

# PAYETTE RIVER WAREHOUSE

800 E LOCUST ST | EMMETT, IDAHO

**SITE**

E LOCUST ST

## WAREHOUSE PLUS YARD

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CONTACT



HIGHLIGHTS



- Close to city park
- Prime location, blocks to Downtown
- Large concrete tilt-up warehouse
- Lighting has been updated throughout
- Industrial opportunity with nearly 1.11 acres yard space.

DETAILS



**SALE PRICE:** **\$1,526,250 | \$75.00 SF**

**TOTAL LOT SIZE:** 3.084 Acres

**ZONING:** I-Industrial

**WAREHOUSE SIZE:** 20,350 SF

**WAREHOUSE/LAND INFORMATION:**

**PARKING:** 42 spaces

**DOORS:** 6 grade level 16'x18'

**UTILITIES:** Sewer/water

**POWER:** 3 phase 480 volts 600amps

**YARD SPACE:** 48,440 SF (1.11 acres)

UPDATED: 1.7.2025

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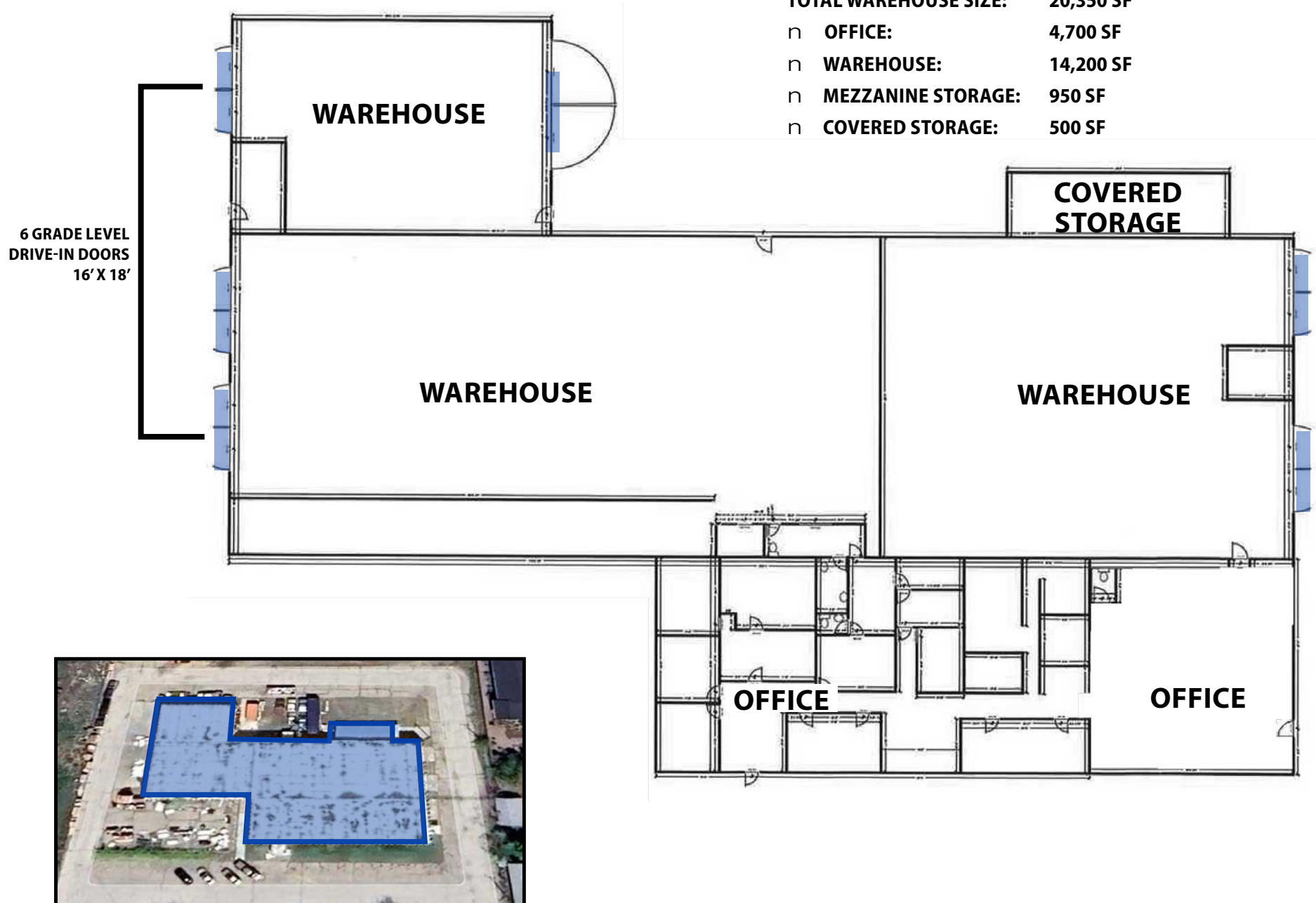


## EXTERIOR PHOTOS



# FLOORPLAN

TOTAL WAREHOUSE SIZE:	20,350 SF
n OFFICE:	4,700 SF
n WAREHOUSE:	14,200 SF
n MEZZANINE STORAGE:	950 SF
n COVERED STORAGE:	500 SF







## VALLEY OF PLENTY

EMMETT IS RENOWNED FOR ITS RICH AGRICULTURAL LANDS AND HARVESTS. THE FERTILE SOIL AND FAVORABLE CLIMATE MAKE IT AN IDEAL REGION FOR FARMING, WITH CROPS SUCH AS APPLES, CHERRIES, ONIONS, AND POTATOES THRIVING IN THE AREA.



Highway 16 runs north and south, connecting Emmett to Interstate 84, which reduces travel time and makes Emmett easily accessible to other cities within the Treasure Valley.

Perfect outdoor adventures, whether you're exploring scenic trails, casting a line in the river, or enjoying a day on the water. Emmett is ideally situated next to the foothills of the Boise Mountains, with the Payette River and Black Canyon Reservoir nearby, creating the perfect environment for hiking, fishing, and boating.

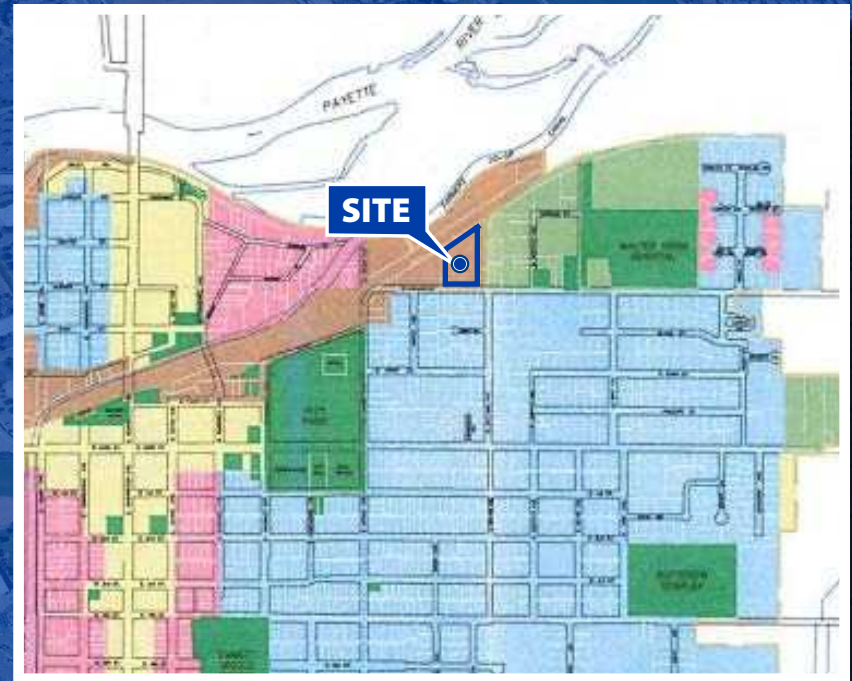
Emmett is known for its friendly, close-knit community and historic downtown area, which adds to its appeal as a peaceful and welcoming town.

# PROPERTY ZONING

## I- INDUSTRIAL

### LEGEND

R-1 SINGLE FAMILY RESIDENTIAL	MD MIXED DEVELOPMENT
R-2 DUPLEX	MUR MIXED URBAN RESIDENTIAL
R-3 APARTMENTS	I INDUSTRIAL
R-4 MANUFACTURED HOMES	C COMMERCIAL
	P PUBLIC USE





# AERIAL MAP

**TOK**  
COMMERCIAL

PAYETTE RIVER

SITE

E LOCUST ST

E PARK ST

E MAIN ST

EMMETT CITY PARK

Google Earth