



MARK BOTTLES
REAL ESTATE SERVICES

Listing Summary






INDUSTRIAL LISTINGS

(208) 377-5700

839 S. Bridgeway Place ♦ Eagle, Idaho 83616

September 2019

www.markbottles.com

Property Address	Vicinity	Size	Zoned	Remarks	Asking Price	Agent	Image
FOR SALE							
3066 N Pleasant Valley Rd American Falls	North on Aberdeen Hwy, West on N Pleasant Valley Rd	+/- 15,128 SF Industrial Structure plus +/- 2,509 SF Office on +/- 3.98 Acres	Ind	Includes two office buildings, truck scale, wash pad, large concrete storage bays. Auger system on roof of the storage facility. Several large shops for equipment storage. Seller will convey title to Buyer - Contact Agent for details.	\$185,000	Ben Fulcher John Bottles	
9700 S Blue Cloud Ln Boise	I-84 Exit 59, West on Eisenman Rd to Blue Cloud Ln	+/- 13.65 Acres	M-3	1,400 feet of I-84 Frontage and Visibility. 6.4 Acres is Fenced with home on-site for residential/office use, outbuildings for storage. Boise Gateway Industrial Park to the west of property.	Contact Listing Agent	Mark Bottles John Bottles	
7090 S Eisenman Rd Boise	I-84 Exit 57, West on Gowen Rd, South on Eisenman Rd	+/- 2.86 Acres	M-1	Land adjacent to Idaho Ice World and Boise Factory Outlets. Seller working to acquire deeded access on Eisenman. Excellent I-84 Frontage and Visibility. Seller does not own billboards on property.	\$285,000 +/-2.29/SF	Ben Fulcher Russ Fulcher	
18 S Orchard St Boise	North of Franklin Rd	+/- 2,500 SF on +/- .26 Acres	C-2D	Newly renovated exterior flex building with 1,560 SF Commercial space and 940 SF WH/Storage space. 7 foot roll-up door for WH access. Interior is framed and ready for buildout. Potential to be demised for two occupants.	SOLD	Ben Fulcher	
2816 S Orchard St Boise	NEC I-84 & Orchard St	+/- 4,147 SF on +/- .585 Acres		Quality Industrial Flex Property with Showroom and Office Use. Former BMW motorcycle dealership. Excellent access and visibility to I-84. Additional storage, parking, and fenced yard.	\$850,000	Mark Bottles	



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7126 & 7150 W Victory Rd Boise	Between Cole Rd & Orchard St	+/- 12,864 SF & 2,908 SF Buildings on +/- 2.364 Acres		Current tenant is relocating. Retail Showroom with Inventory & Parts Storage rooms with 10' and 7' Roll-up Doors. Paved, Covered Storage Bays within Secured Yard Space. Additional secured yard on adjacent parcels.	SOLD	Mark Bottles	
SEC Karcher Rd & Farmway Rd Lake Storage - Mini & RV Caldwell	Southeast corner Karcher Rd (Hwy 55) & Farmway Rd	+/- 51,450 SF (Phase 1) on +/- 6.4 Acres		This two phase storage project will service Caldwell & Nampa residents. Phase 1 under construction to be complete summer 2019 with 51,450 rentable SF of mini storage (377 storage units and 200 RV space).	\$5,300,000	John Bottles	
3744 N Hwy 16 Eagle	North of Beacon Light Rd	Multiple Buildings on +/- 1.06 Acres 3 Bldgs - 32'x32' 1 Bldg - 32'x36'	RUT	Excellent location for tradesman, storage or flex space with great exposure on Hwy 16. 960 ft. of Hwy 16 frontage. 3 Phase Power, bathroom, well, septic. Multiple buildings - see flyer for specifications.	SOLD	Norm Brown	
2120 Service Ave Emmett	Hwy 16, South on Service Ave	+/- 2,400 SF on +/- 0.49 Acres	Comm	Building on a fenced pad just off Hwy 16 with excellent exposure. Well insulated steel construction. Two Overhead Doors. Clean and well maintained with A/C Office. Located next to fairgrounds, D&B Supply.	\$300,000	Ron Brodien	
825, 841, 849 Howard Ln Fruitland	I-84 Exit 3, North on Hwy 95, East on NW 9th St	Two +/- 4,500 SF and One +/- 5,500 SF Buildings on +/- 1.857 Acres	Light Industrial	High Quality Flex Buildings with Overhead Doors each unit, one split, epoxy floors, quality interior finishes, multiple offices, fenced yards. Four leases currently in place.	\$1,750,000 7.99% CAP	Ron Brodien	



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615 E 43rd St Garden City	Chinden Blvd, North on 43rd St	+/- 13,978 SF on +/- 3.2 Acres +/- 6,529 SF Office +/- 7,449 SF WH	C-2	Building has 3 Roll-up Doors and large fenced gravel yard. Located on the Boise River with direct access to the Greenbelt. Wide variety of potential uses. Seller will consider owner carry or lease back.	\$2,400,000	Ben Fulcher	
215 Industrial Loop McCall	West of Hwy 55 on Deinhard Ln to become Boydston St, Right on Industrial Loop	+/- 5,422 SF on +/- 0.30 Acres	Industrial	Building has 4,550 SF Shop with 572 SF Office. Two Roll-up Doors, 2 Restrooms, 1 Shower with Laundry hook-ups. Hydronic Heating. Easy access to Deinhard and Hwy 55.	Contact Listing Agent	Riley Verner Ron Cooks	
2325 American Legion Blvd Mountain Home	I-84 Exit 95, South on American Legion Blvd 1/2 mile	+/- 2,500 SF on +/- 2.0 Acres	Comm	Flex Development property in excellent location, with exposure, and accessibility. 30x50 shop with 220 power currently rented to an Auto Body Shop. Variety of potential uses.	CONTRACT PENDING	Mark Bottles John Bottles	
2122 Madison Ave & 817 E Karcher Rd Nampa	I-84 Exit 36, North on Franklin Rd, West on Karcher Rd to Madison Ave	+/- 2.54 Acres	Industrial	Hard corner Industrial Land with large yard. Existing Bar that can be converted into an Office Building. Shop with large Roll-up Door/Flex Space. Outbuilding for storage. Existing home on property. Easy access to I-84.	\$799,000	Norm Brown	
261-299 Addison Ave W Twin Falls	West of Washington St on Addison Ave	+/- 33,923 SF on +/- 3.26 Acres - 8 Parcels	C-1	8 Parcels on 3.26 Acres - Multi-use property with potential for Retail, Showroom, Office, Warehouse, Distribution, Industrial uses. 3 separate structures; multiple ground level overhead doors. Fenced Storage Yard.	\$1,950,000	Eric Guanell	



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9700 S Blue Cloud Ln Boise	I-84 Exit 59, West on Eisenman Rd to Blue Cloud Ln	+/- 6.4 Acres Fenced with additional +/- 7.25 Acres also available for +/- 13.65 Acres	M-3	1,400 feet of I-84 Frontage and Visibility. 6.4 Acres has home on-site for residential/office use, outbuildings for storage. Boise Gateway Industrial Park to the west of property.	\$7,000/Month NNN	Mark Bottles John Bottles	
7090 S Eisenman Rd Boise	I-84 Exit 57, West on Gowen Rd, South on Eisenman Rd	+/- 2.86 Acres	M-1	Adjacent to Idaho Ice World and Boise Factory Outlets Center. Excellent I-84 Frontage and Visibility. Ground Lease or For Sale.	Contact Listing Agent	Ben Fulcher Russ Fulcher	
12504 W Executive Dr Boise	East of Eagle Rd on Pine Ave/Executive Dr	+/- 0.895 Acres	M-1D	Rare industrial lot on high-traffic corridor centrally located on Boise/Meridian border. Build-ready site, utilities available, paved parking, entrance.	Contact Listing Agent	Ben Fulcher Russ Fulcher	
335 S Edgewood Ln Edgewood Business Park Eagle	North of State St on Edgewood Ln	+/- 2,396 SF	C-2	Versatile Flex Sub-lease space available immediately. 12' x 12' Roll-up Door with 14' Warehouse ceiling clearance. Two private offices, reception with built-in desk, breakroom with kitchenette, bathroom.	\$1916.80/Month \$499/Month NNN	Ben Fulcher Russ Fulcher	
650 Ralstin St Suite 101 Meridian	West of Locust Grove Rd & South of Pine Ave on Ralstin St	+/- 3,100 SF	I-L	Suite 101 Flex space available. Three 12' Roll-Up Doors. 200 AMP, 220 Single Phase Power. Private ADA restroom in each space.	LEASED	Russ Fulcher Ben Fulcher	



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FOR LEASE

TBD W Karcher Rd Nampa	Just West of Hwy 55 (Midland/Karcher Rds Intersection) on Karcher Rd	+/- 3.5 Acres	BC	Excellent Location with tremendous access to the Nampa/Caldwell Blvd., and I-84 Interchange. Can Lease All or Part. Flexible Ground Lease Terms. Potential for Build-To-Suit.	Contact Listing Agent	Mark Bottles	
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