

# SE BOISE INDUSTRIAL/MANUFACTURING PROPERTY

4095 S Gekeler Lane - Boise, Idaho



## SALE PRICE

Contact Agent for Price

## BUILDING SIZES\*

- Building 1 - Manufacturing building +/-22,760 SF
- Building 2 - Newer steel building +/-9,800 SF
- Building 3 - Small production building +/-2,745 SF
- Building 4 - Multi-purpose building +/-4,011 SF

\*See page 2 for more building information

## PROPERTY SIZE & ZONING

Approximately 4.22 acres w/secure fenced yard  
Zoning I-1

## POWER

- Building 1 - 800 amp / 480 3-phase service
- Building 2 - 2,000 amp 208 3-phase service
- Building 3 - 400 amp / 480 3-phase service
- Building 4 - 100 or 200 amp service

## AIR COMPRESSOR SYSTEM

- Two air compressors, one 100-HP and one 150 HP (not working but believed to be repairable)
- Three (3) compressed air tanks
- Air lines throughout buildings 1, 2 and 3

Beautiful Views of Downtown Boise  
and Boise Foothills Front from Office



NOTE: All equipment, electrical and air distribution systems sold "As Is." Owner and Arthur Berry & Company makes no representation as to the condition or utility of air compressors and/or bridge cranes and/or electrical and/or compressed air infrastructure in the building.



**ARTHUR BERRY  
& COMPANY**

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File 5176 / Rev 20240105



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## BUILDING DETAILS

### Building 1:

- +/-22,760 SF building with 2 floors and freight elevator
- First Floor:
  - Manufacturing space +/-7,800 SF
  - Office +/-3,120 SF
  - Dock +/-1,840 SF
  - 3 overhead doors
  - 5 overhead bridge cranes:
    - 3-ton crane
    - Four 1-ton cranes
- Second Floor:
  - Approximately 9,647 SF
  - Two Class 1000 clean rooms

### Building 2:

- +/- 9,800 SF newer steel building
- 3 grade level 14'x14' O/H doors
- Ceiling height 16.5' to 20'

### Building 3:

- +/-2,745 SF production building
- 3 grade level O/H doors

### Building 4:

- +/- 4,011 SF multi-purpose building includes small office, storage and some assembly/ manufacturing area
- 5 grade level O/H doors

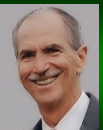


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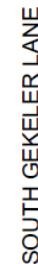
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Building 1 - Clean Room #1 - 2nd Floor



Building 1 - Clean Room #2 - 2nd Floor



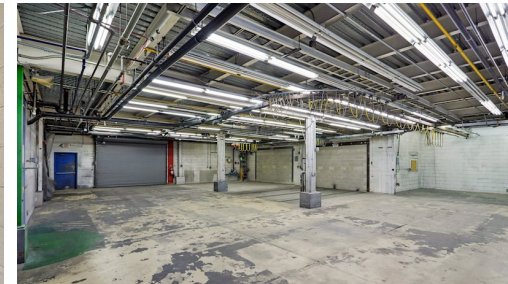
Building 1 - Multi-purpose/Break Room



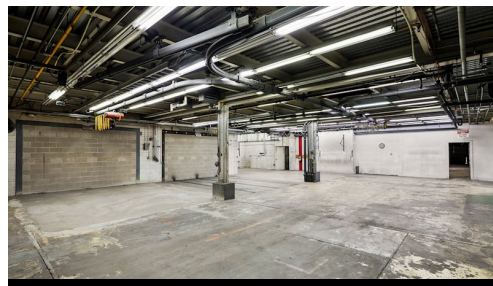
Building 1 - Freight Elevator



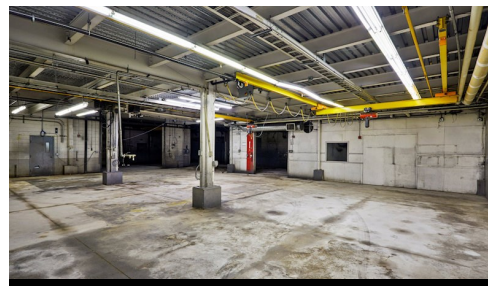
Building 1 - Receiving Dock



Building 1 - 1st Floor



Building 1 - 1st Floor



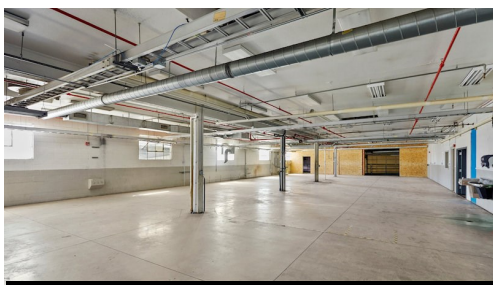
Building 1 - Bridge Crane



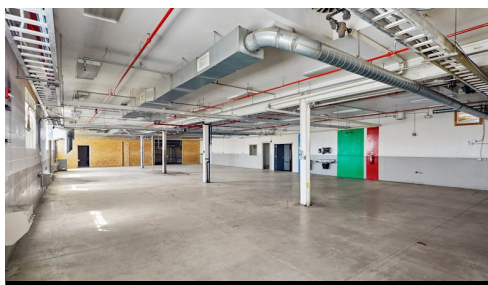
Building 1 - Bridge Crane



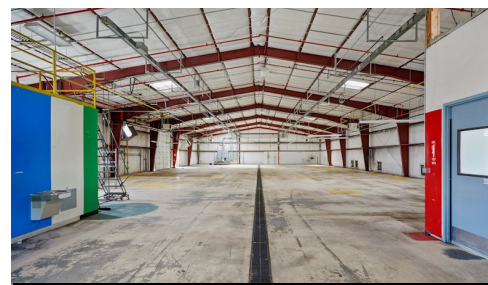
Building 1 - 2 Bridge Cranes



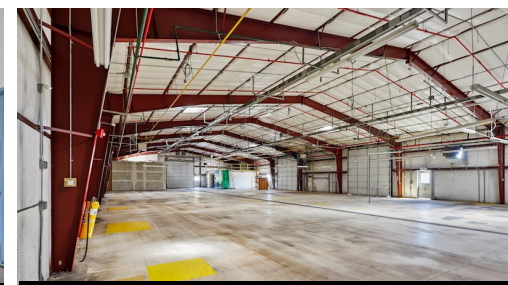
Building 1 - 2nd Floor



Building 1 - 2nd Floor



Building 2



Building 2