



**MARK BOTTLES**  
REAL ESTATE SERVICES

# Listing Summary

Industrial Listings

(208) 377-5700






839 S. Bridgeway Place ♦ Eagle, Idaho 83616

November 2017

[www.markbottles.com](http://www.markbottles.com)

Property Address	Vicinity	Size	Zoned	Remarks	Asking Price	Agent	Image
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## FOR SALE

TBD S Eisenman Rd Boise	Southwest side of I-84 & Gowen Rd Interchange - Next to Ice World and Boise Factory Outlets	+/- 2.86 Acres	M-1	Land adjacent to Idaho Ice World and Boise Factory Outlets Center. Excellent I-84 Frontage and Visibility. For Sale or Ground Lease. Seller does not own billboards on property.	\$180,000 +/-1.44/SF	Russ Fulcher	
10257 Hwy 20/260 Caldwell	I-84 Exit 29, East on Hwy 20/26	+/- 10,000 SF WH with +/- 2,000 SF Office on +/- 5.95 Acres	M-1	Excellent Flex Space with Gated Entry including Truck Scale. Railroad Spur, Multiple Wells and Water Retention Pond. Warehouse has 4 Roll-up Doors.	\$625,000	John Bottles	
2213 W Hwy 52 Emmett	West of Airport Rd	+/- 38 Acres	Light Industrial	Perfect site for Warehouse, Distribution, or Light Manufacturing. Two parcels with great access with Highway 52 frontage. Close proximity to public utilities.	\$1,000,000	Russ Fulcher	
TBD W Frontage Rd N Jerome	I-84 Exit 165, East on Hwy 25, South on 100 W to Frontage Rd	+/- 5.03 Acres +/- 7.48 Acres +/- 10.73 Acres	County IMP - City Impact Area	Three separate parcels - can be combined. Excellent visibility with 800 feet of freeway frontage. Sewer available. Easy access from I-84 Exit 165.	5.03 Acres - \$326,950 7.48 Acres - \$486,200 10.73 Acres - \$697,450	Dave Bohecker	
428 1st St S Nampa	I-84 Exit 35, South on Northside Blvd., East on 1st St S	+/- 16,000 SF Building on +/- 1.1 Acres; +/- 13,250 SF WH +/- 2,750 SF Office	Light Industrial	Remodeled in 2015 with Roll-up Overhead Doors. 14' clear height ceilings. Boiler plate floors and plenty of Power. Excellent Freeway access. Ample Parking.	\$1,120,000	John Bottles	



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386 Elgin Ave (Highway 26) Notus	I-84 Exit 27, West on Highway 26 to 1st St	Multiple Buildings on +/- .41 Acres		Former Hardware Store & Lumber Yard. Multiple buildings offering Flex space and plenty of storage space. 3 Phase Power on site - 400 Amps Total.	<b>SOLD</b>	Norm Brown	
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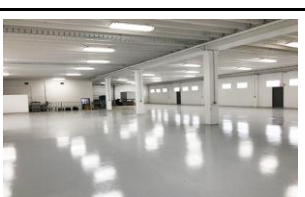
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## FOR LEASE

TBD S Eisenman Rd Boise	Southwest side of I-84 & Gowen Rd Interchange - Next to Ice World and Boise Factory Outlets	+/- 2.86 Acres	M-1	Adjacent to Idaho Ice World and Boise Factory Outlets Center. Excellent I-84 Frontage and Visibility. Ground Lease or For Sale.	\$750/Month	Russ Fulcher	
9986 W Fairview Ave Boise	Between Five Mile Rd & Mitchell St	+/- 4,592 SF	C-2D	Flex space with 4 open bays, 3 enclosed bays with roll-up overhead doors. Office/Storage space with Restroom. Owner pays taxes, Tenant pays all other expenses.	\$4,500/Month Modified Gross	Norm Brown	
2006 E Franklin Rd <b>Sparrow Hawk Business Center</b> Meridian	East of Locust Grove Rd	+/- 7,500 SF	Comm	Sub-Lease Flex Space with 1,500 SF Retail/Office Showroom and 6,000 SF Warehouse. Current tenant moving to larger space. Great access with ample parking.	\$6.25/SF NNN	Russ Fulcher Ben Fulcher	
650 Ralstin St Suite 101 Meridian	West of Locust Grove Rd & South of Pine Ave on Ralstin St	+/- 3,100 SF	I-L	Suite 101 Flex space available November 2017. Three 12' Roll-Up Doors. 200 AMP, 220 Single Phase Power. Private ADA restroom in each space.	\$1,950/Month NNN	Russ Fulcher Ben Fulcher	
428 1st St S Nampa	I-84 Exit 35, South on Northside Blvd., East on 1st St S	+/- 16,000 SF Building on +/- 1.1 Acres; +/- 13,250 SF WH +/- 2,750 SF Office	Light Industrial	Remodeled in 2015 with Roll-up Overhead Doors. 14' clear height ceilings. Boiler plate floors and plenty of Power. Excellent Freeway access. Ample Parking.	\$8,800/Month NNN	John Bottles	



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### FOR LEASE

TBD W Karcher Rd Nampa	Just West of Hwy 55 (Midland/Karcher Rds Intersection) on Karcher Rd	+/- 3.5 Acres	BC	Excellent Location with tremendous access to the Nampa/Caldwell Blvd., and I- 84 Interchange. Can Lease All or Part. Flexible Ground Lease Terms. Potential for Build-To-Suit.	Contact Listing Agent	Mark Bottles	
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