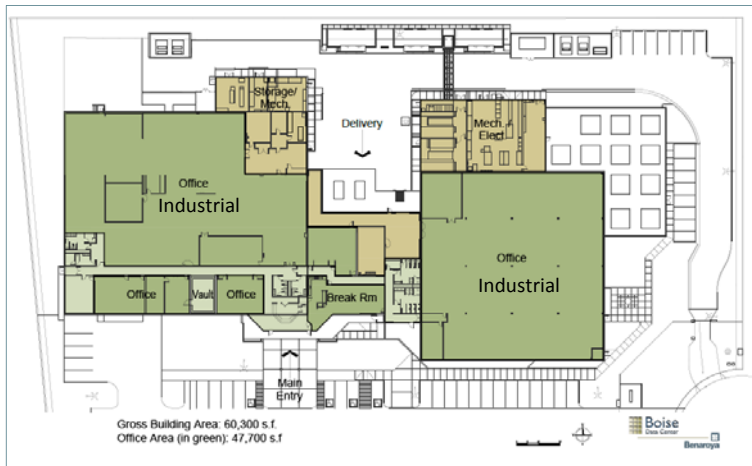


# Light Industrial/Office For Sale or Lease

## 60,252 SF Flex Building/Divisible 9700 W. Bethel Court, Boise, Idaho



### Offering Information:

Location: 9700 W. Bethel Court  
Boise, Idaho 83709  
Sales Price: \$8,250,000.00  
Lease Rate: Contact Agent

### Property Information:

Building Area: 60,252 SF  
Raised floor east wing: 17,699 SF  
Raised floor west wing: 11,259 SF

Land Area: 5 acres (Tax Parcel No. R2918430040)

Zoning: M-1

Utilities: All city services

Year Built: Phase I - 1981

Phase II - HP Expansion/Remodel - 1997

Phase III - Co-Lo Upgrade - 2013

Concrete panel construction

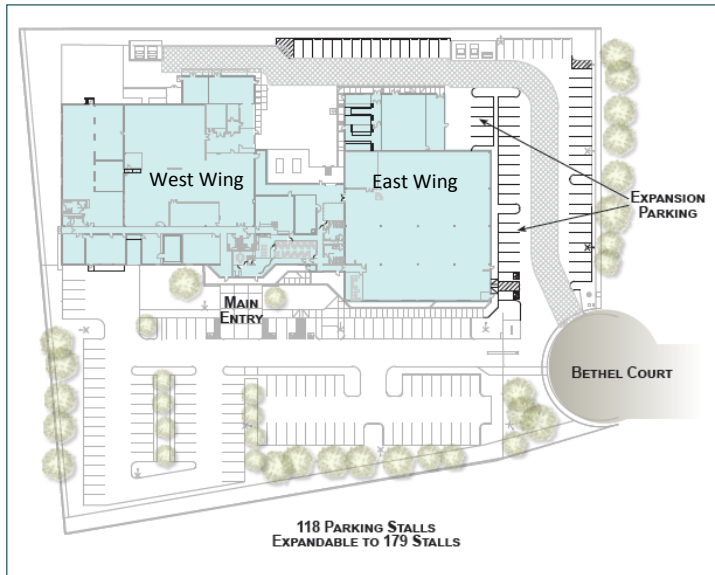
Improvements: Two loading docks.

4 megawatts utility power/expandable

5 on-site back-up generators/UPS

Leak, smoke and fire detection system

The Bethel Court Building offers a great opportunity to accommodate light industrial/office uses and is priced well below replacement cost. The building has two separate wings connected by a central lobby allowing for separation of multiple functions. The property has been well maintained. Ceiling heights can be expanded to approximately 16 feet. Building features include loading docks, multiple restrooms, cafeteria, large open areas, offices, fully secured exterior fencing, security gates and an abundance of power. Centrally located near Interstate 84, downtown Connector, retail, restaurants and the Boise Airport.



### Property Highlights.

- Priced well below replacement cost.
- The Boise area is one of the fastest growing mid-size MSA's in the USA.
- Centrally located near downtown Boise, freeway access, airport, retail & restaurants.
- Floor to ceiling heights at +/- 16 feet.
- Large open areas.
- Multiple and redundant fiber carriers.
- Low priced & clean hydraulic power.
- Flexible floor plate with separate raised floor areas, cafeteria, showers, vault & conference/training rooms.
- Two wings allow for separate uses.

The site has two entrances: one to access the main parking area and one to access the two rear loading docks. Security fencing is around the entire perimeter and has two controlled access gates.



### Boise Valley Statistics:

Population: 691,423  
(U.S. Census Bureau, 2016)

Unemployment Rate: 2.9% (July 2017)  
(BLS, 2017)

Median Age: 34.2  
White Collar Workers: 36%  
Blue Collar Workers: 63%

Median Hourly: \$15.69  
Mean Hourly: \$20.28  
Median Annual: \$32,620  
Mean Annual: \$42,180

Source: GemStateProspector.com  
an application powered by GISPlanning

For Information about the Boise MSA visit: [www.bvep.org](http://www.bvep.org)

