

Warehouse Space For Sale or Lease 203 W 43rd Street, Garden City, ID



**Warehouse Area: 6,000 - 12,000 SF
(Office/Mezzanine available)**

Sales Price: \$3,000,000.00

Lease Rate: \$1.20/SF/Mo.

Lease Type: NNN (est. \$0.20/SF)

Zone: C-2,

Lot Area: .684 Acres

Clear Height: 22' – 24'

Adjoining Lots for Sale or Lease

New sidewalks, curbing, landscaping, 480V 1200A service/750KVA, gas heaters, riser room/sprinklers, restrooms, LED lighting & parking lot. Includes loading dock, 3 overhead doors & secured lot.



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.



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Portfolio Sale Includes:

- 113 W 43rd St.: 100% occupied/ 10 year lease at \$4,186,669.
- 203 W 43rd St.: 12,000 SF Flex Warehouse at \$3,000,000.
- 200 W 42nd St.: C-2 Vacant Lot .674 Acres at \$734,000.
- 000 W 42nd St.: C-2 Vacant Lot .689 Acres at \$750,000.



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Centrally located with great visibility off W. Ustick Rd., quick access to N. Curtis Rd., the Connector, W. Chinden Blvd., E. Veterans Memorial Parkway & Downtown Boise.



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