

# PAYETTE RIVER WAREHOUSE

800 E LOCUST ST | EMMETT, IDAHO

## WAREHOUSE PLUS YARD

CONTACT

PAT SHALZ, SIOR

208.947.0834

pat@tokcommercial.com



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THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL.

**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

6 grade level 16'x18'

Sewer/water

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

48,440 SF (1.11 acres)

**TOKCOMMERCIAL.COM**



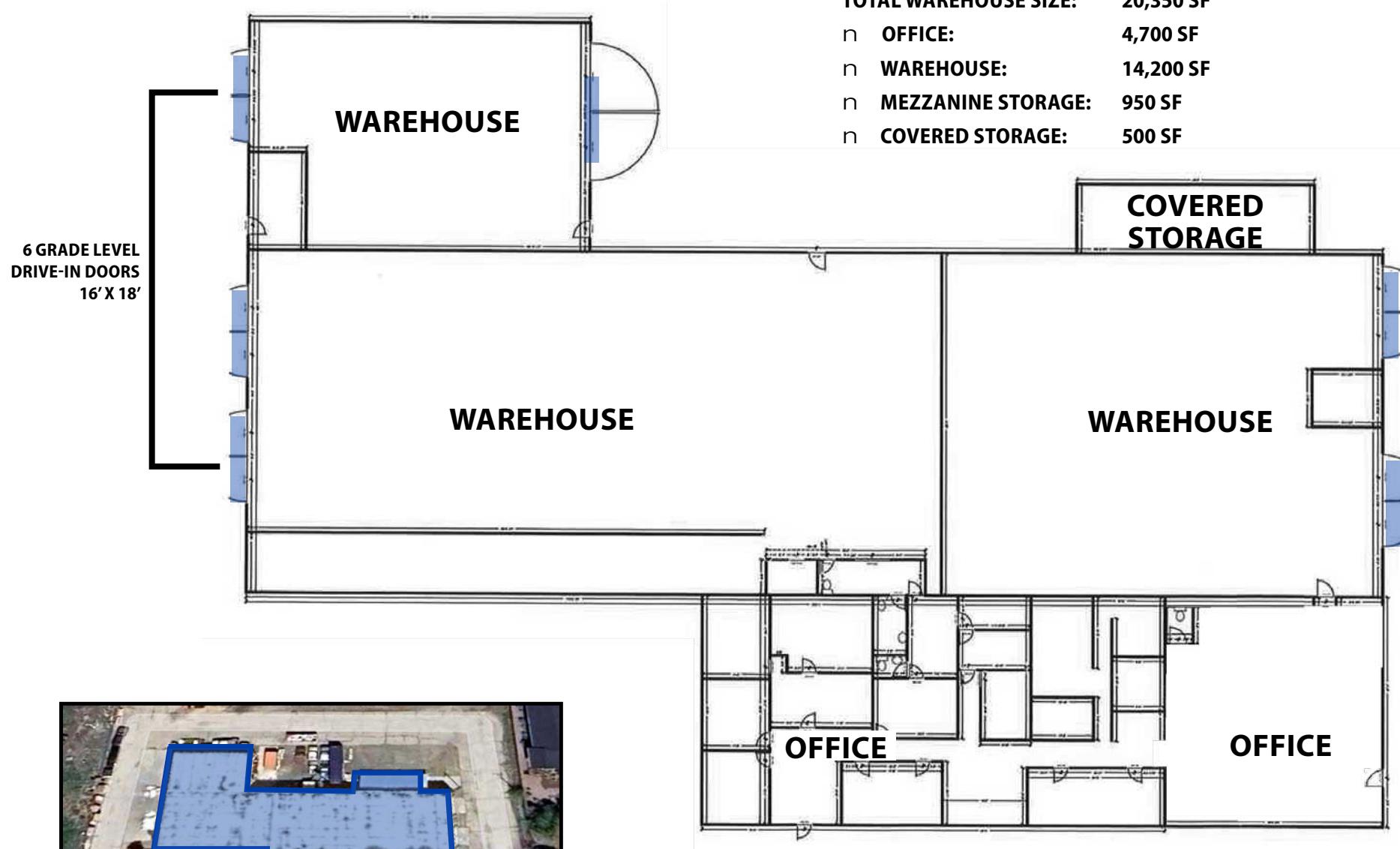


## EXTERIOR PHOTOS



# 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



# EMMETT

IDAHO

## 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

MD	MIXED DEVELOPMENT
MUR	MIXED URBAN RESIDENTIAL
I	INDUSTRIAL
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