

FOR SALE

Office / Warehouse Building Near Airport

AIRPORT / I-84 AREA

6202 W. Gowen Road, Boise, ID

SALE PRICE

\$575,000

GROSS BUILDING AREA

+/- 7,479 SF configured as follows:

1st level shell office	1,712 SF	
2nd level finished office	<u>1,839</u> SF	
TOTAL OFFICE AREA		3,551 SF
1st level warehouse	2,873 SF	
2nd level mezzanine	<u>1,055</u> SF	
TOTAL WAREHOUSE AREA		3,928 SF

LAND SIZE

+/-1.433 Acres (or +/-62,421 SF)

ZONING

M-3

PARKING

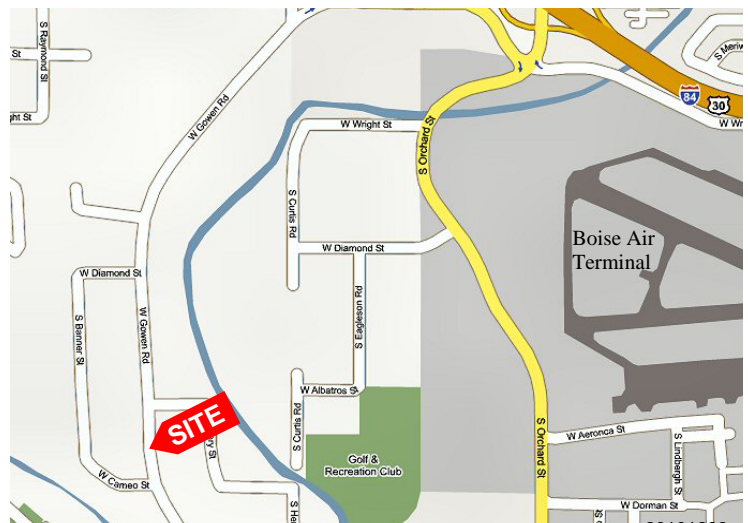
- 13 parking spaces
- 1 handicap parking space

AMENITIES

- Industrial property with large fenced yard for equipment storage
- Central location w/great access from I-84
- Warehouse has three (3) overhead roll up doors (one 12'x18' and two 12'x12')
- Paved entrance



Click [here](#) to view 1st and 2nd level floor plans



20101203

ARTHUR BERRY & COMPANY

Commercial Real Estate Division

960 Broadway Avenue, Suite 450
Boise, Idaho 83706
Tel 208-336-8000 Fax 208-345-0609

For more information visit www.arthurberry.com or contact:

BRENT BUNGARD Phone: 208-639-6168 Email: bbungard@arthurberry.com

The information contained herein was obtained from sources deemed reliable. Arthur Berry & Company makes no representations or warranties, expressed or implied, as to the accuracy of the information. The information submitted is subject to errors, omissions and change of conditions. Buyer must verify the information and bear all risk for any inaccuracies. FILE 3516