



NEW INDUSTRIAL/FLEX BUILDINGS  
FOR LEASE

6406 W. Gowen Rd.  
Boise, ID 83709

 **LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC

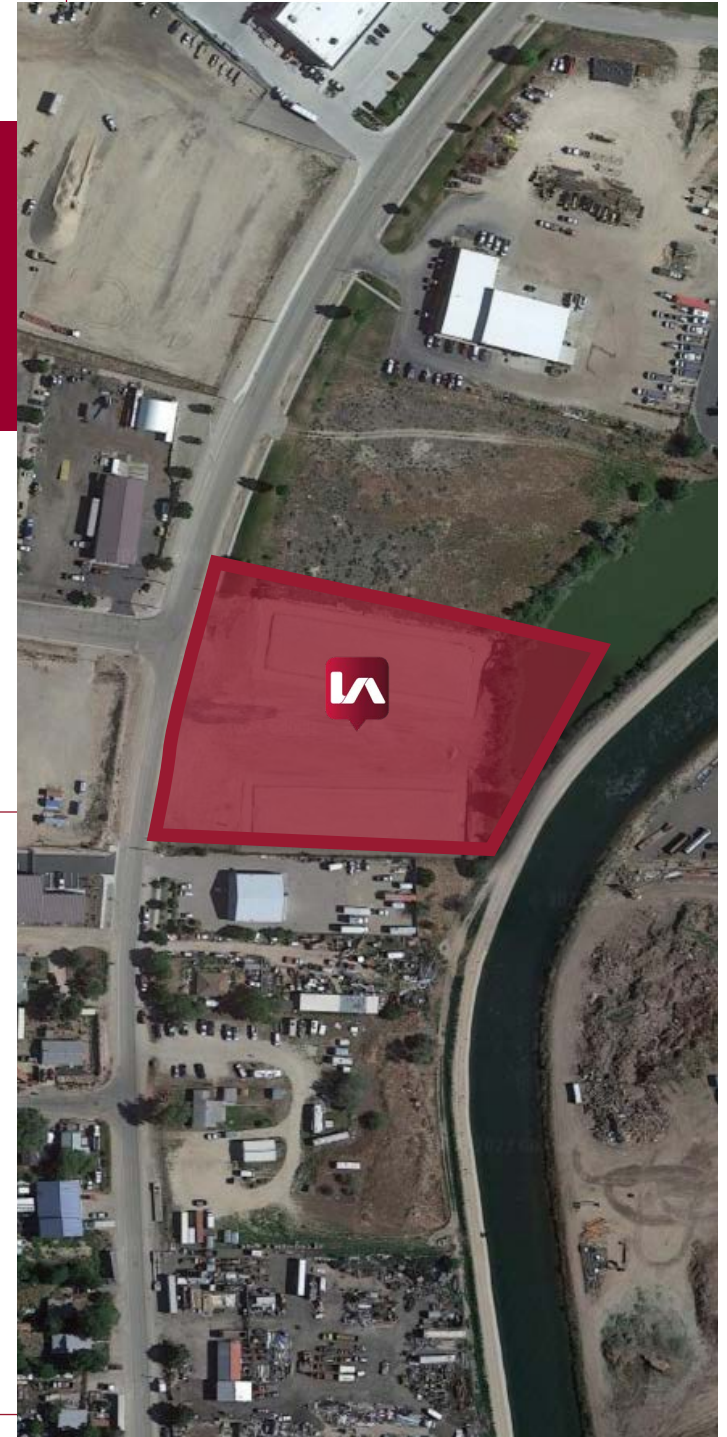
# PROPERTY HIGHLIGHTS



These two industrial/flex buildings have an estimated completion date of May 2023!

Lee & Associates is pleased to present two 27,660 SF newly constructed industrial/flex buildings on 3.44 acres for lease. Each building is equipped with heated warehouse, full HVAC in offices, LED lighting, 20 FT clear height, 3 phase power, and 16 FT x 14 FT grade level doors. The size of the property allows for adequate parking and access for larger truck traffic. The property is conveniently located minutes from the I-84, Costco, and the Boise Airport.

Lease Rate	\$1.00 - \$1.30 SF/month
Lease Type	NNN
Total Building Size	55,320 SF
Office Size	10,320 SF
Warehouse Size	45,000 SF
Power	1600 amp 220 volt 3 phase
Completion Date	May 2023
Site Area	3.44 Acres
Zoning	M-1D
Parking	Ample



# CORE CHARACTERISTICS

## KEY POINTS

- LED Lighting
- 20 FT clear height in each building
- 3 Phase Power
- 1600 amp & 220 volts
- Twenty Two (22) 16' x 14' grade level doors
- Heated Warehouse and full HVAC in offices

## THE PROPERTY

This property includes two (2) 27,660 SF newly constructed industrial flex buildings. The buildings are situated on 3.44 acres located near the Boise Airport. Both buildings will have warehouse space, office space, grade level doors, 3 phase power, and ample on-site parking. The estimated completion date of this investment is May 2023.

## DEMAND FOR INDUSTRIAL

With the demand for industrial spaces in Boise, leasing volumes have reached new heights. According to CoStar, industrial properties have only had a vacancy rate of 4.1%. In the past year, 8.5% of industrial properties under construction were preleased. Rental rates have also grown by 77.8% cumulatively over the past decade and the forecast of market rent per square feet show a steady increase.

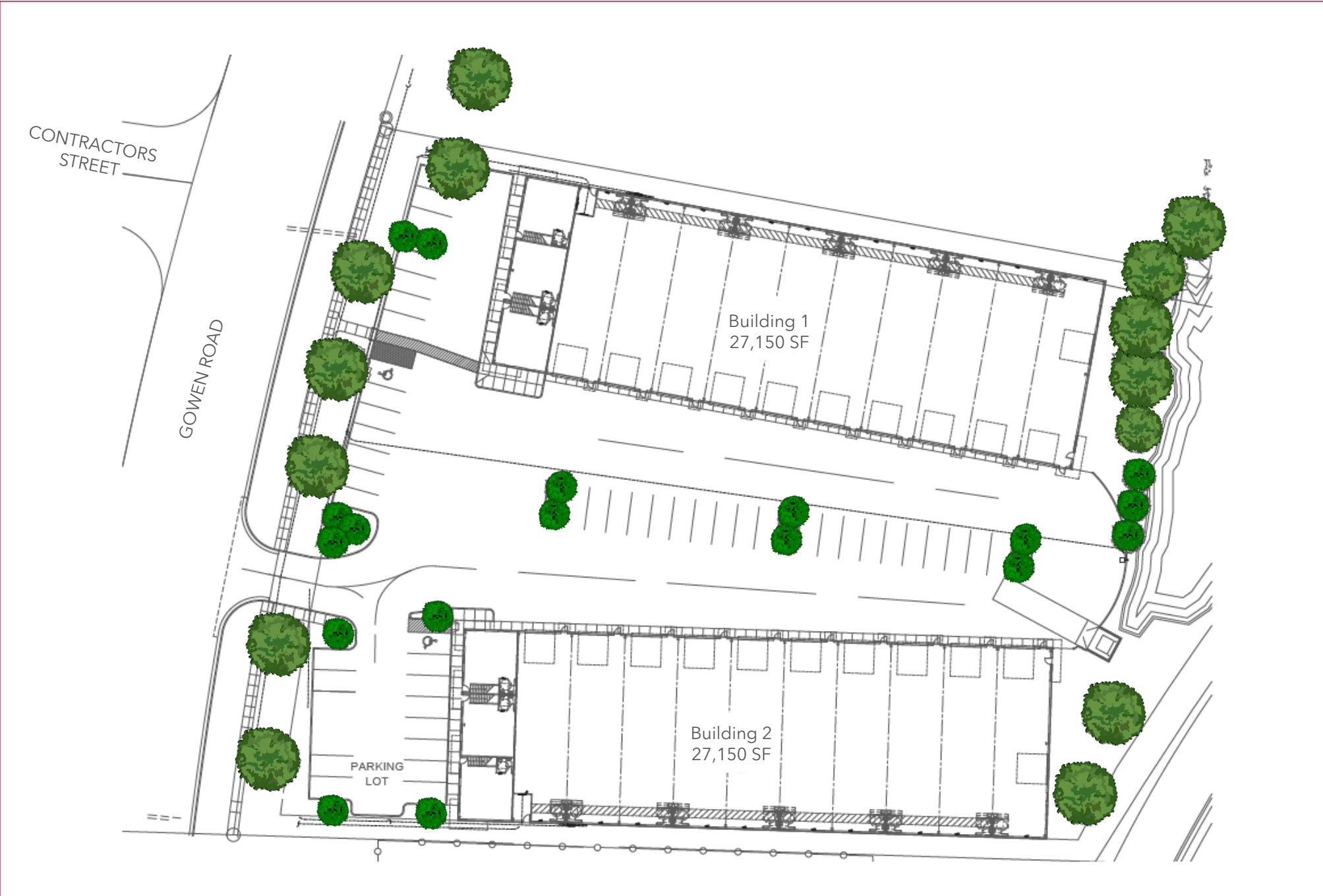
costar.com

PRIME INDUSTRIAL  
LOCATION

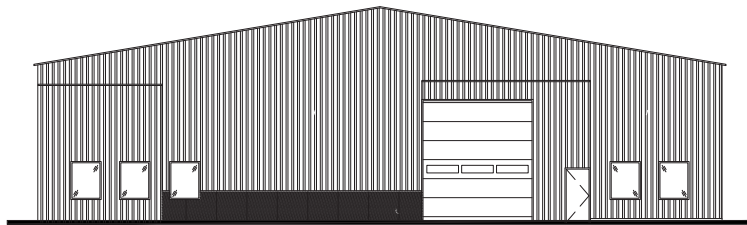
HEATED WAREHOUSE & FULL  
HVAC IN OFFICES



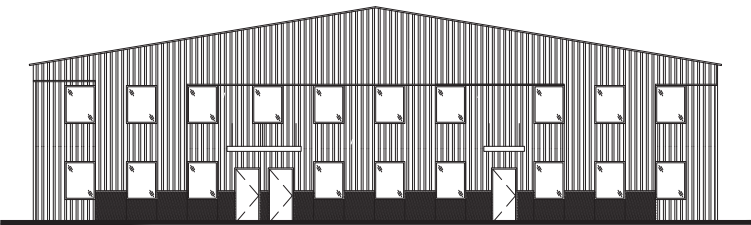
# SITE PLAN



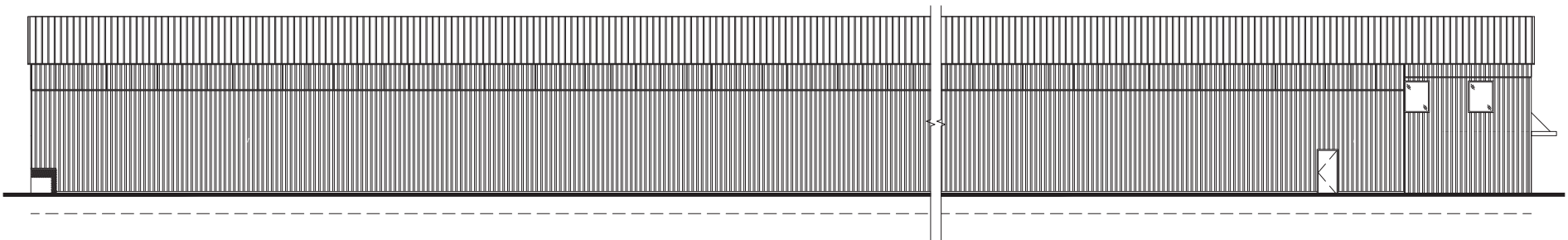
# ELEVATIONS



1 WEST ELEVATION



2 EAST ELEVATION



3 NORTH ELEVATION



4 SOUTH ELEVATION

# AERIAL



# SURROUNDING BUSINESSES



# QUICK STATS

INCOME	EDUCATION	GROWTH	
\$68,373	43.7%	15.4%	3.2%
Estimated median household income	% of population that earned Bachelor's degree or higher	Since 2010	Annual Projection (2022-2027)

“Consistently in the top 10 metros for net migration, the Boise Metro is undoubtedly on the short list for cool places to relocate - and you can bring the whole family along. New graduates, young families and retirees have all found the good life here. The area boasts a little over 800,000 individuals allowing us to feel small but experience BIG.”

bvep.org

# BOISE, IDAHO



237,446

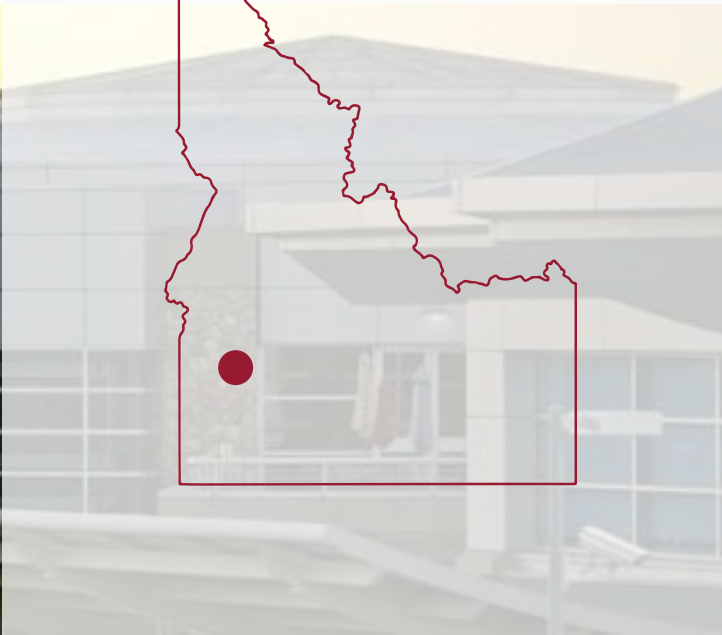
2022 Population

2.4 mi

to Airport

1.5 mi

to I-84 FWY



# SUBMARKET

## DEMOGRAPHIC HIGHLIGHTS

The property is located in Boise, one of the fastest growing cities in the metropolitan statistical area. Since 2010, the population has increased by 15.4% and is expected to increase 3.2% annually by 2027.

## BOISE METROPOLITAN STATISTICAL AREA IN THE NEWS:

“Over 800,000 people live in the Boise Metro, and we’re welcoming more every day. In fact, in 2019 we were the second-fastest growing metro in the nation, and from 2010-2019 our population grew more than three times faster than the national average. This rapid growth - both from in-migration and retention - is fueled by the draw of recreational and cultural amenities occurring simultaneously with the economic pull of strong jobs.”

[bvep.org](http://bvep.org)



## LOCATION & DEMOGRAPHICS

### RESIDENTIAL DEVELOPMENT

The Treasure Valley area has experienced strong growth in residential demand. The projected growth rate for the amount of households within 5 miles is 3.3%. In addition, the city of Boise's 2022 population is 237,446 and is set to grow 3.2% annually from 2022-2027.

### LOCATION HIGHLIGHTS

This property is uniquely positioned less than 3 miles to the I-84 and the Boise Airport. It's surrounded by a variety of commercial and industrial business. Not to mention, it's minutes away from restaurants, retail, entertainment, and other amenities. Boise is continuously growing in all aspects, including industrial developments.

BOISE, ID

11 min.  
5.7 mi.

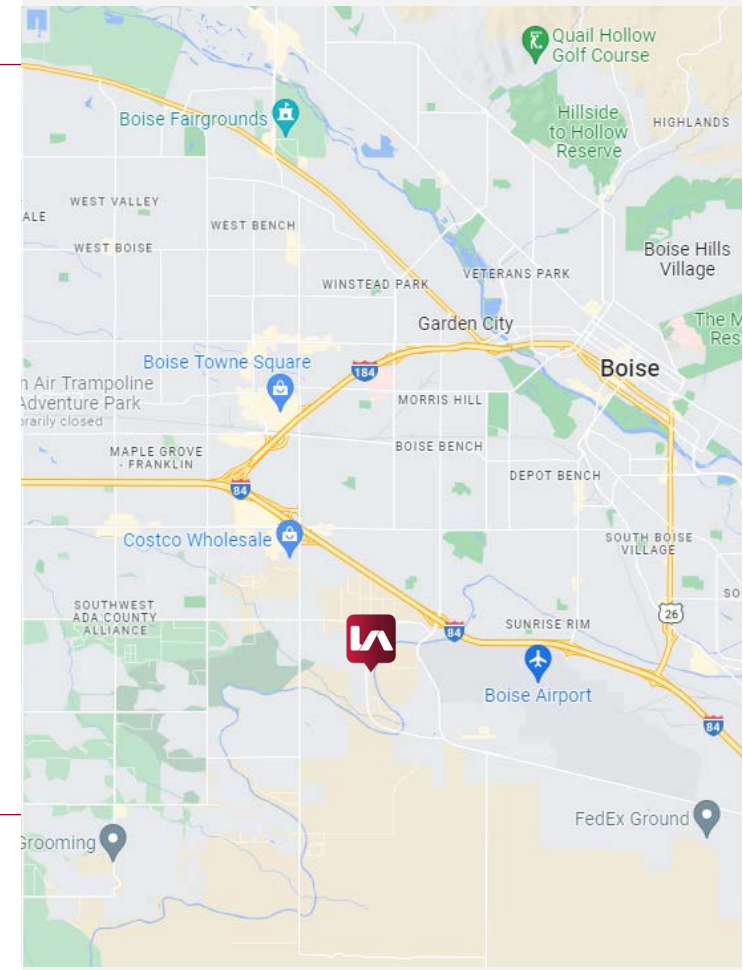
to Downtown Boise

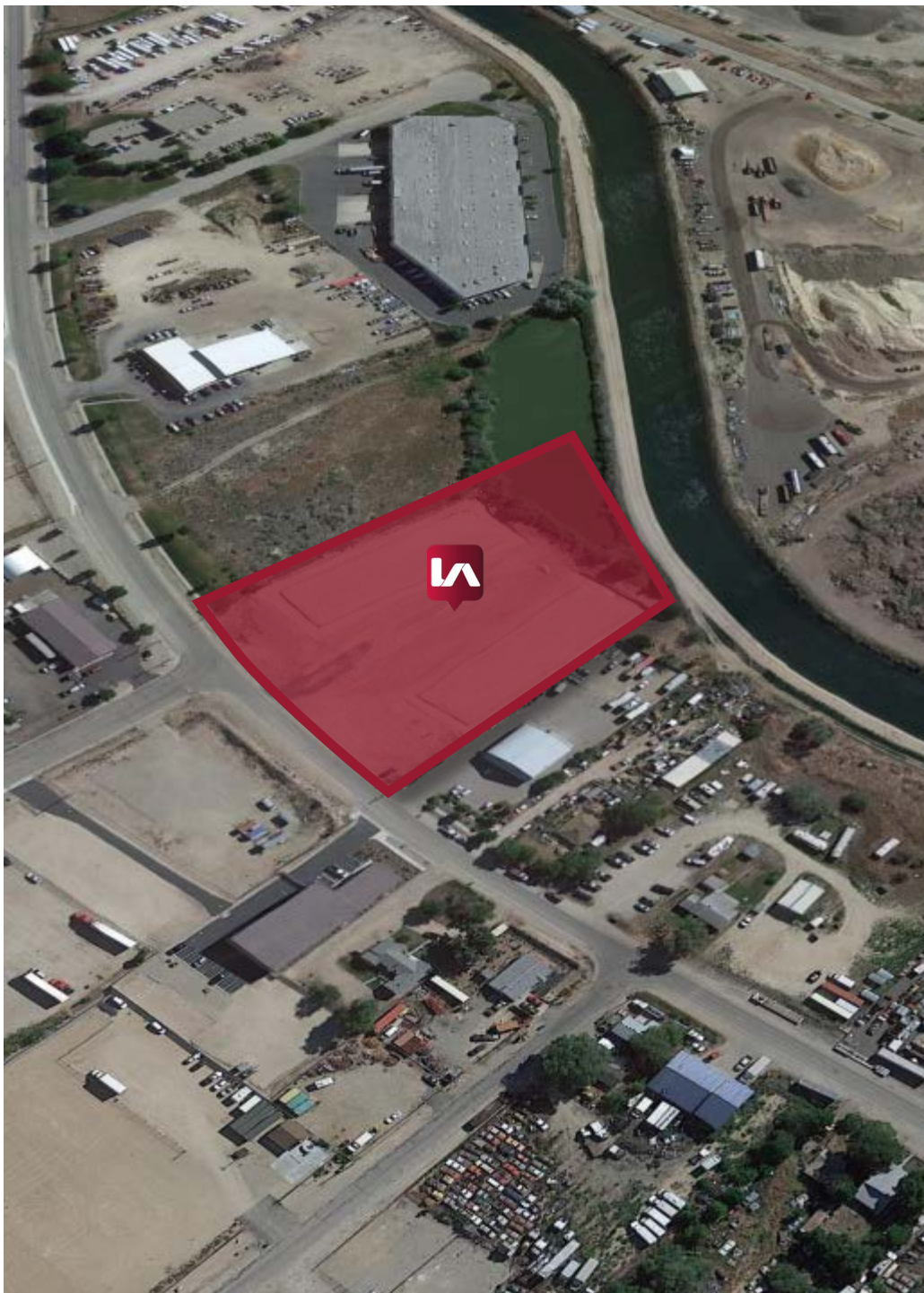
5 min.  
2.4 mi.

to Boise Airport

"The state has led the country in population growth for the fifth year in a row. From 2020 to 2021, Idaho's population grew 2.9%, according to U.S. Census Bureau population estimates. Idaho welcomed 53,000 new residents, bringing its population up to about 1.9 million, the Spokesman-Review reported. The main reason was people moving from other states. Neighboring states Utah and Montana ranked just behind Idaho, growing 1.7% each."

USNews





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