

INDUSTRIAL OFFICE BUILDING WITH SHOP AND YARD

2473 W SUCCESS WAY • EMMETT, IDAHO 83617 • FOR LEASE



HIGHLIGHTS

3,477 SF professional office building with 8,400 SF attached shop space.

Large yard with outbuildings on a 2.972-acre lot — room for equipment, fleet and storage.

Shadow Butte Industrial Park, minutes from Highway 52 and 30 minutes from Boise.

DETAILS

ASKING RENT	\$8,500 / month, NNN
OFFICE	3,477 SF
SHOP	8,400 SF
LOT SIZE	2.972 acres
PARCEL	RPC95000040080 • Gem County, ID

Brian Watt
208.841.4688 • BW@rmcos.com

350 N. 9th Street, Ste 200, Boise, ID 83702
www.rmcos.com

PROPERTY DETAILS

Industrial Office Building with Shop and Yard

A professional industrial office building with attached shop, yard and outbuildings, situated on a 2.972-acre lot within Shadow Butte Industrial Park — one of Emmett's established industrial subdivisions.

ASKING RENT	\$8,500 / month, NNN
OFFICE	3,477 SF
SHOP	8,400 SF
IMPROVEMENTS	Office building, shop, yard, outbuildings
LOT SIZE	2.972 acres
SUBDIVISION	Shadow Butte Industrial Park, Ph 1, Lot 8, Blk 4
PARCEL	RPC95000040080 · Gem County, ID



PROPERTY PHOTOS



SITE PLAN / AERIAL

