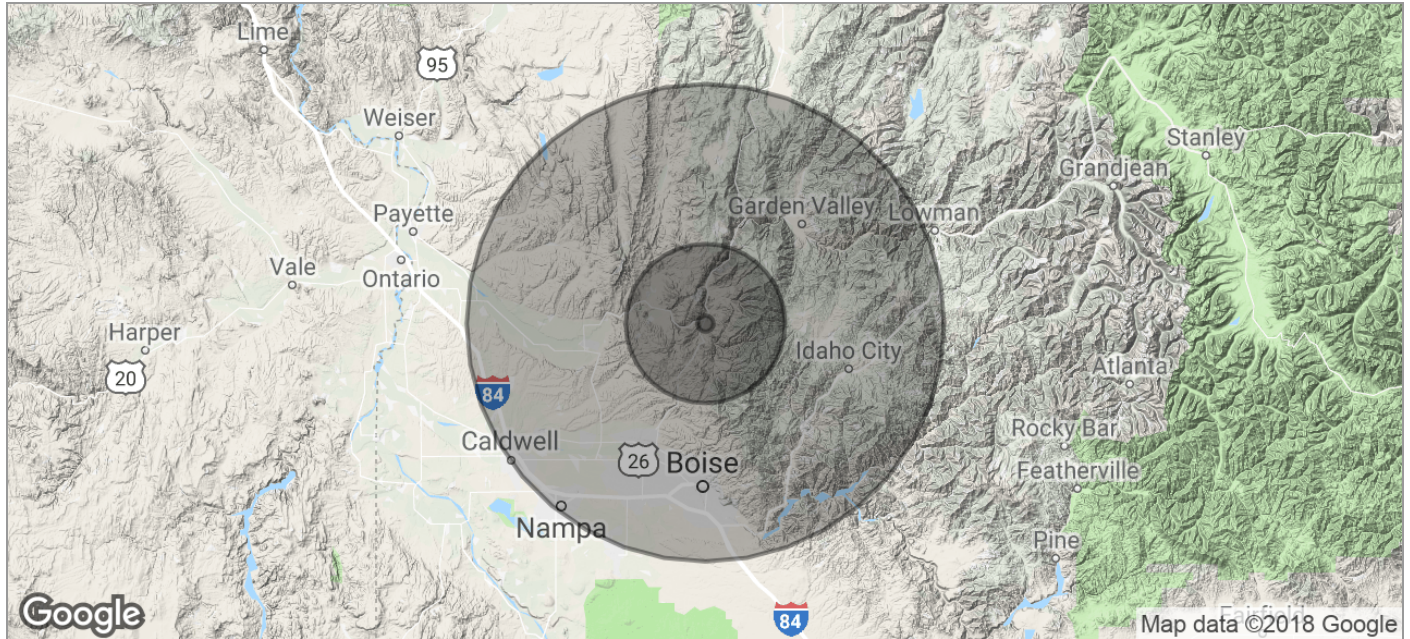
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DEMOGRAPHICS MAP



POPULATION	1 MILE	10 MILES	30 MILES
TOTAL POPULATION	11	1,639	509,195
MEDIAN AGE	49.4	44.8	35.6
MEDIAN AGE (MALE)	50.1	44.7	35.0
MEDIAN AGE (FEMALE)	48.4	44.5	36.0
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
TOTAL HOUSEHOLDS	4	644	197,692
# OF PERSONS PER HH	2.8	2.5	2.6
AVERAGE HH INCOME	\$70,410	\$59,305	\$71,141
AVERAGE HOUSE VALUE			\$244,983

* Demographic data derived from 2010 US Census

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