



11193 W Emerald Facility

77,847 SF for Lease/Divisible Freezer, Cooler, Warehouse & Office Space



Total Building Area: 77,847 SF

Suite A: 31,176 SF

Loading Dock Area: 2,195 SF (2 Dock-Highs)

Warehouse: 14,176 SF (20 Ft.)

Manufacturing: 9,415 SF (10 Ft.)

Office: 5,390 SF

Upgrades: New insulated roof & LED Lighting.

Suite B: 46,671 SF

Freezer: 16,014 SF (20 Ft./Racking)

Cooler: 6,124 SF (4 Dock-Highs & 3 Grade Level)

Warehouse: 40,160 SF

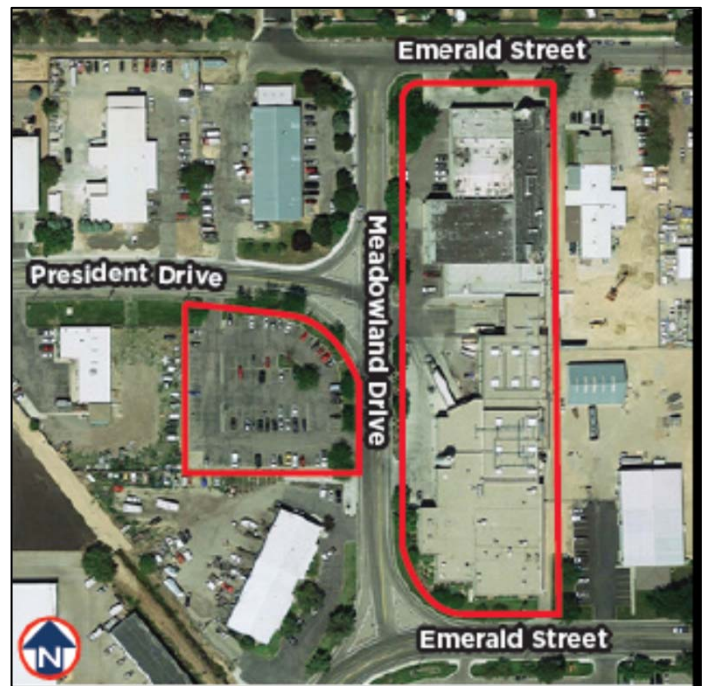
Office: 20,545 SF

Upgrades: New Freezer/Cooler equipment & LED lighting. Cooler area can be expanded.

Zone: M-1D

Fully Sprinklered

Heavy 3-Phase Power



Contact:

RFR Properties, LLC, PO Box 2579, Eagle, ID 83616

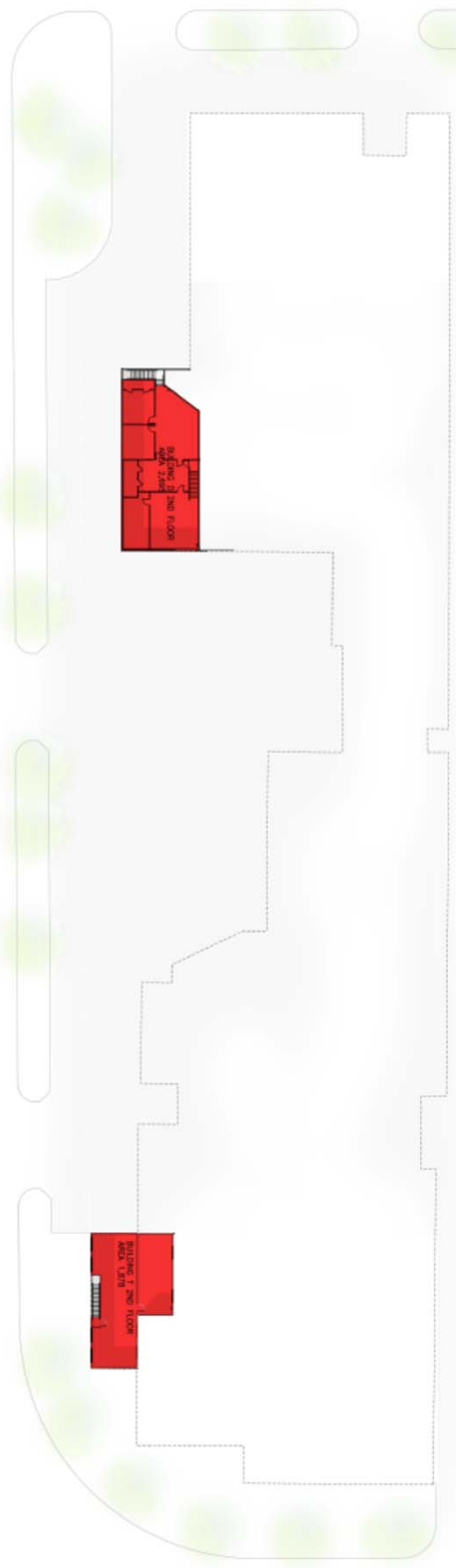
www.rfrproperties.com

Bob Runyan: 208.863.8209 or br@rfrproperties.com

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FIRST FLOOR
SCALE: 1:300



SECOND FLOOR
SCALE: 1:300

LEGEND

	PRODUCTION		OFFICE
	WAREHOUSE		FREEZER
	COOLER		COOLER

NO.	REVISIONS	DATE

BRS ARCHITECTS

1010 S. ALLANTE PL.
SUITE 100
BOISE, IDAHO 83706
(206) 336-8370
FAX (206) 336-8380

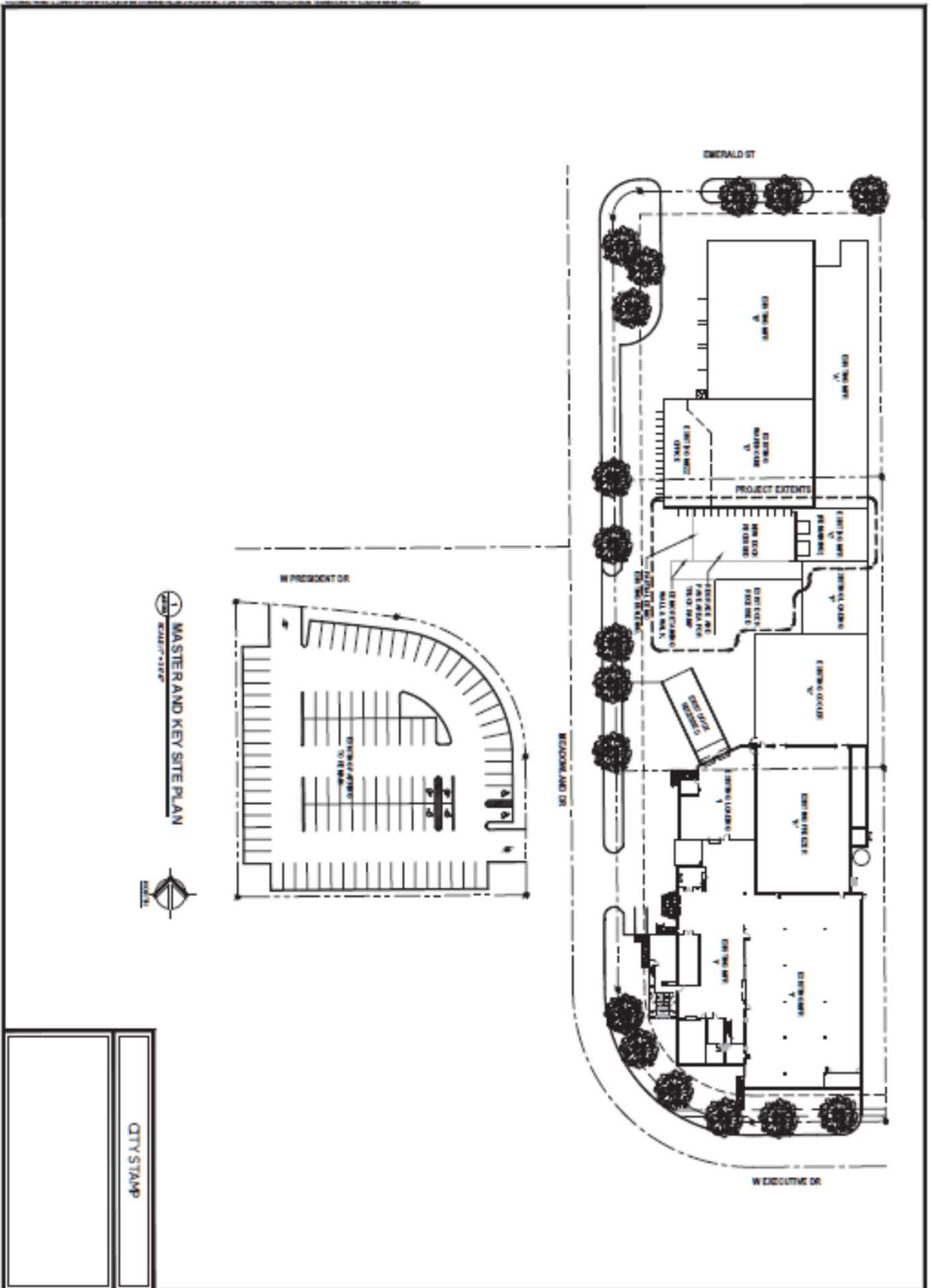
PROPOSED DESIGN FOR:

11193 W EMERALD

11193 W EMERALD BOISE, IDAHO

BUILDING AREAS

OWNER	NO.
DATE	DATE
CHECKED	6/4/2020
DRAWN	



1 MASTER AND KEY SITE PLAN



CITY STAMP

AS100

SITE PLAN

DATE	NO.
08/11/09	1
08/11/09	1
08/11/09	1

PROPOSED & SHOWN FOR

**TRUCK DOCK EXPANSION
AND PARTIAL DEMO**

17192 W EMERALD

DBS

1013 N. ATLANTA PI.
SUITE 100
DORCE, IDAHO 83409
PHONE: 208-462-1111
FAX: (208) 326-2880

NO.	REVISION	DATE

SCALE

DATE