

**FOR
SALE**

5656 W MORRIS HILL ROAD
BOISE, ID 83706



PROPERTY INFORMATION

Property Type:	Industrial - Zoned M-1D	
Building Size:	50,015 SF	» 42,750 SF warehouse » 7,265 SF office
Land Size:	2.5 Acres	
Construction:	Metal	
Ceiling Height:	22'-24'	
Doors:	3 - Dock High, 6 - Grade level drive-in	
Power:	3 phase	
Heat/Cooling:	Both	
Fire Suppression:	Sprinklers	
Price PSF	\$51.00	
Asking Price:	\$2,550,000	

HIGHLIGHTS

- » Central Boise location with excellent access to connector and downtown
- » Fueling stations for unleaded and diesel
- » Drive-thru capability
- » Large cooler space that maintains 35°F
- » Rail access—can be activated for use
- » Secured fenced yard
- » Fully insulated



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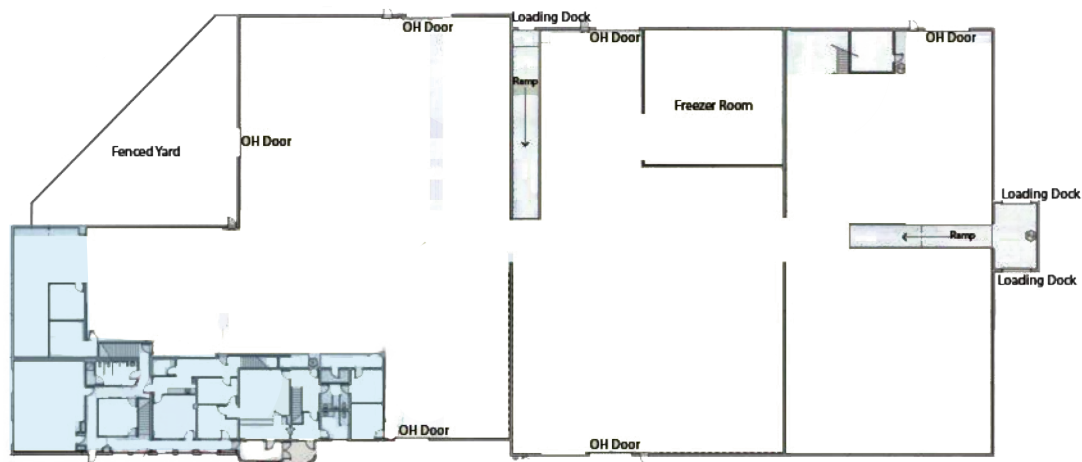
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FLOORPLAN



First Floor: Office and Warehouse



Second Floor: Office



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