

Flex Building with Office & Warehouse Space Available September 1st, 2019 Building Renovations



Single Tenant Flex Building for Lease

Location: 455 N. Benjamin Lane
Boise, Idaho 83605

Lease Rates: See Agent
Tenant Improvement Allowances

Building: Ground Floor Area 15,000 SF
1st Floor Office +/- 3,733 SF
Warehouse +/- 11,267 SF
2nd Floor Area 3,750 SF
Office +/- 2,650 SF
Mezzanine +/- 1,100 SF

Zoning: M1-D
Lot Size: 1 acre
Power: 3-Phase 200 amp
Warehouse: clear height 16 ft
Dock doors: Grade level, dock high
and lift/ramp

Exterior Improvements include resurfaced/striped parking lot, adding windows, enhanced entry and landscaping.

Interior Improvements include enlarged ADA restrooms, HVAC upgrades, LED lighting and other office upgrades.

Contact:

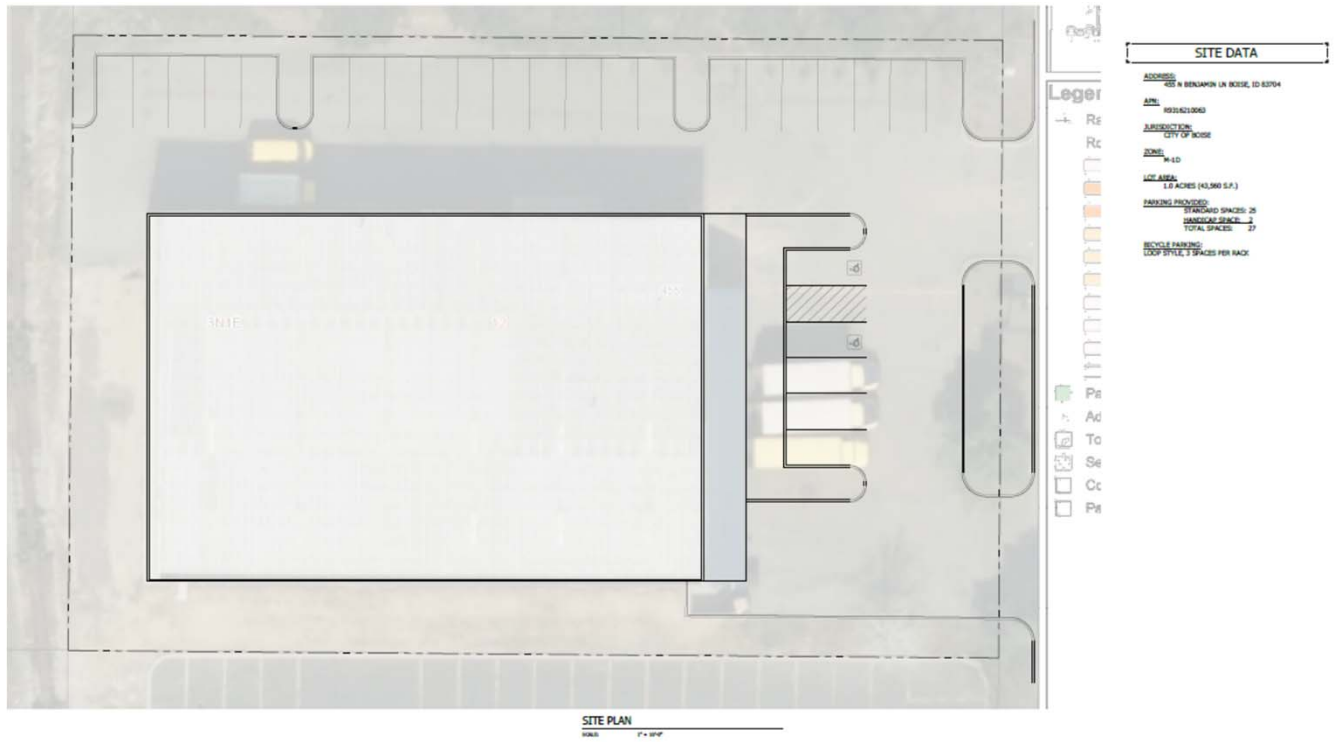
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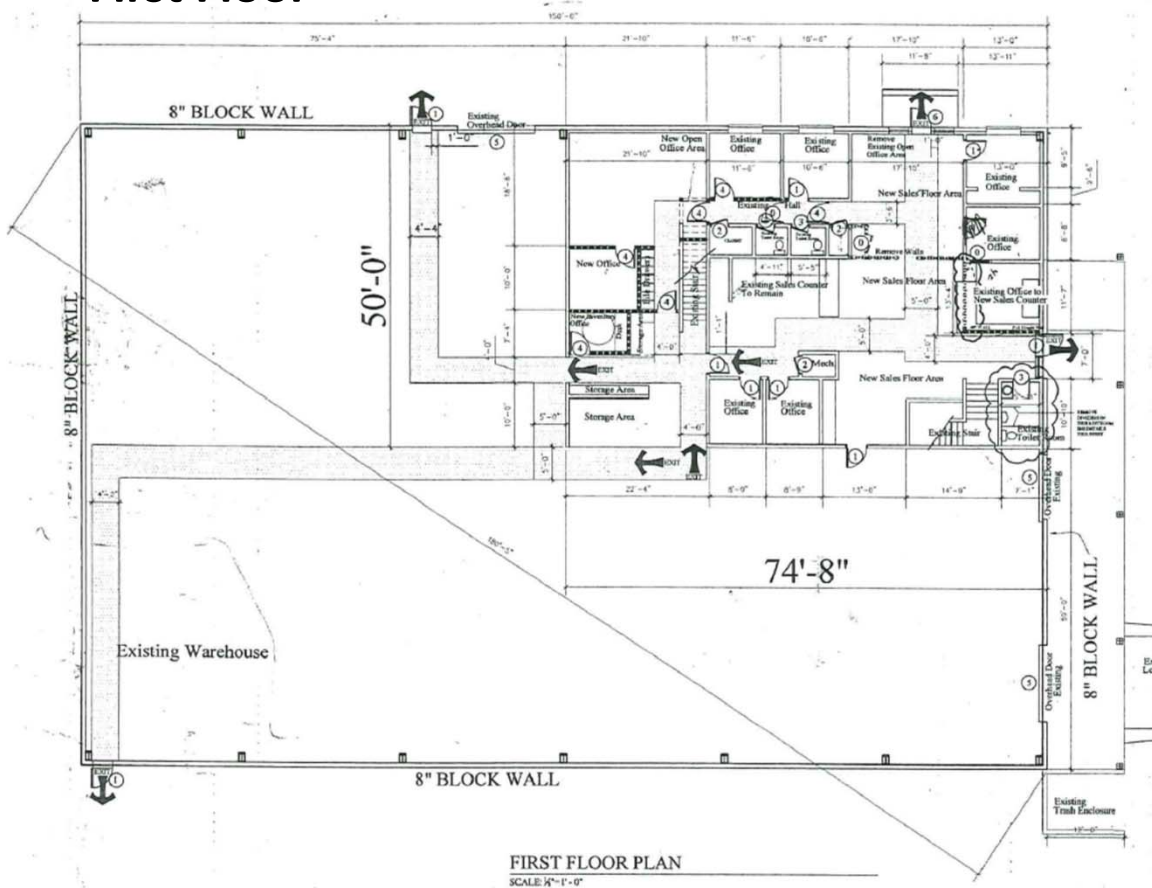
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Site Plan



First Floor



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"