



Industrial Warehouse, Office & Yard *For Lease/Sublease**

4600 S. Apple Street | Boise, ID 83716

**Can be leased separately*

Jack Cosca
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Downtown Boise
5.5 miles | 15 min.

I-84
2.3 miles | 9 min.

Boise Airport
3.5 miles | 11 min.

Office
For Sublease

Warehouse
For Sublease

1-8.37 Acre Yard
For Lease

Micron
3.2 miles | 6 min.

ACCESS ROAD

Federal Way

21,000 VPD



Easy Access to Railway & Boise Airport



FOR SUBLEASE

Warehouse Overview

HIGHLIGHTS

Property Type	Industrial
Clear Height	49' at peak
Drive-in Doors	<i>10 total overhead doors :</i> 6: 16' w x 20' h 2: 12' w x 14' h 2: 12' w x 12' h
Overhead Cranes	30 ton & 10 ton
Power	Wholesale power Separately metered <ul style="list-style-type: none"> • 480/277V, 3 phase (main service/panels) • 208/120V, 3 phase (subpanels) <p>Single-phase power available (via 208/120V and 480/277V panels)</p>

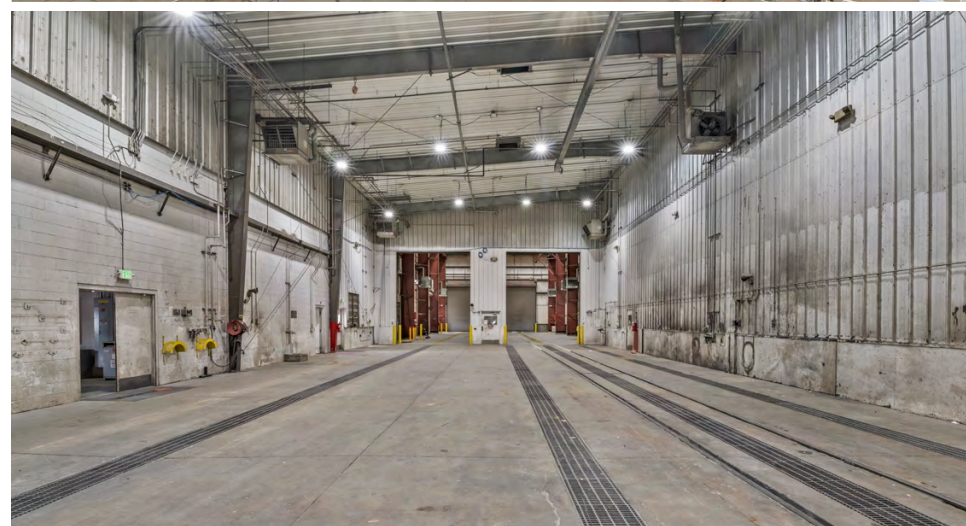
- 18,066 SF rail served
- > 2,160 SF rail served media blasting booth

LEASE RATE:

\$1.15/SF NNN



Rentable Yard Space





FOR SUBLEASE

Office Overview

HIGHLIGHTS

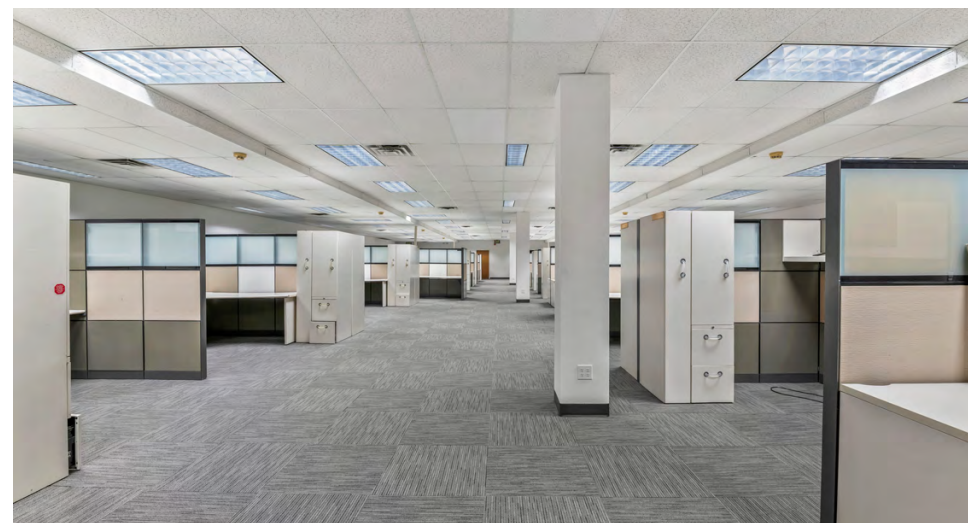
Property Type Industrial

Size 8,244 SF

- 17 Private offices (Outside facing)
- 40 Bullpen style cubicles
- Breakroom
- Conference Room
- Storage Room
- Men's/ Women's restroom

SUBLEASE RATE:

\$1.20/SF FSEJ





FOR LEASE

Yard Overview

HIGHLIGHTS

Property Type	Industrial
Yard Size	1–8.37 Acres
Parcel #	S1036212575
Zoning	City of Boise I-1 Industrial Light

- Compacted gravel for all weather heavy truck use
- Secured area with fencing and gate
- Illuminated yard area
- 24/7 Security camera access
- 2.4 Miles to I-84 exit 57 (E Gowen Rd)

LEASE RATE:

\$0.14/SF NNN



Gallery



Media Blasting Booth



Warehouse Locker Room



30 Ton Crane



Wholesale Power



Aerial Map

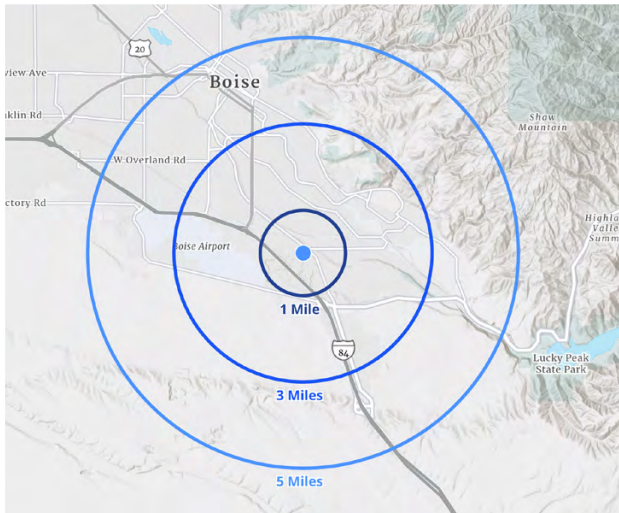


Google Map



Street View

DEMOGRAPHICS | 2025



	1 Mile	3 Miles	5 Miles
Population	6,263	50,593	103,312
Households	2,591	22,326	46,091
Avg. Income	\$137,357	\$132,087	\$119,359



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