

For Sale – Single Tenant Office & Warehouse Flex Building



Location: 455 N. Benjamin Lane
Boise, Idaho 83605

Offering: \$2,500,000.00 (\$135./SF)
6.00% Cap Rate

Lease Profile: 5 Year NNN Lease
\$12,500.00/Mo./NNN
3% Annual Increases

Highlights: Exterior/Interior Improvements
Great Central Location
Under Market Lease Rates

Building Description:

Ground Floor Area 15,000 SF
1st Floor Office +/- 3,600 SF
Warehouse +/- 11,400 SF
2nd Floor Office +/- 2,500 SF
2nd Floor Mezzanine +/- 1,250 SF
Total Area: 18,750 SF

Zoning: M1-D

Lot Size: 1 acre

Power: 3-Phase 200 amp

Warehouse: 16 FT. Clear Height

Dock doors: Grade level & dock high

Contact:

RFR Properties, LLC, PO Box 2579, Eagle, ID 83616

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