

FLEXIBLE INDUSTRIAL SHELL SPACE FOR SALE

9373 W. Emerald St., Boise, ID 83704



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

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PROPERTY DETAILS

| | |
|-------------------------|---------------------------|
| SALE PRICE | \$1,800,000 |
| TOTAL BLDG. SIZE | 17,190 SF |
| SITE AREA | 0.86 Acres |
| PARKING | 15 Private Spaces |
| CLEAR HEIGHT | 31' |
| OVERHEAD DOORS | (2) 14' x 16' Grade Level |
| ZONING | I-1 |
| PARCEL | R1573690195 |



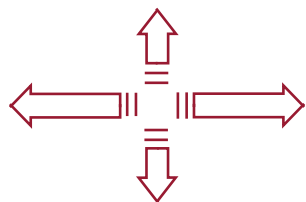
SPACE BREAKDOWN

| SPACE | TYPE | SIZE | STATUS |
|------------------------|-----------|------------------|------------|
| 1st Floor | Warehouse | 11,047 SF | Finished |
| 1st Floor | Office | 3,200 SF | Unfinished |
| 2nd Floor | Office | 2,943 SF | Unfinished |
| TOTAL BLDG. SF: | | 17,190 SF | |
| Outside | Covered | 4,530 SF | Finished |

EXECUTIVE SUMMARY

Lee & Associates is pleased to present a unique opportunity to acquire a partially completed flex industrial building available for sale. The project is approximately 40% complete, with the 11,047 SF warehouse fully constructed and utilities stubbed, providing a strong foundation for a buyer to complete improvements to their specific operational needs.

Approved plans call for a two-story office buildout totaling 6,143 SF (3,200 SF on the first floor and 2,943 SF on the second), along with 4,530 SF of covered storage offering a functional blend of warehouse, office, and outdoor capabilities. This property is well-suited for tile and stone users, contractors, fabricators, distributors, or other light industrial operators seeking a combination of warehouse space, covered storage, and the flexibility to incorporate showroom, office, or mezzanine improvements tailored to their business.



11-MINUTE DRIVE TO BOISE AIRPORT



JUST A 5-MINUTE DRIVE TO I-84



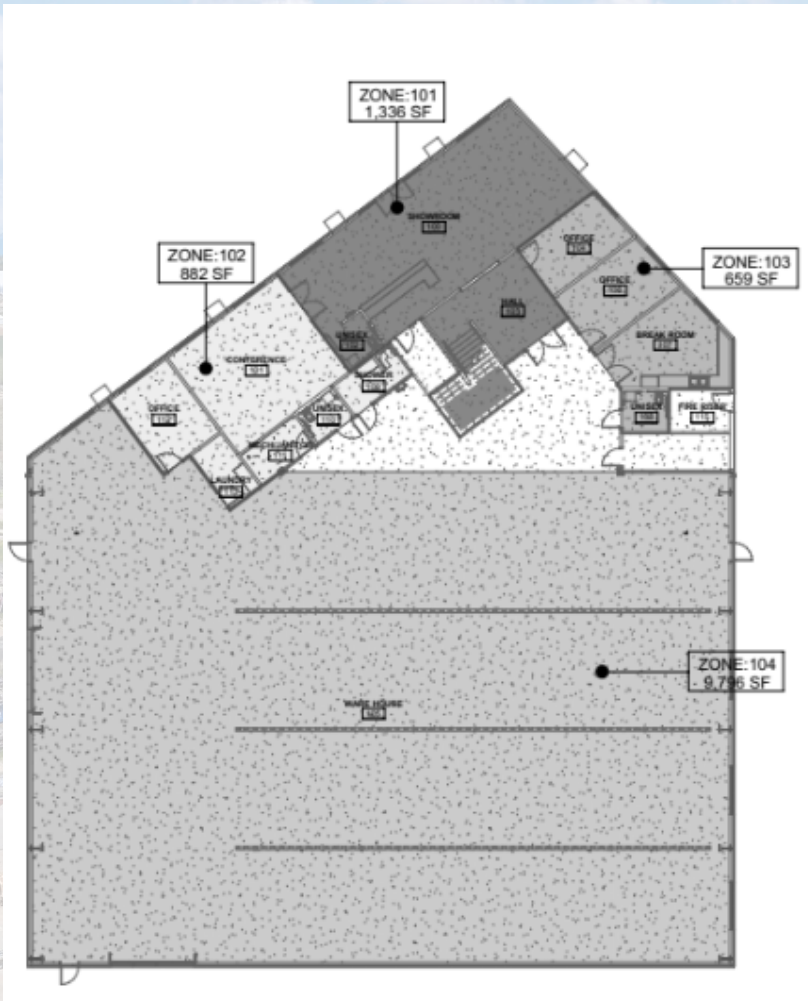
ELECTRIC PACKAGE AND FIRE SUPPRESSION PACKAGE ALREADY PURCHASED AND IN STORAGE



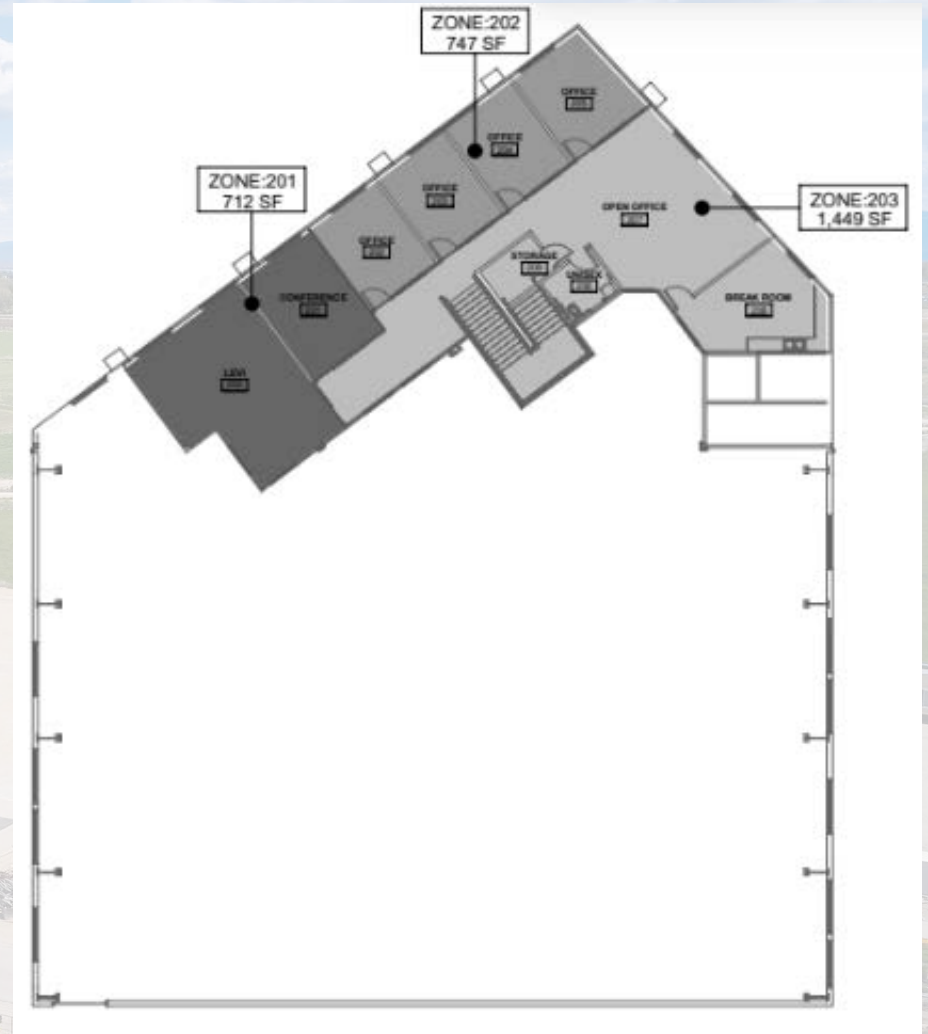
FULLY APPROVED PLANS FOR TWO-STORY OFFICE BUILD-OUT, WAREHOUSE, AND COVERED STORAGE



FLOOR PLAN



FIRST FLOOR



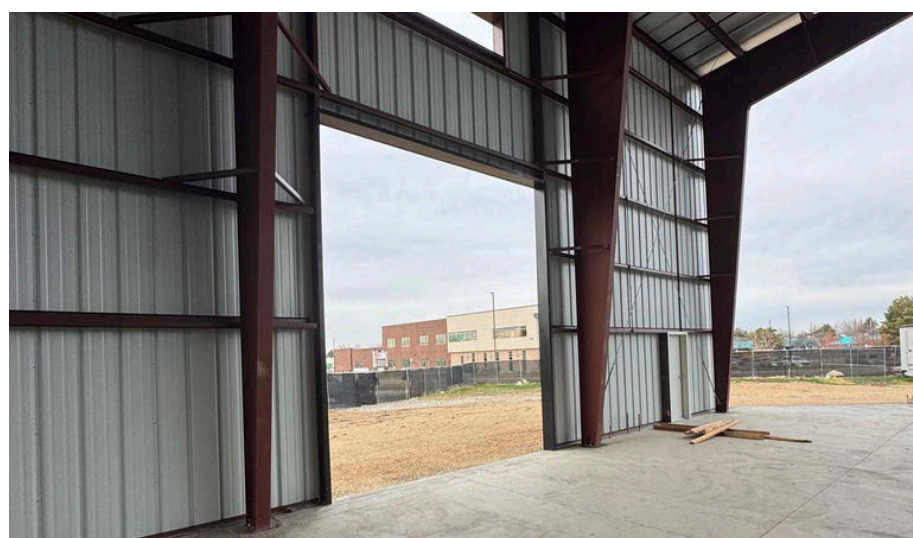
SECOND FLOOR

SITE PLAN

TOTAL SPACE SIZE

| | |
|------------------------|------------------|
| 1ST FLOOR Warehouse | 11,047 SF |
| 1ST FLOOR Office | 3,200 SF |
| 2ND FLOOR Office | 2,943 SF |
| TOTAL: | 17,190 SF |
| OUTSIDE STORAGE | 4,530 SF |





AERIAL



N. FIVE MILE RD.

W. Franklin Rd.



W. EMERALD ST.



INTERSTATE - 2.3 MILES



MICRON - 11.1 MILES



BOISE AIRPORT - 6.8 MILES

POPULATION

| | 2-MILE | 4-MILE | 6-MILE |
|-----------------|--------|--------|---------|
| 2025 Population | 26,053 | 86,869 | 180,297 |

INCOME

| | 2-MILE | 4-MILE | 6-MILE |
|-------------------------------|-----------|-----------|-----------|
| 2025 Average Household Income | \$101,141 | \$112,228 | \$106,423 |

HOUSEHOLDS

| | 2-MILE | 4-MILE | 6-MILE |
|-----------------------|--------|--------|--------|
| 2025 Total Households | 11,474 | 37,184 | 75,007 |

LABOR FORCE

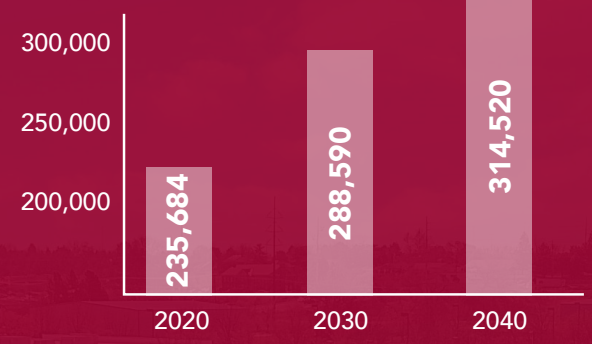
| | 2-MILE | 4-MILE | 6-MILE |
|----------------------|--------|--------|--------|
| Civilian Labor Force | 14,609 | 48,167 | 98,051 |

KEY EMPLOYERS

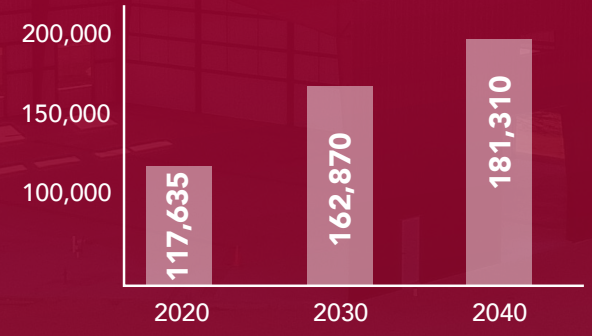
| | # OF EMPLOYEES |
|--------------------------|----------------|
| Albertsons | 273,000+ |
| Micron Technology | 31,400+ |
| State of Idaho | 26,100+ |
| St Luke's Health Systems | 12,825+ |
| WinCo Foods | 12,000+ |

GROWTH PROJECTION

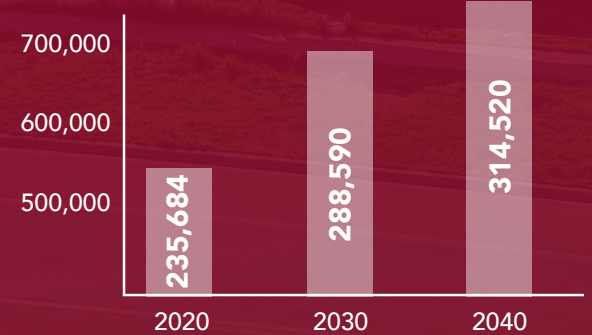
BOISE



MERIDIAN



ADA COUNTY



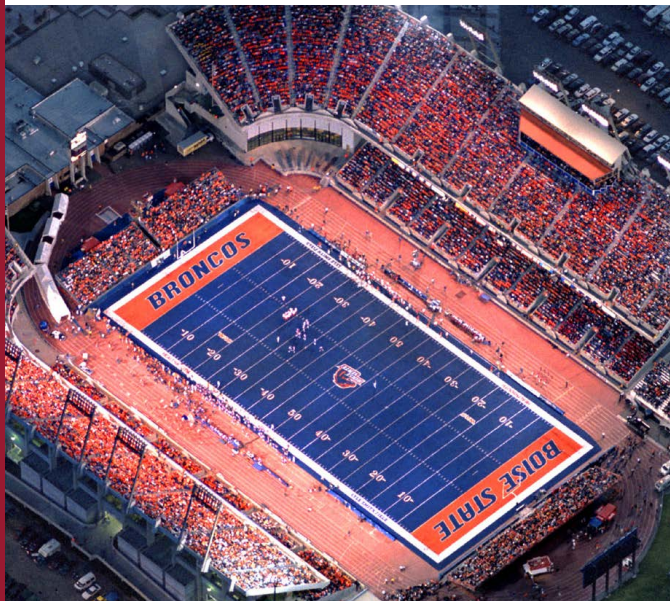
AREA OVERVIEW

BOISE, IDAHO

Boise, Idaho, is a dynamic city that serves as the state's capital and its largest metropolitan area. Nestled in the heart of the Treasure Valley, Boise is cradled by the Boise River to the south and the foothills of the Rocky Mountains to the north, offering residents and visitors alike a striking blend of urban sophistication and outdoor adventure. The city's downtown area is a vibrant hub, featuring a mix of modern architecture, historic buildings, and a thriving cultural scene with galleries, theaters, and a variety of restaurants and shops.

The mild climate and scenic landscapes make it a year-round destination for outdoor activities. Residents enjoy access to extensive trails for hiking and biking, particularly in the nearby Boise National Forest and along the Boise River Greenbelt, a 25-mile path that runs through the city. The Boise River itself is popular for fishing, kayaking, and summer float trips, contributing to the city's reputation as an outdoor enthusiast's paradise.

Boise is also known for its strong sense of community and high quality of life, often ranking highly in national surveys for livability, safety, and affordability. The city's welcoming atmosphere, combined with its scenic beauty and economic opportunities, has made it an increasingly popular destination for new residents and businesses alike.





FOR MORE INFORMATION, PLEASE CONTACT

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