



INDUSTRIAL FLEX BLDG. FOR LEASE

5200 N Sawyer Avenue, Garden City, Idaho
83714

5,000 SF AVAILABLE

PROPERTY HIGHLIGHTS

Available	5,000 SF
Lease Rate	\$0.95/SF
Lease Type	NNN (Est. \$0.33/SF)
Clear Height	15'
Lot Size	1.374 Acres - Partially Gated
Zoning	City of Garden City C-2
Overhead Doors	5 - at Grade

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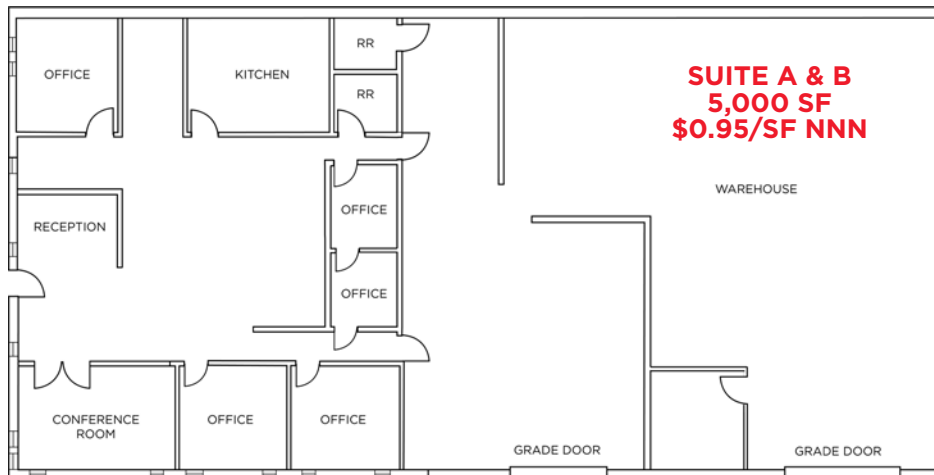
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LISTING FEATURES - IMMEDIATE AVAILABILITY



LEASED

- Flex warehouse space located in Garden City off Chinden Boulevard (Hwy 20/26) and Sawyer Avenue - [Google 360 View](#)
- Suite includes warehouse space, offices, reception, kitchen, restrooms, and 2 overhead doors
- Roof recently replaced
- Large lot offers areas for on-site parking, partially gated
- Includes monument signage
- Location is close to downtown Boise and has easy access right off Chinden Boulevard



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FRONT BUILDING - SUITES A & B - \$0.95/SF NNN





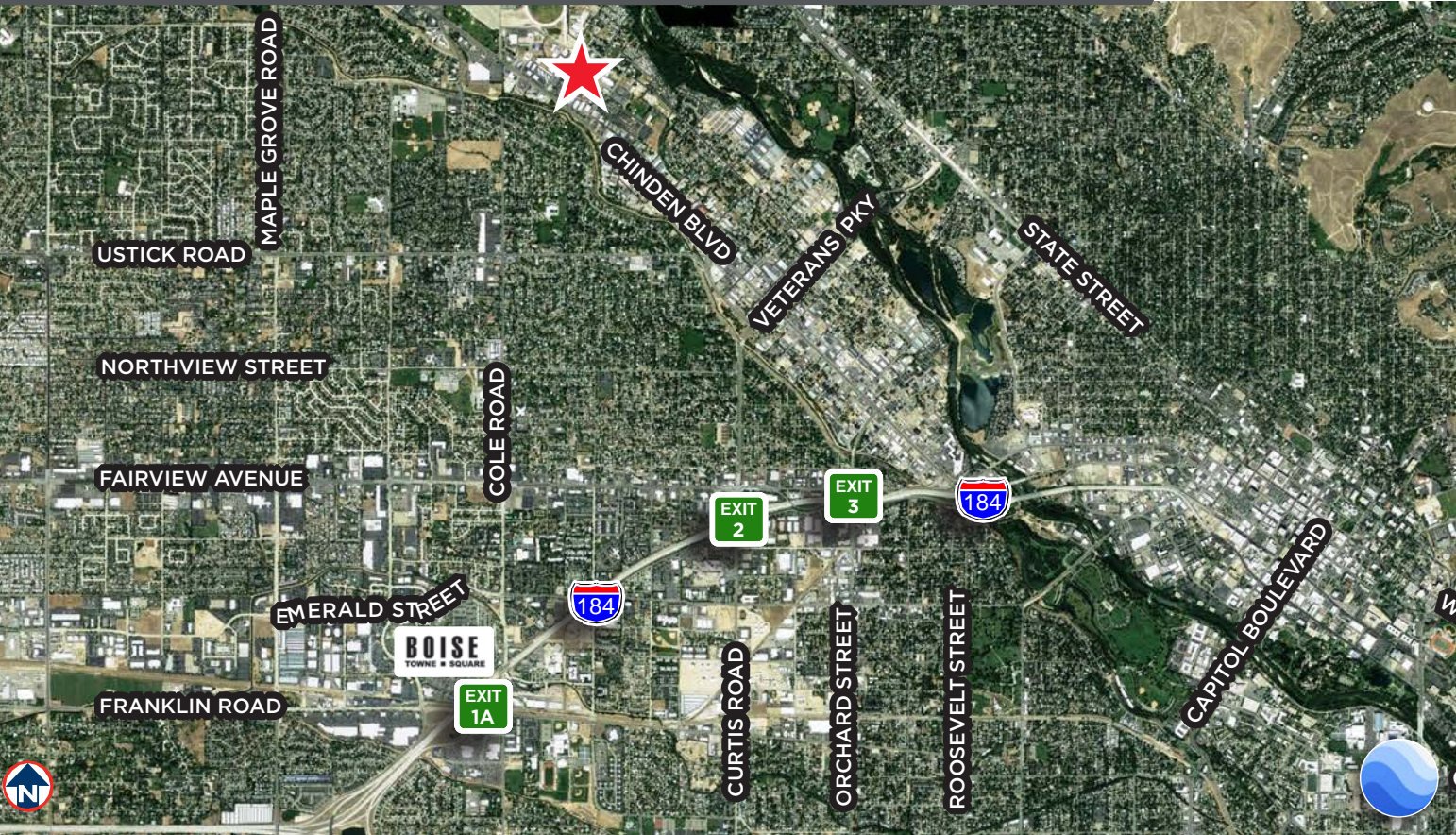
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PRIME LOCATION OFF CHINDEN / HWY 20-26



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION			
2023 Estimated Population	8,372	97,518	211,242
2028 Projected Population	8,302	98,876	216,297
HOUSEHOLDS			
2023 Estimated Households	3,754	41,411	88,214
2028 Projected Households	3,753	42,380	91,296
2023 Est. Average HH Income	\$71,177	\$65,938	\$70,464
2028 Est. Average HH Income	\$83,031	\$76,758	\$81,880
BUSINESSES / EMPLOYEES			
Total Businesses	648	4,674	12,717
Daytime Population/Employees	5,081	58,913	171,342

SOURCE: U.S. BUREAU OF THE CENSUS, 2010 CENSUS OF POPULATION AND HOUSING, ESRI FORECASTS FOR 2023 AND 2028. ESRI CONVERTED CENSUS 2000 DATA INTO 2010 GEOGRAPHY

[Google Earth 360 View - Click Here](#)

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