

**COLDWELL
BANKER**

TOMLINSON GROUP

COMMERCIAL

THE MCGRAW GROUP



Industrial/Flex/Office Building

16,120 SF

\$12.00 SF / NNN

For Lease

1805 Highway 16, Emmett Idaho



Presented by Rick McGraw 208.880.8889 rickmcgraw54@gmail.com

The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.



Industrial/Flex/Office Building

For Lease

16,120 SF

1805 Highway 16, Emmett Idaho



VALUE

- Building Size: 16,120 SF
- Out Building: 1,200 SF
- \$12.00 SF / NNN
- Tenant Improvements Negotiable
- Property Located on 3.09 Acres
- Built in 1992

HIGHLIGHTS

- Highway 16 Frontage
- Fenced Yard Area
- Large Paved Parking Area
- Owner User or Investor
- Room to Build an Additional Building
- Building and Site in Excellent Condition
- 20 Minutes to the Boise Valley

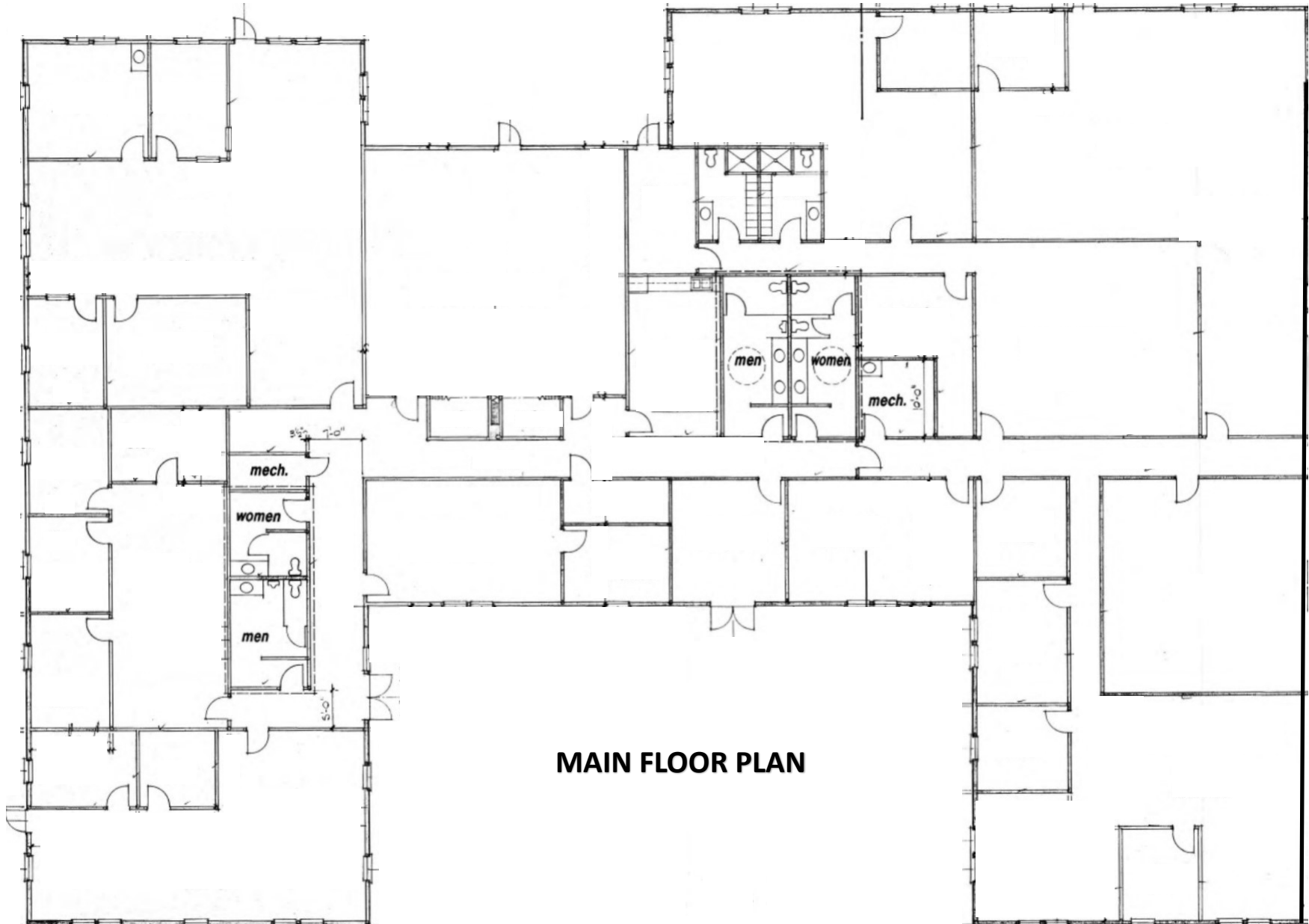


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MAIN FLOOR PLAN

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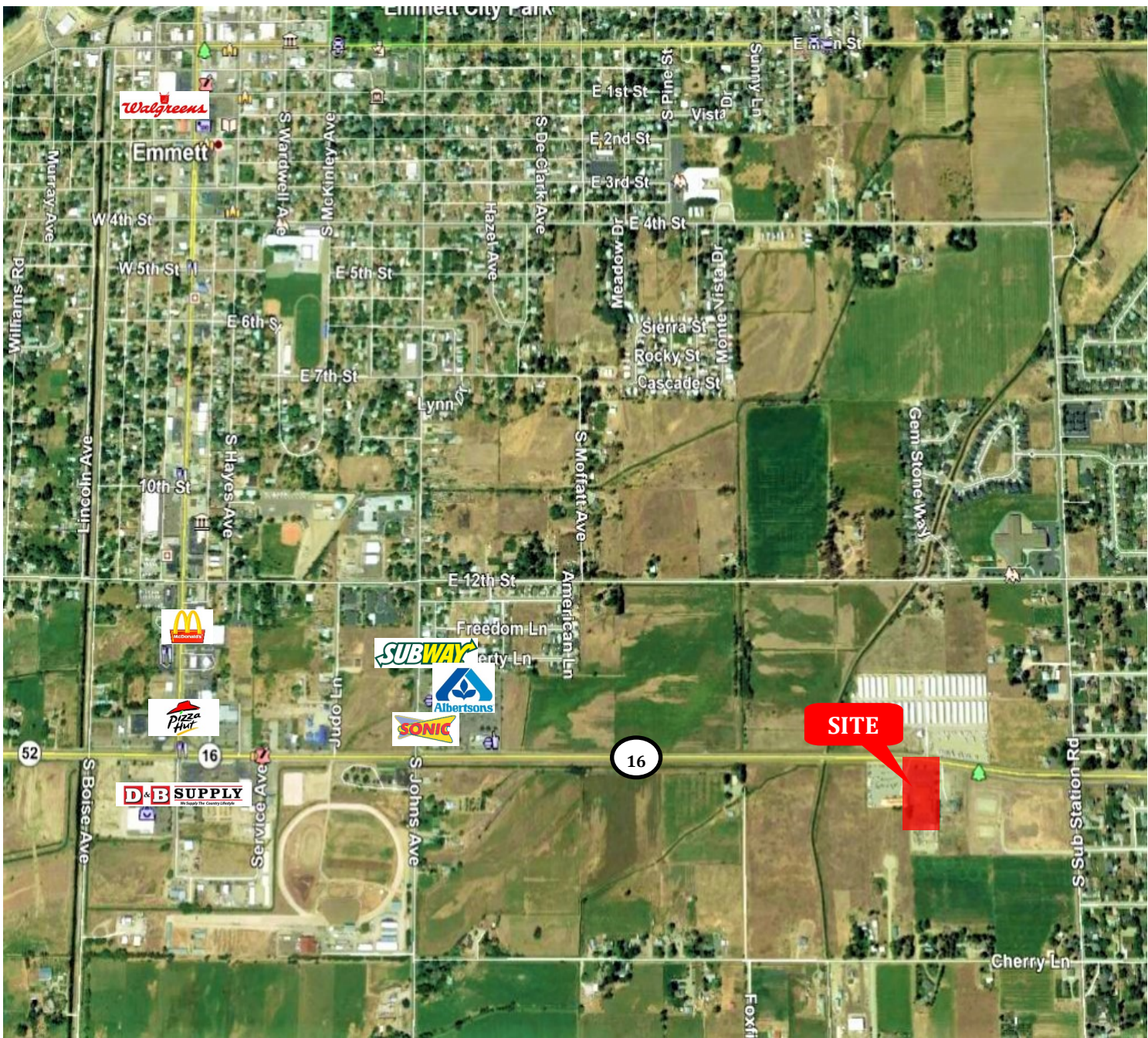
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**Directions: Highway 44 to Highway 16; Right on Highway 16 to Emmett;
Property is Located on the South Side of Highway 16 in Emmett.**

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