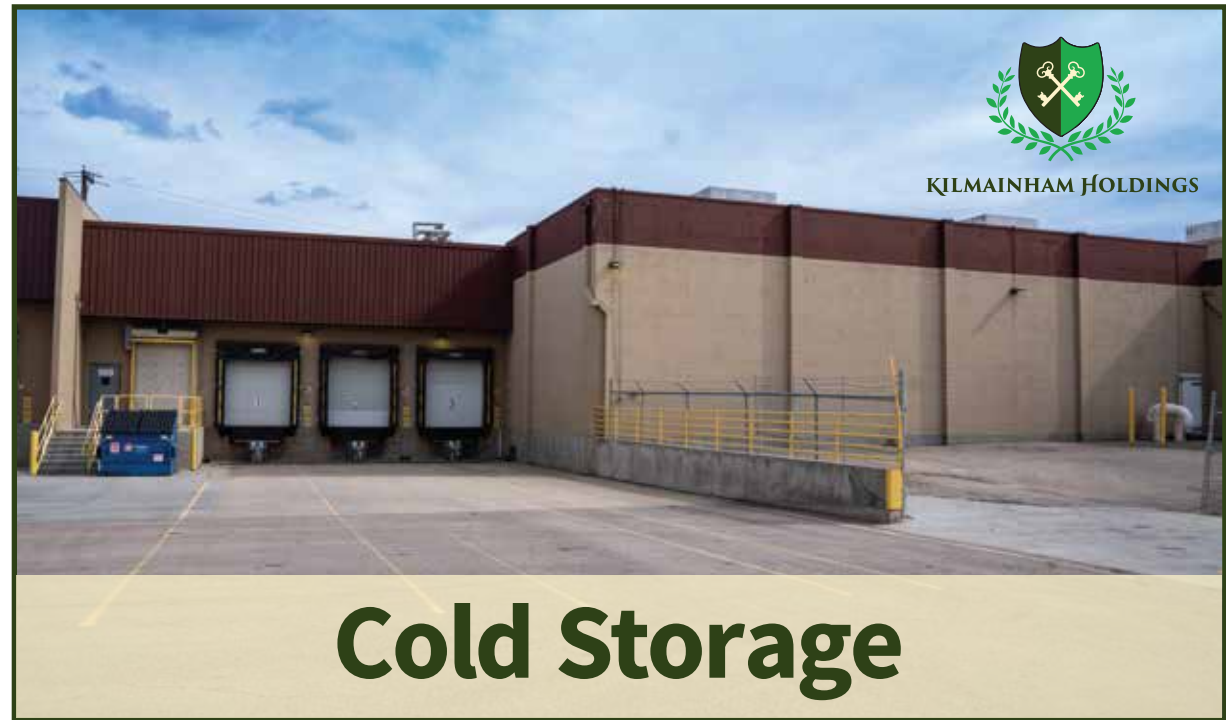


11193 W. Emerald Boise, ID

Property For Lease

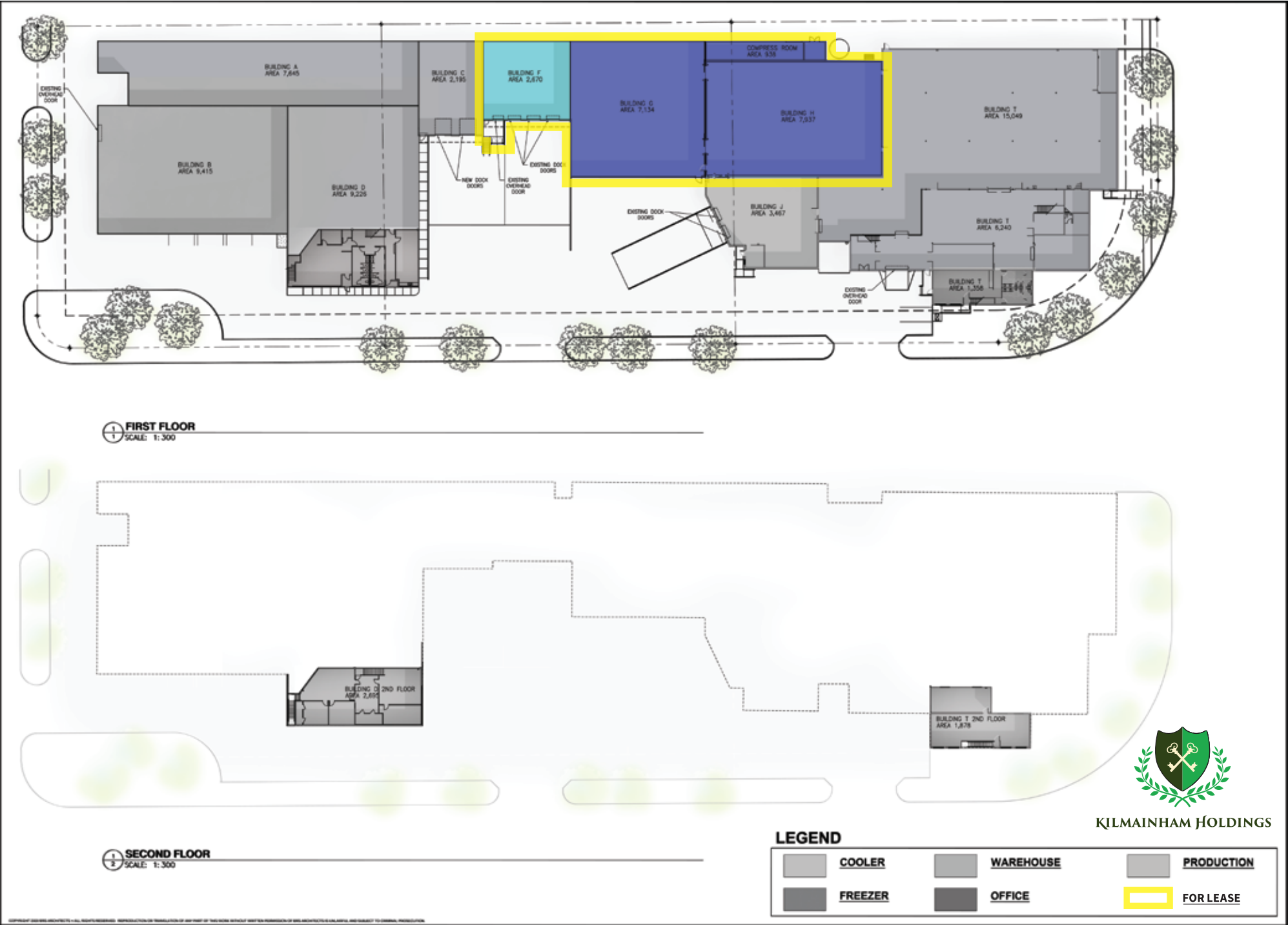
Highlights:

- Excellent location, 7 minutes to the interstate
- Built in 1977 – 2006, remodeled in 2022
- 77,962 building total square feet
- 18,679sq' available to lease (Including 2,670sq' cooler space, two freezer spaces of 7,134sq' and 7,937sq', and compressor room of 938sq')
- Zoning M1-D
- Fully sprinklered
- Two shared restrooms with adjacent tenant
- LED Lights inside and out
- Three dock doors, upgraded with new levelers, vehicle restraints, bumpers, seals, lights and a dock control panels.
- One overhead grade level door



Kemper Northwest has completed extensive upgrades to the Ammonia based cooling/freezer system and under floor air system: added a new control system including new pumps/controls, ammonia detection/sensors, defrost controls for freezer/cooler evap systems, HOA switches to logic panel, desktop computer with intel-dual core/2.5hz windows 10 operating system, sensors on all evaps inlet/outlet, new microprocessors, new Teikoku ammonia pumps, elevated pipe stands/insulated with styro/aluminum clad jacketing, re-calibrated all ammonia detection equipment and sensors, label all new piping to current codes, pressure test and charge system, clean condensers and check all spray nozzles. A full report is available to provide full scope of improvements. Existing equipment and system can accommodate cooler expansion/bid in place. Startup time approximately 20 days.

- iWorkWise Ammonia Refrigeration System Documentation and Equipment Operations & Maintenance Manual. Detailed evaluation of equipment, operations and procedures
- One acre of shared parking
- Lease rate: Contact Jon Allen at **Office: 208.617.3701** or **Mobile: 208.809.0069** or email at jallen@kilmainhamholdings.com



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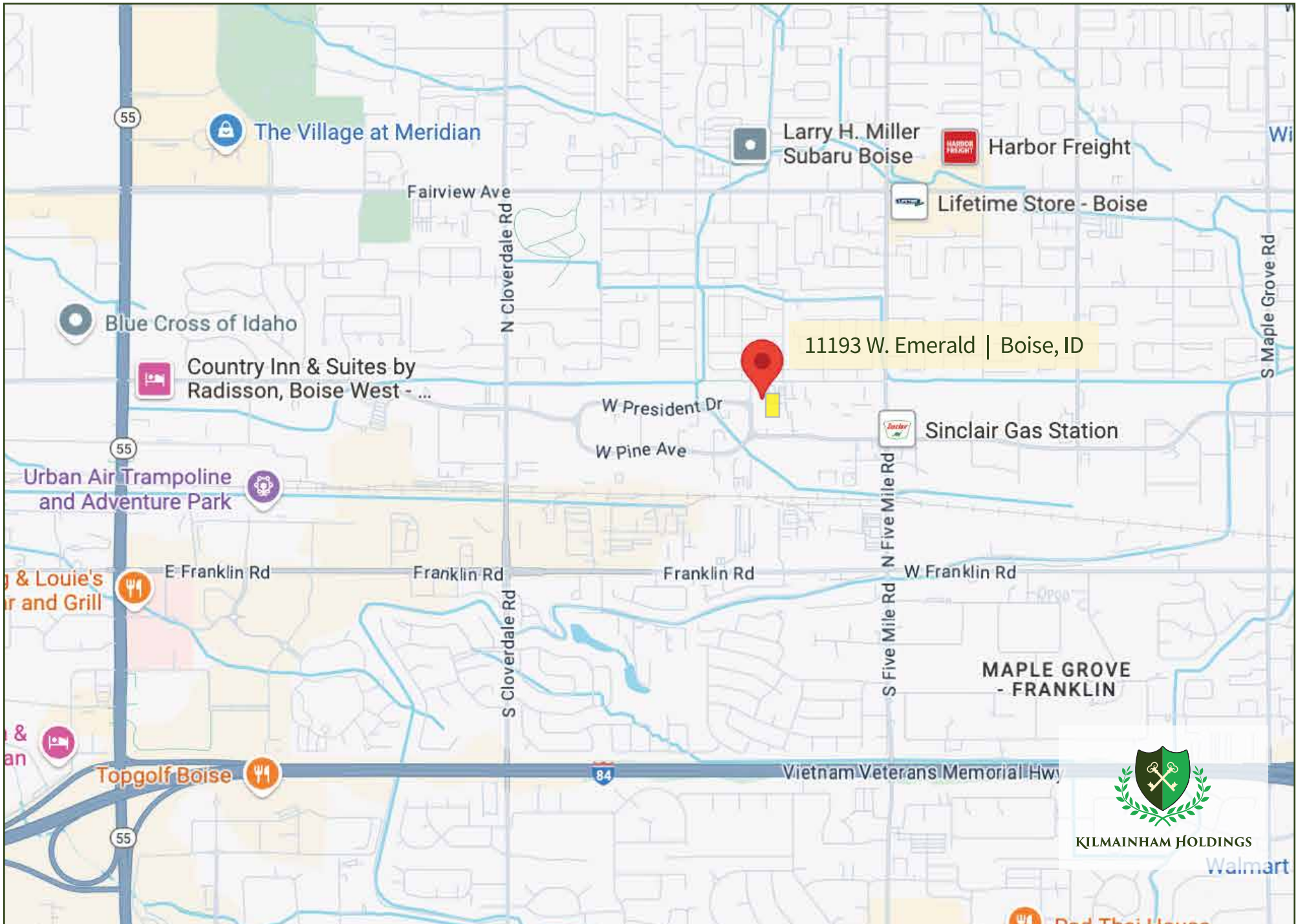
Cold Storage



KILMAINHAM HOLDINGS

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Property Location



KILMAINHAM HOLDINGS

Walmart

Pad Thai House