



# Light Industrial/Office for Sale or Lease

## 9700 W. Bethel Court, Boise, Idaho 60,252 SF Flex Facility



### Offering Information:

Location: 9700 W. Bethel Court  
Boise, Idaho 83709  
Sales Price: \$6,025,200.00 (\$100.00/SF)  
Lease Rate: Contact Agent  
Tenant Improvement Allowances

### Property Information:

Building Area: 60,252 SF - Divisible  
Site Area: 5 acres - Fully improved  
Tax Parcel No. R2918430040  
Zoning: M-1D  
Utilities: All city services



Open space with +/- 15 ft. ceiling height ready  
for tenant improvements

RFR Properties, LLC  
PO Box 2579, Eagle, ID 83616

Contact: Bob Runyan: 208.863.8209 or [br@rfrproperties.com](mailto:br@rfrproperties.com)

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The Bethel Court Facility offers a great re-development opportunity to accommodate light industrial and office uses in a central Boise location. Available in a shell condition ready for tenant improvements. Site is fully secured. Concrete panel constructions allows for additional openings. Two loading docks in back of building, heavy power available with a back-up generator and multiple fiber carriers. Divisible for multiple tenants. Priced well below replacement cost.





