

60,252 SF Flex Facility 9700 W. Bethel Court, Boise, Idaho Open Space in a Cold Shell



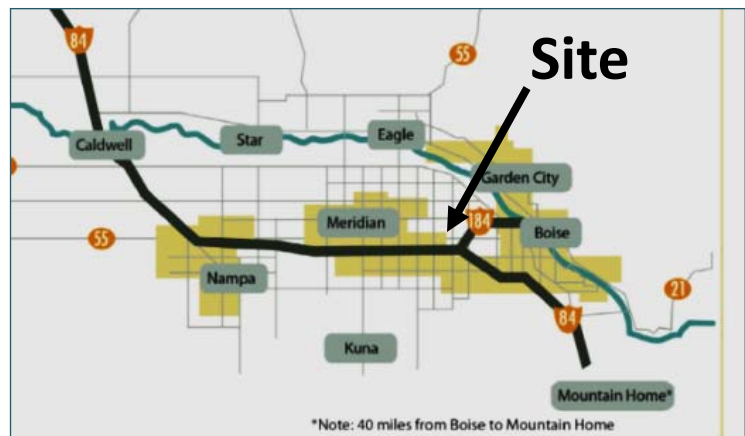
Offering Information:

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

Property Information:

Building Area: 60,252 SF
Divisible for multiple tenants/uses
Loading Docks
Site Area: 5 acres
Fully improved/security fencing
Zoning: M-1
Utilities: All city services
Heavy Power/Generator
Multiple Fiber Providers

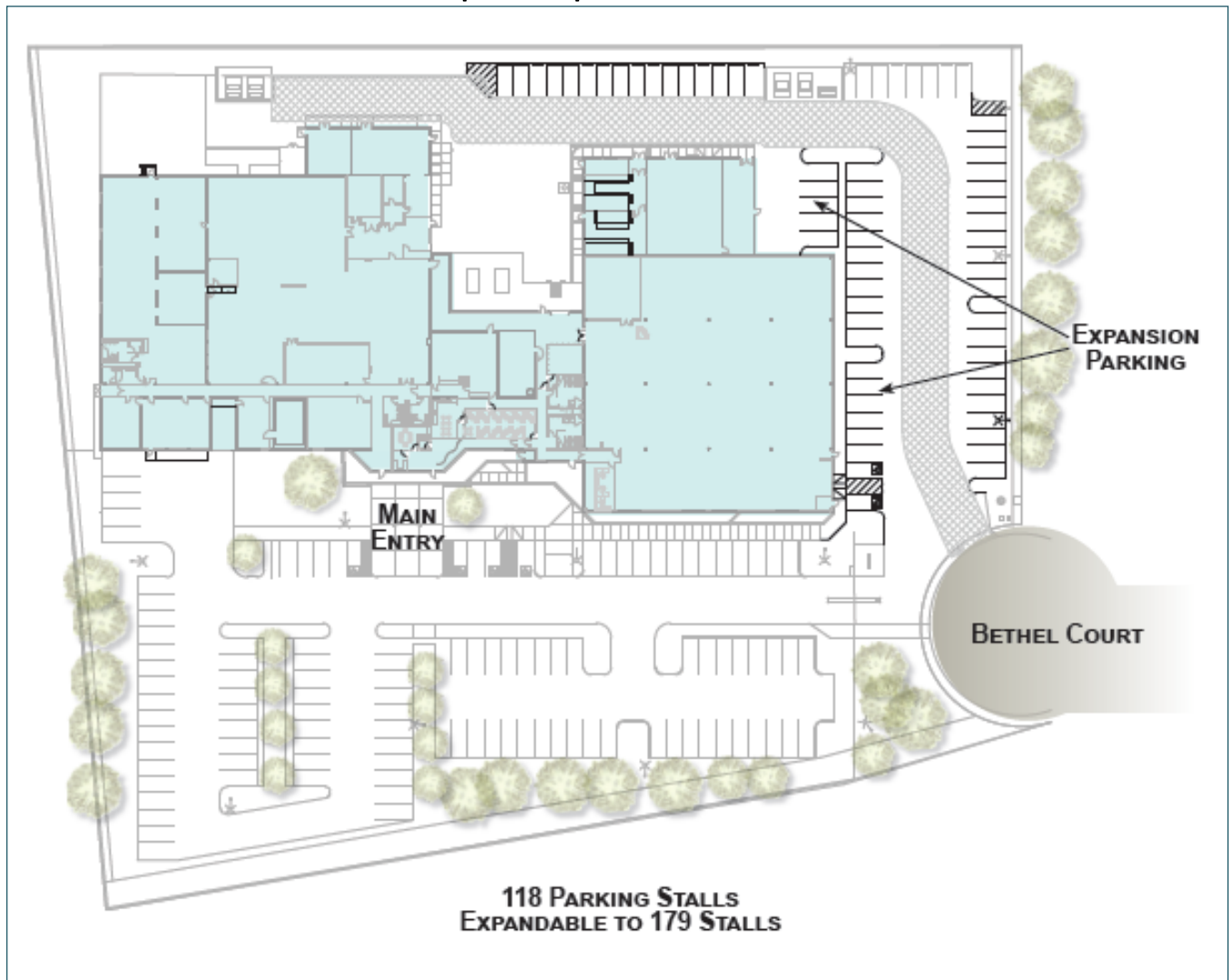
Year Built: Phase I - 1981
Phase II - Expansion 1997
Phase III – Cold Shell 2020



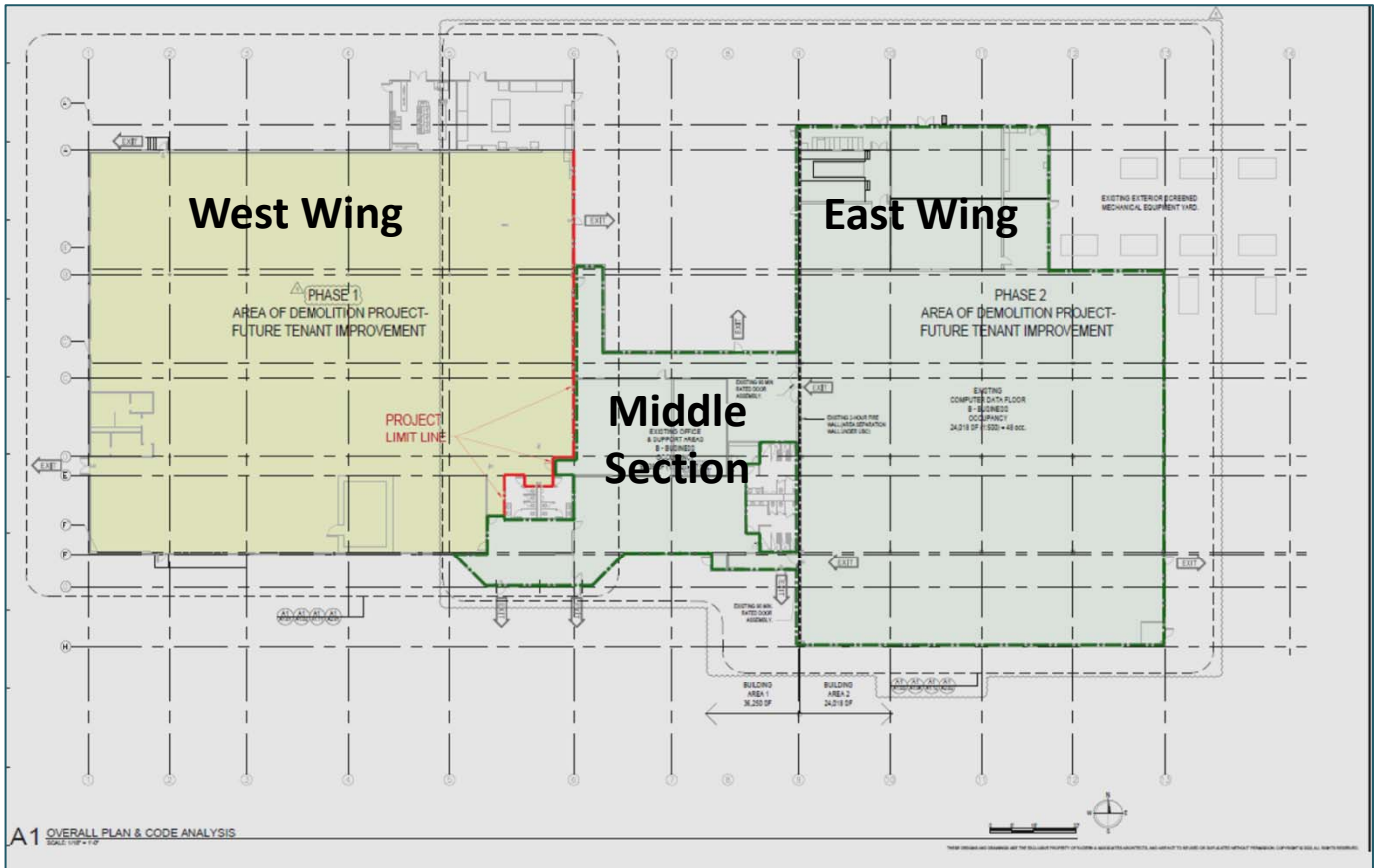
The Bethel Court Facility offers a great opportunity to accommodate light industrial and/or office uses in a central Boise location. Easy freeway access, near Boise's Regional Mall, Major Retailers, Restaurants and minutes from the Boise Airport. The Boise MSA is one of the fastest growing regions in the USA: for information about Boise visit Boise Valley Economic Partnership @ www.bvep.org



Open floor areas and open ceilings from 12 feet to 16 feet.
Ready for tenant improvements and divisible with
conceptual plans available.



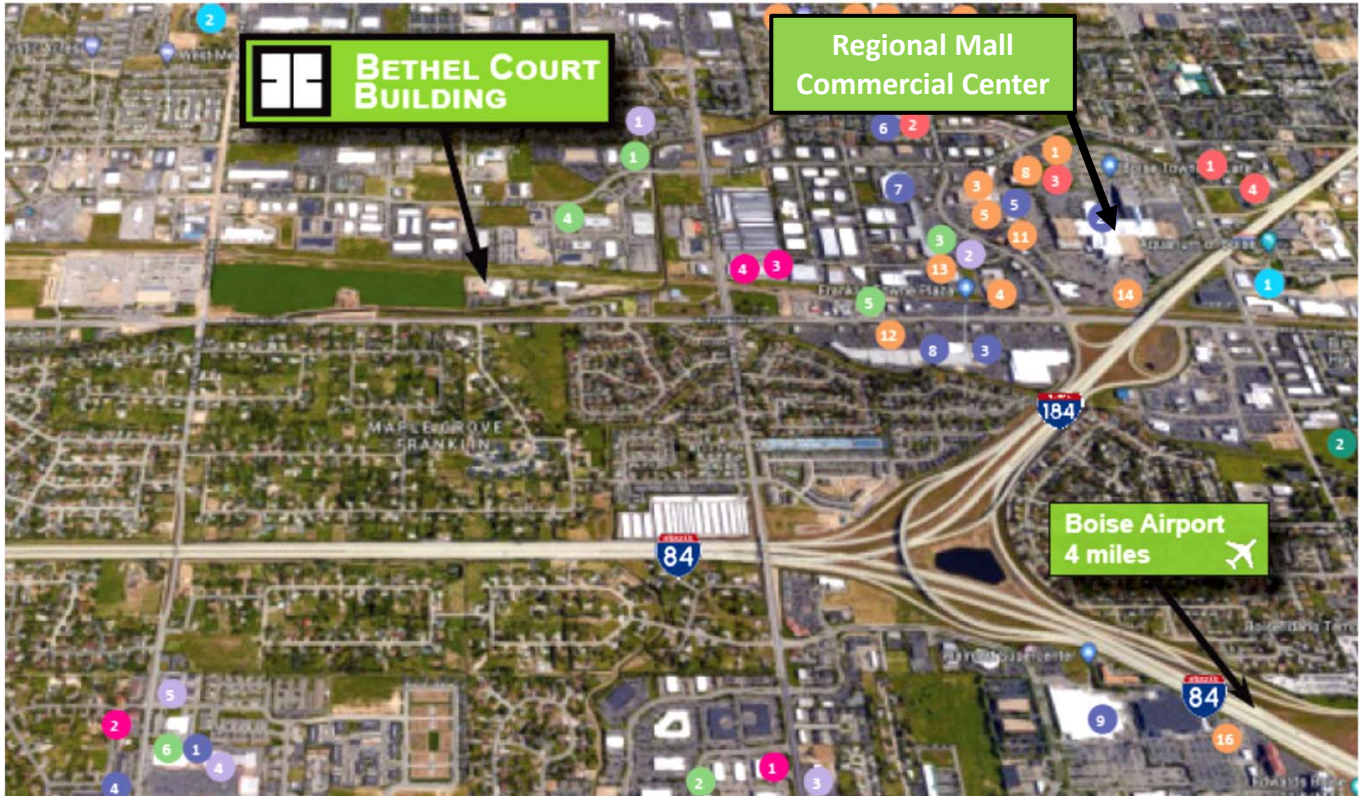
The Bethel Court Facility is undergoing a major demolition plan that will create open spaces and open ceilings with metal trusses and roof deck. Concrete panel construction allows for additional building openings.



Area Key (+/-):

West Wing:	25,353 SF
Middle Section:	10,841 SF
<u>East Wing:</u>	<u>22,888 SF</u>
<u>Net Area:</u>	<u>59,082 SF</u>
<u>Gross Area:</u>	<u>60,252 SF</u>

Central location, minutes from downtown Boise and Airport



Investment Highlights:

- The 60,252 SF single story facility has been well maintained, is situated on a fully improved 5 acre site, can accommodate many uses and is priced well below replacement cost.
- Delivered in a cold shell ready for tenant improvements.
- Centrally located with an array of nearby amenities, minutes from Boise CBD, Boise Airport and easy access to major freeways.
- Boise MSA is home to about 700,000 people and a work force of about 330,000 within 45 minutes of Boise.
- Boise consistently ranks among the top 10 locations for business and family in the USA by the Wall Street Journal, Forbes and Kiplinger's.
- For more information see: Boise Valley Economic Partnership:

www.bvep.org