

# Manufacturing/Distribution Facility

2000 Yamhill Road, Boise, Idaho 83716

**Available: 37,320 SF**  
**Acres: 4.91**  
**Rate: \$0.40/SF NNN**



## Property Highlights

- Large Two Story Manufacturing and Distribution Facility Located in South East Boise
- Amenities Include Low Maintenance Construction, Fire Suppression Throughout, Large Fenced Yard Area with Ample Room for Semi-Truck Parking/Maneuverability, 22' Clear Height, 8 Grade Level Doors 14'X14' & more...
- 2,000 Amp 3 Phase 208 to 480 Volt Power Throughout Warehouse Manufacturing Area
- Facility Consist of 4,320 SF of Office Space & 33,000 SF of Warehouse, Dry Storage and Manufacturing Spaces
- 4.91 Acre Fenced Lot Provides Securable Storage and Tractor Trailer Parking and Turn Around Areas
- Easy and Direct Access to Interstate 84 On/Off Ramp 57 - 2 Minute Drive Time / 1 Mile
- Ideal Building and Location for a Variety of Manufacturing, Processing and Distribution Type Users

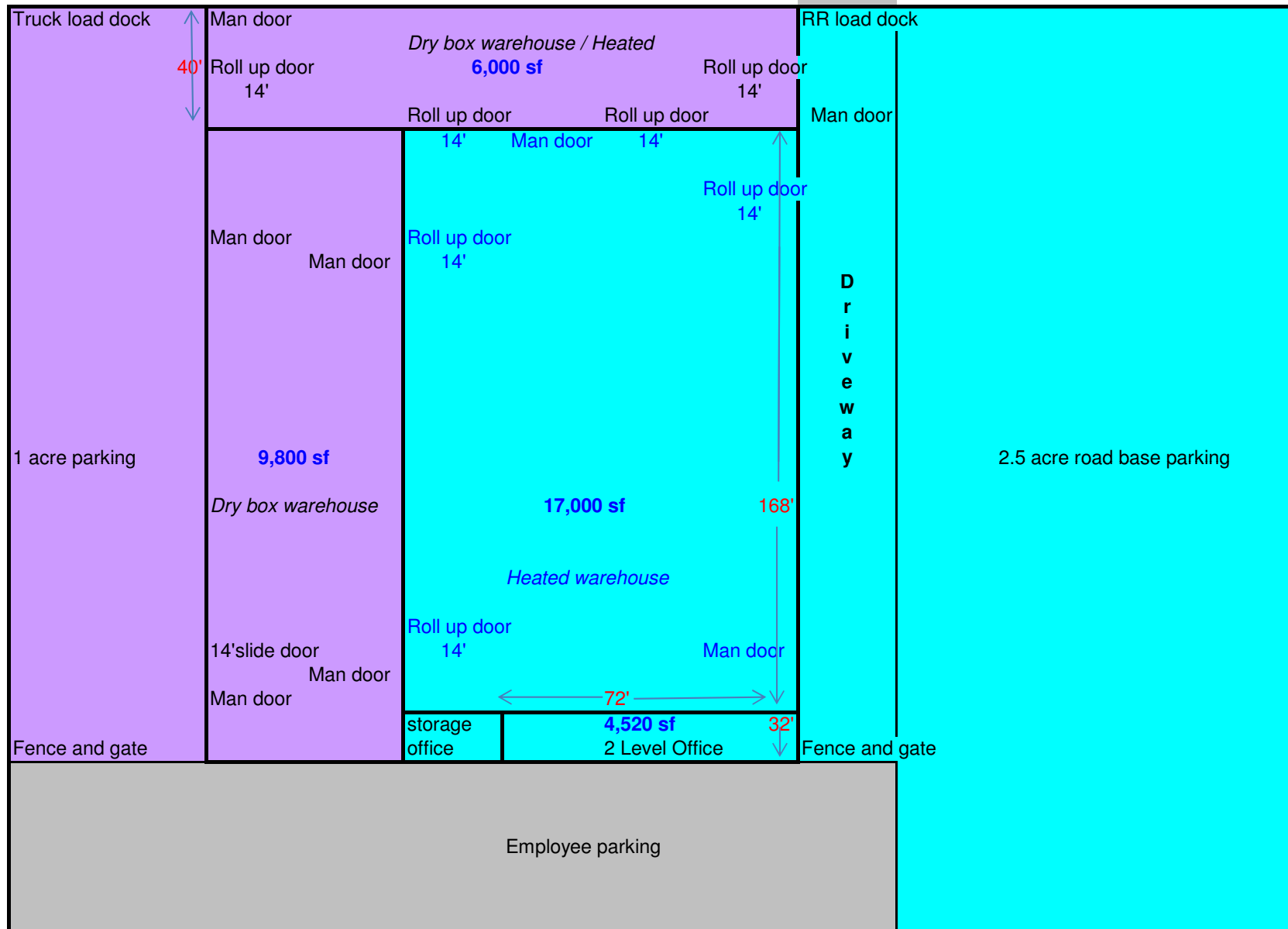
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Space Plan - 4,320 SF of Office Space & 33,000 SF of Warehouse, Dry Storage and Manufacturing Spaces - \$0.40/SF NNN







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