

**FOR SALE
OR LEASE**

3612 W Overland Road
OVERLAND & LATAH | BOISE, ID 83705

***Price
Reduced***



PROPERTY INFORMATION

Property Type:	Flex – office/warehouse
Building Size:	7,691 sf
Divisible to:	1,946 sf
Land Size:	0.41 Acres
Zoning:	L-1
Parking:	Free on-site
Sale Price:	Contact Agent

SPACE DETAILS

Suite	Size	Rate
Main Floor Office	2,400 SF	\$8.29 PSF FSEJ
Second Floor Office	1,946 SF	\$8.29 PSF FSEJ
Warehouse/Flex	3,345 SF	Leased – \$1,600/mos.
Total	±7,691 SF	

HIGHLIGHTS

- » Newer construction flex office/warehouse space available
- » Multiple floorplan options available for lease
- » Custom office furniture negotiable
- » Men's and women's restrooms located on both interior floors
- » Warehouse great for assembly, showroom, or storage
- » Income producing tenant, buyer can renew or occupy warehouse
- » Do not disturb warehouse tenant, contact agent for showing

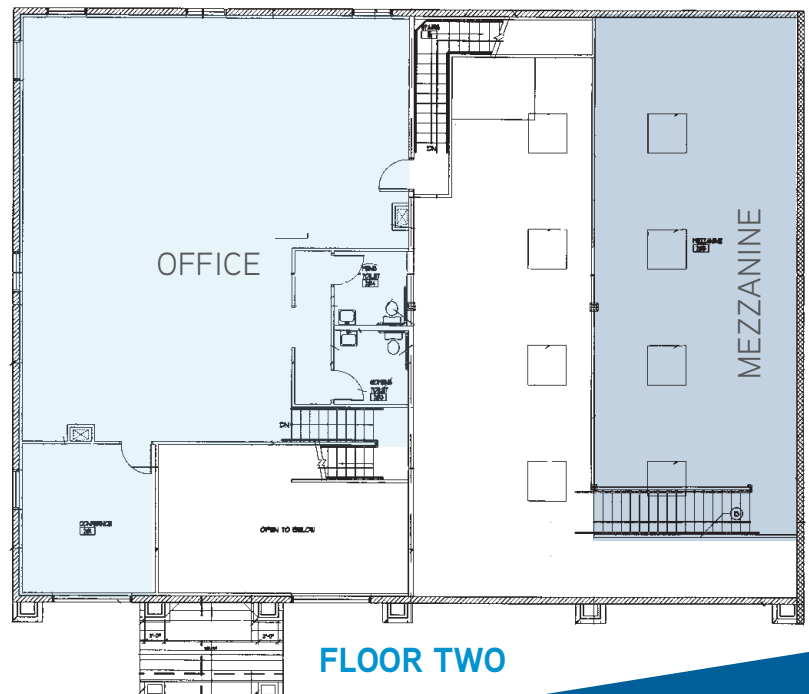
Colliers
INTERNATIONAL

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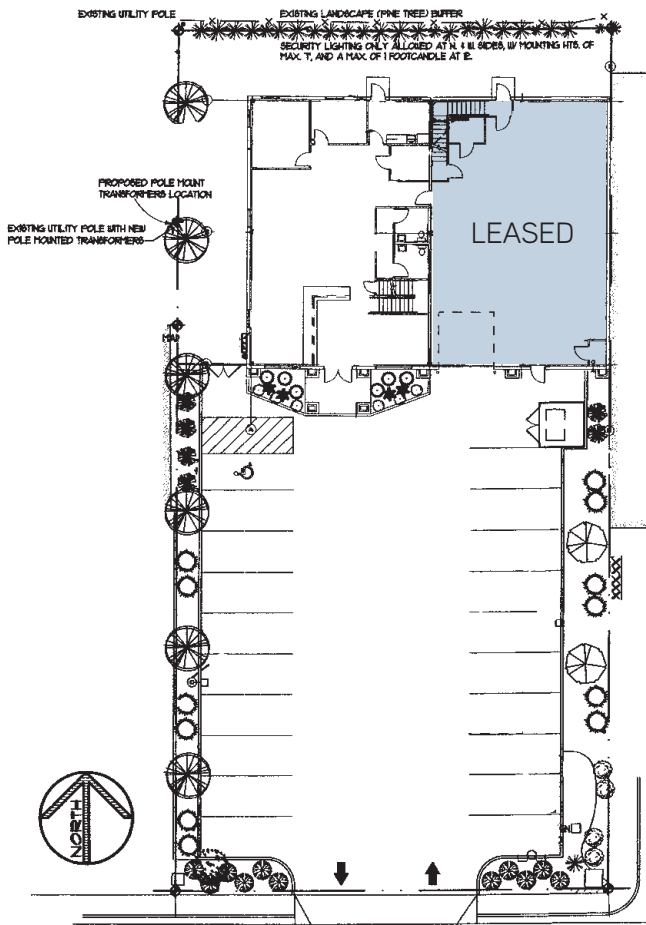
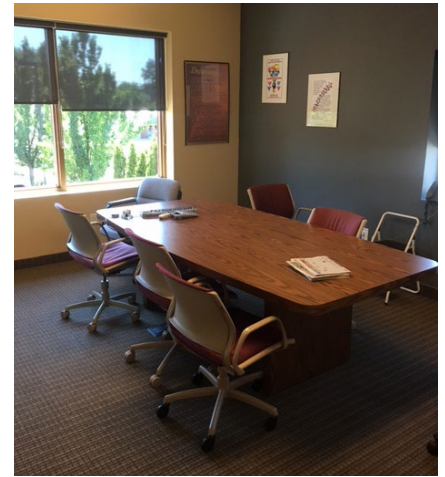
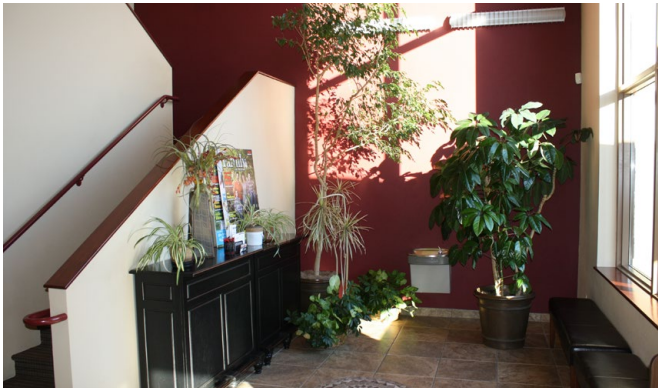


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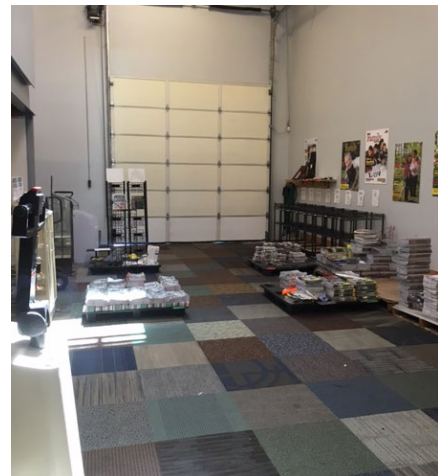
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OVERLAND ROAD



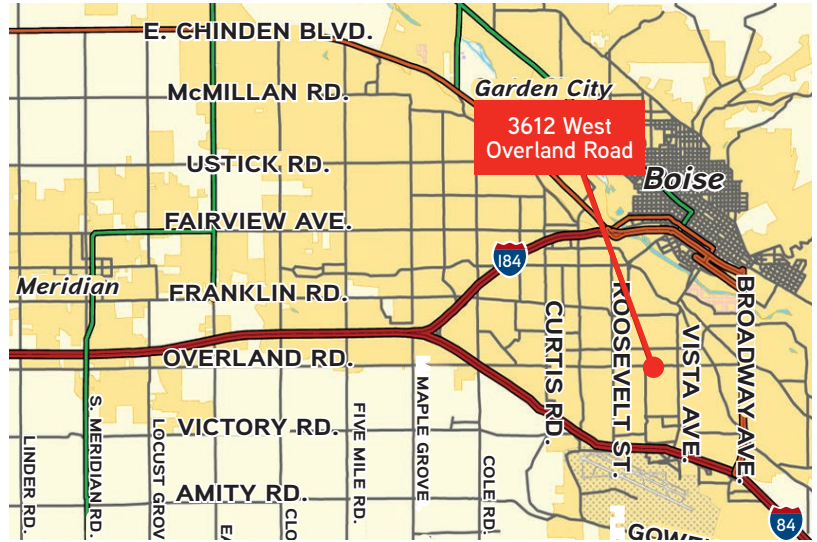
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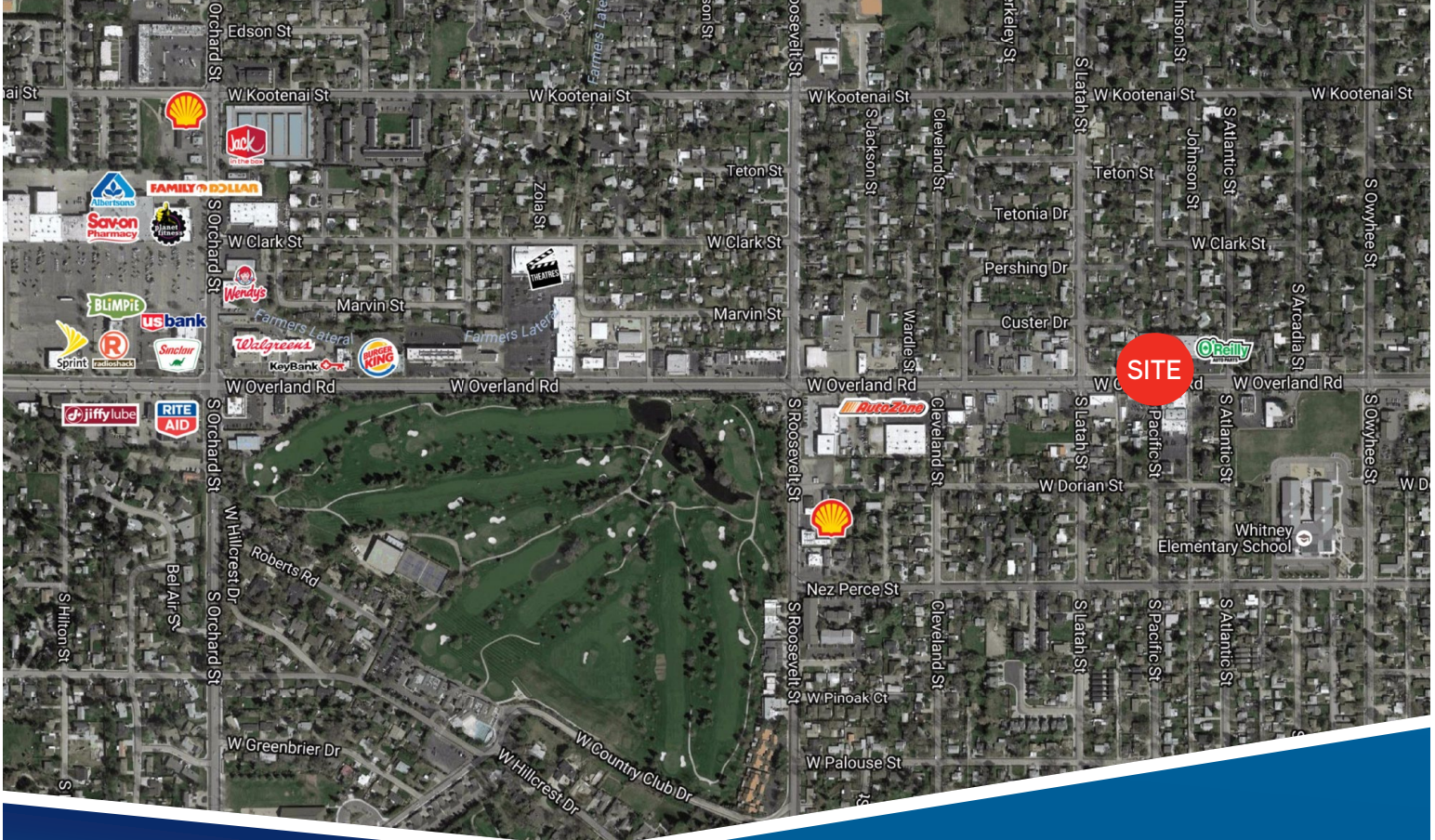
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Demographics	1 Mile	3 Miles	5 Miles
Population	16,128	86,598	181,855
Households	7,334	40,662	79,139
Home Value	\$166,382	\$183,596	\$199,119
Avg. Income	\$55,465	\$55,365	\$68,369



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