

79,770 SF: Freezer, Cooler, Warehouse & Office



Total Building Area: 79,770 SF

Suite 100: 27,992 SF

- Warehouse: 21,289 SF – 1 at grade door
- Warehouse/Cooler: 3,467 SF – 2 dock highs
- Office: 3,236 SF
- Rate: \$21,085./Mo. NNN

Suite 300: 21,762 SF

- Warehouse: 16,371 SF – 2 dock highs, 2 at grade
- Office: 5,390 SF
- Rate: \$16,850./Mo. NNN

NNN: \$0.14/SF

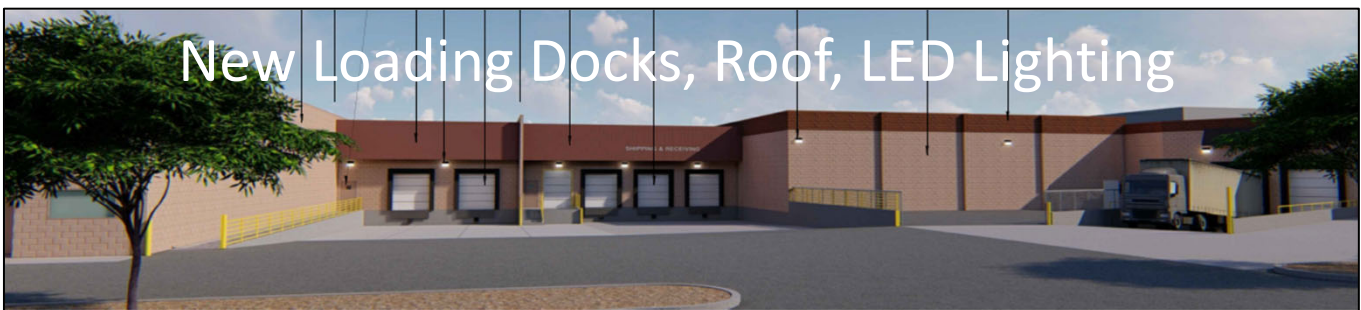
Zone M-1D

Fully Sprinklered

Heavy 3-Phase Power



New Loading Docks, Roof, LED Lighting



Contact:

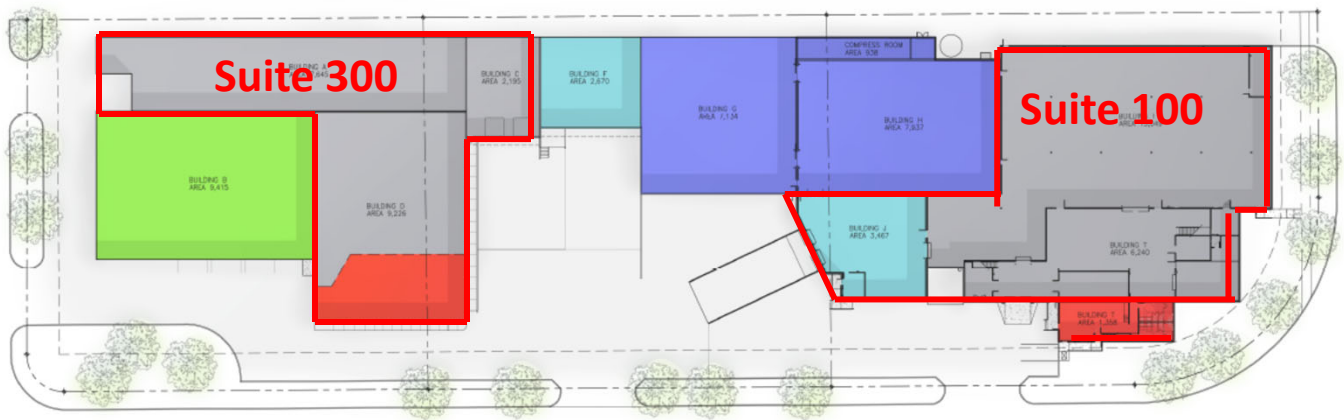
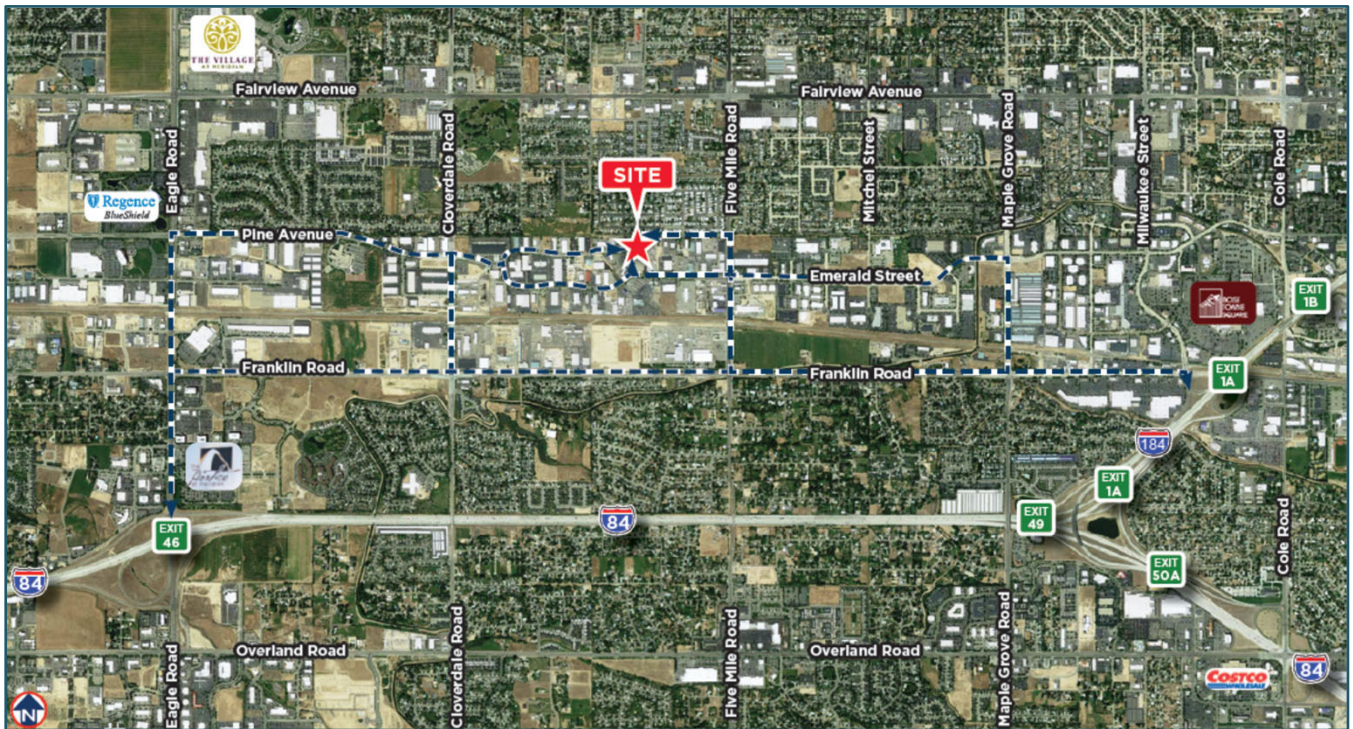
RFR Properties, LLC, PO Box 2579, Eagle, ID 83616

www.rfrproperties.com

Bob Runyan: 208.863.8209 or br@rfrproperties.com

The information contained herein has been obtained by reliable sources, but is not guaranteed. This offering is subject to errors, omissions, prior sale, price change, and withdrawal.

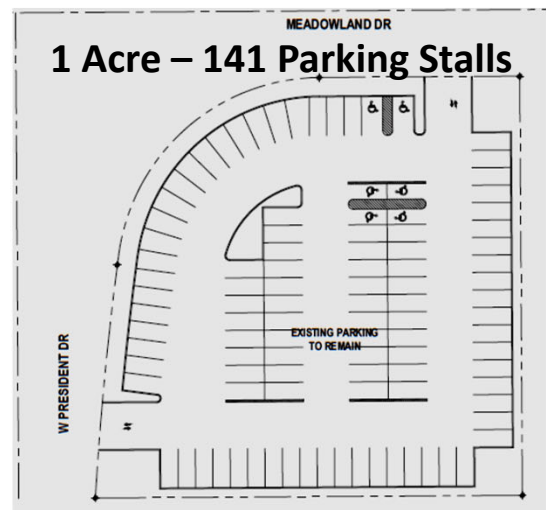
11193 W Emerald: Central Boise MSA Location



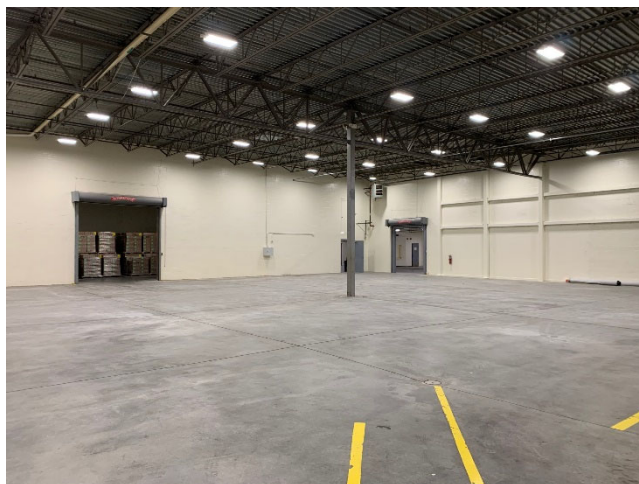
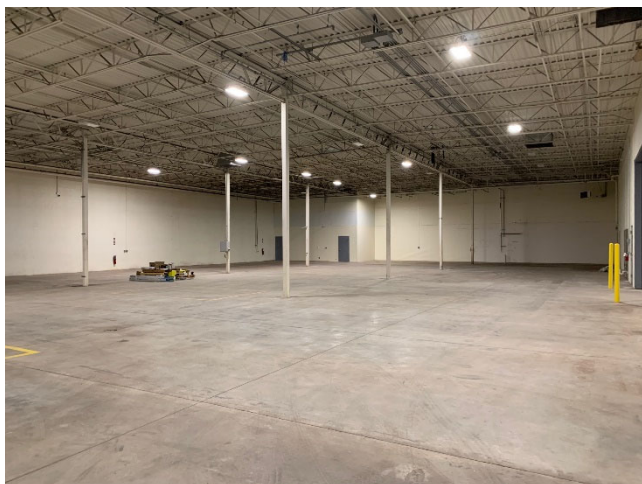
FIRST FLOOR
SCALE: 1:300

LEGEND

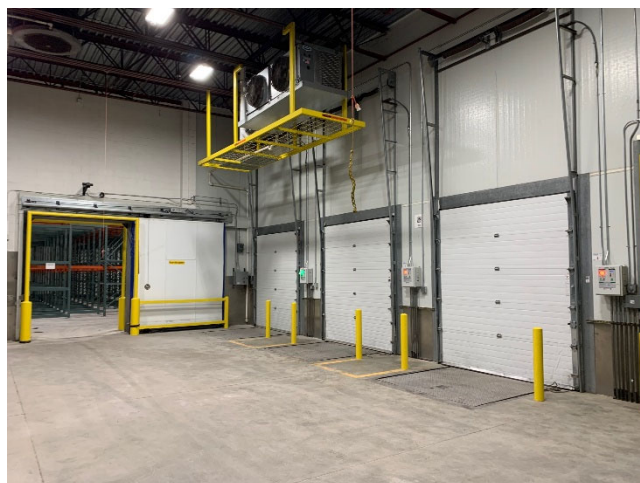
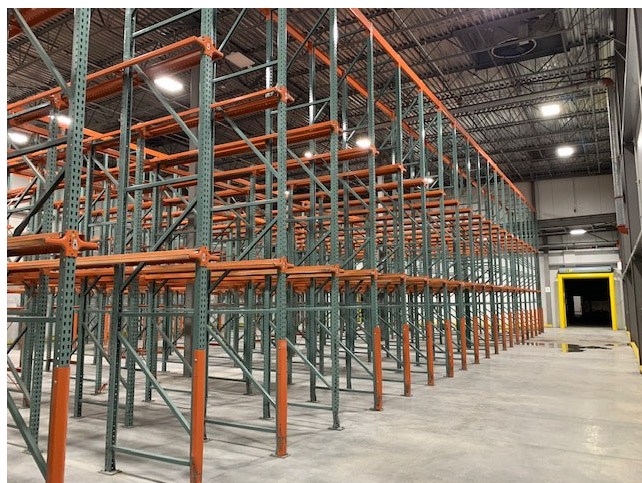
	COOLER
	FREEZER
	PRODUCTION
	WAREHOUSE
	OFFICE



Warehouse



Freezer/Cooler



Office/Docks

