

# INDUSTRIAL SPACE | FOR LEASE

## 5308-5320 N. SAWYER AVENUE

Garden City, ID 83714



COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC



### ECONOMIC DATA

**LEASE RATE:** \$0.95/SF/Mo (NNN)

### PROPERTY INFORMATION

**COUNTY:** Ada  
**MARKET:** Boise City/Nampa  
**SUBMARKET:** Garden City

### BUILDING 2

**BUILDING SF:** 5,350 SF  
**AVAILABLE SF:** 5,350 SF  
**DATE AVAILABLE:** 02/01/2022  
**ACRES:** .60 AC  
**ZONING:** L-I

### PROPERTY OVERVIEW

Lee & Associates Idaho is pleased to present this last remaining industrial suite for lease. This is a fantastic opportunity for an industrial tenant, located on the corner of Sawyer and North Alworth, within walking distance to the Greenbelt and a variety of local amenities.

### PROPERTY HIGHLIGHTS

- Commercial or light industrial opportunities
- 3 phase power to site
- Easy access to restaurants, retail, and other amenities
- Located near the Boise River Greenbelt
- (2) 12'x14' overhead doors
- (2) 10'x10' overhead doors
- Available February 2022

Chase Erkins | Principal  
chasee@leeidaho.com  
C 208.789.4900

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
No liability of any kind is to be imposed on the broker herein.



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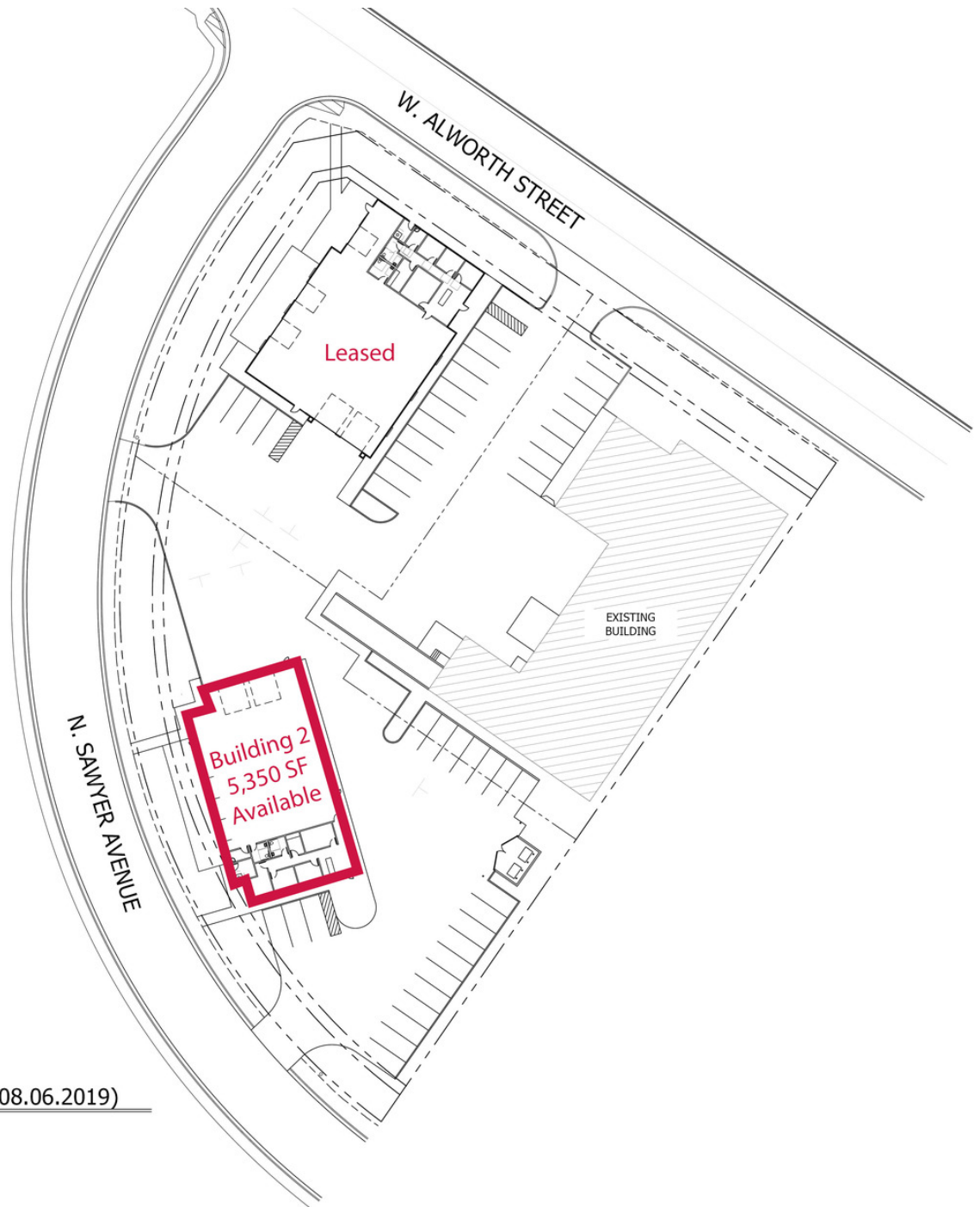
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**SITE PLAN (PROPOSED 08.06.2019)**

SCALE: 1" = 20'-0"

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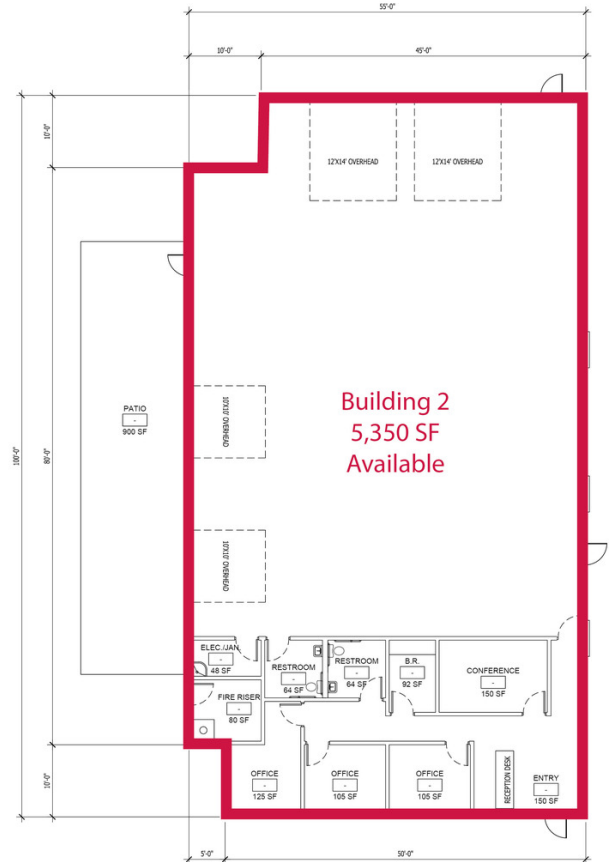
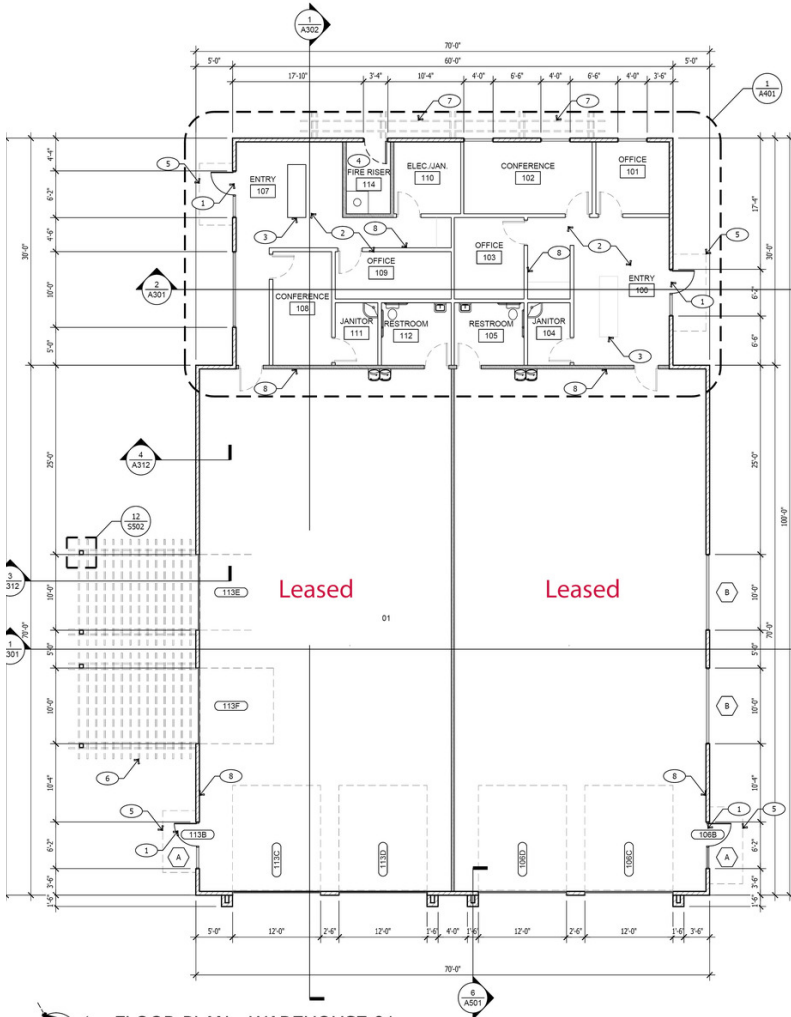
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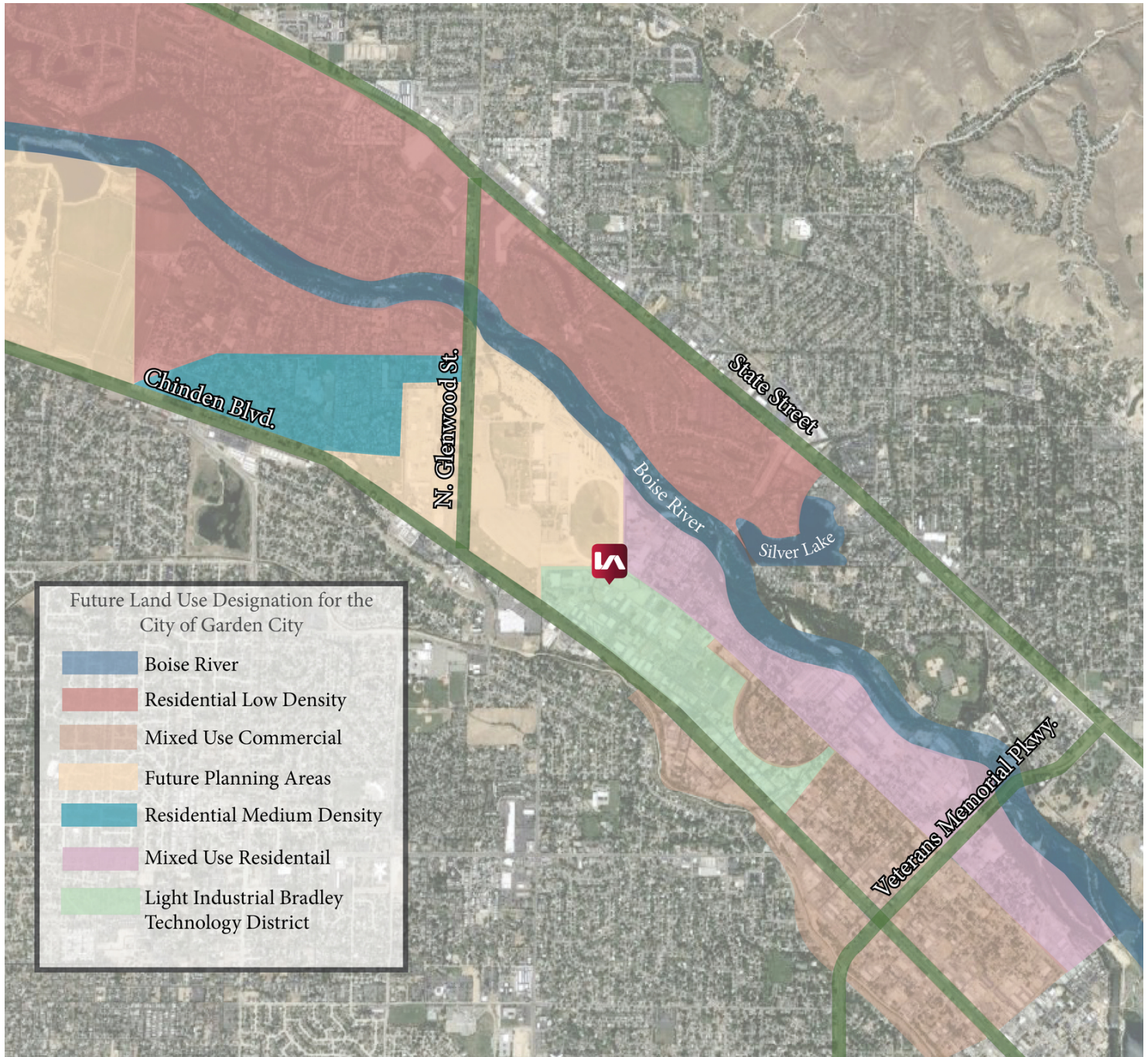
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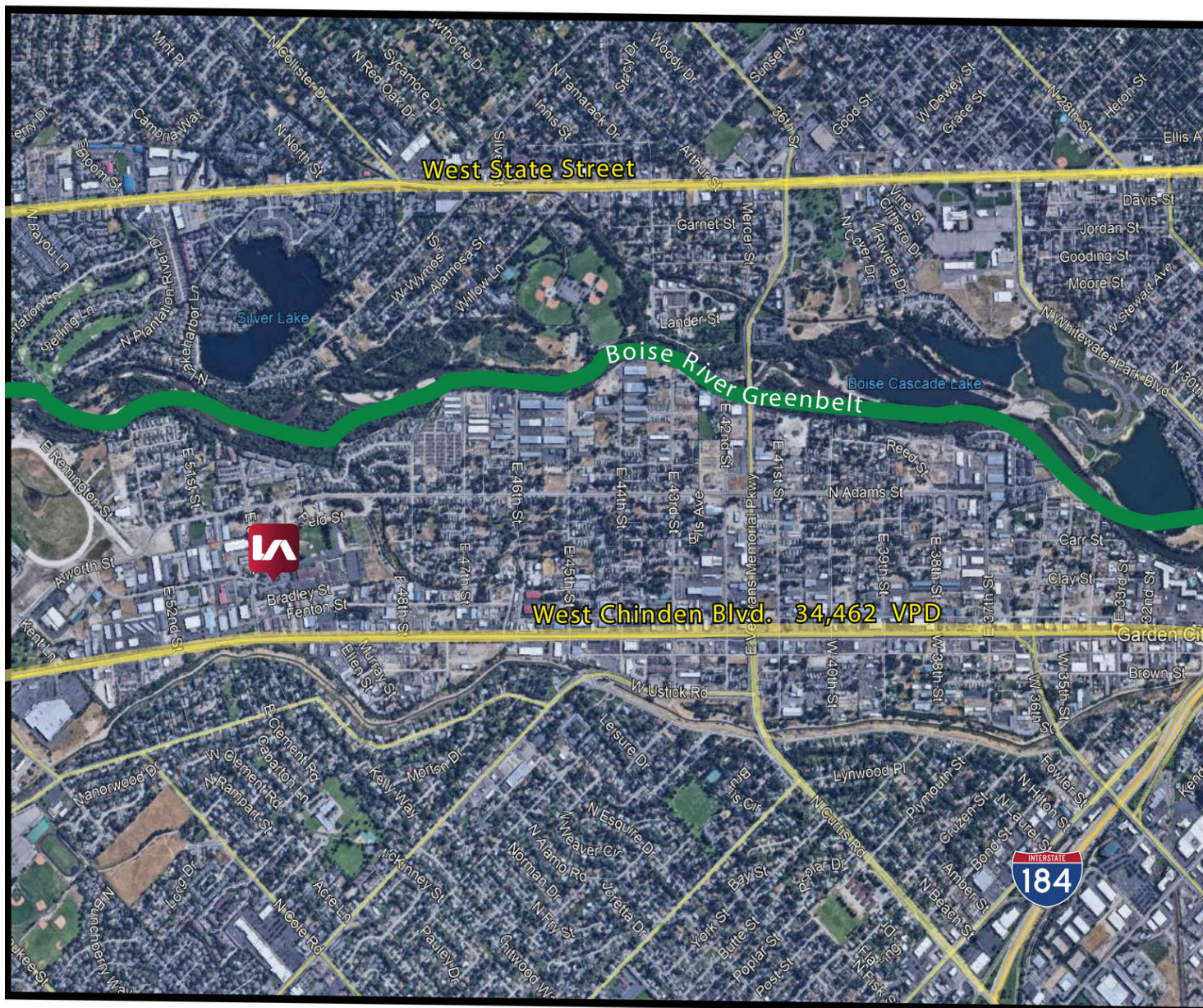
MINUTES BY BIKE OR CAR  
TO THE BOISE RIVER GREENBELT



NEAR RIVERFRONT, HERON,  
AND MYSTIC GROVE PARKS



SHORT DRIVE TO  
DOWNTOWN BOISE



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