



# 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

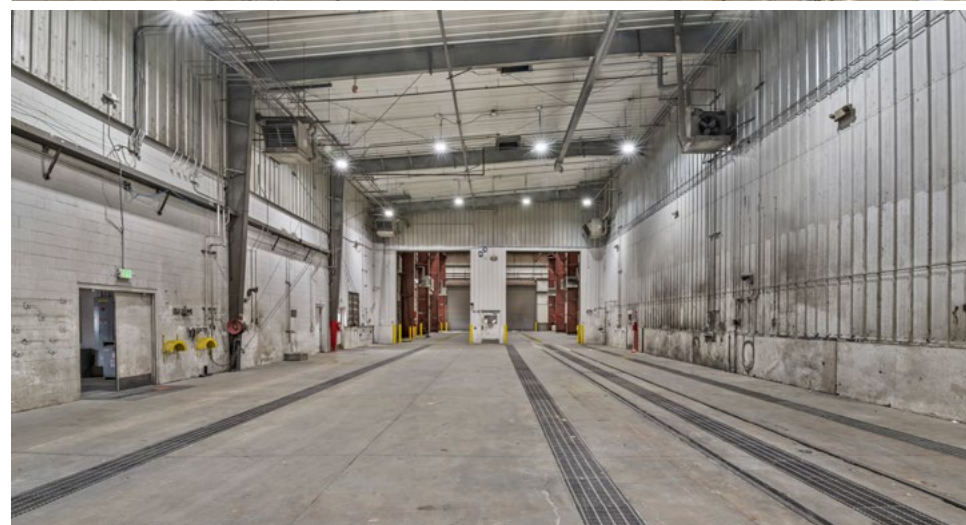
## HIGHLIGHTS

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"> <li>• 480/277V, 3 phase (main service/panels)</li> <li>• 208/120V, 3 phase (subpanels)</li> </ul> <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







FOR SUBLEASE

# Office Overview

## HIGHLIGHTS

Property Type	Office
Size	8,244 SF
Prime Lease Expiration	November 6, 2035
Preferred Term	One year, up to nine years

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

SUBLEASE RATE:

**\$12/SF/YR 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



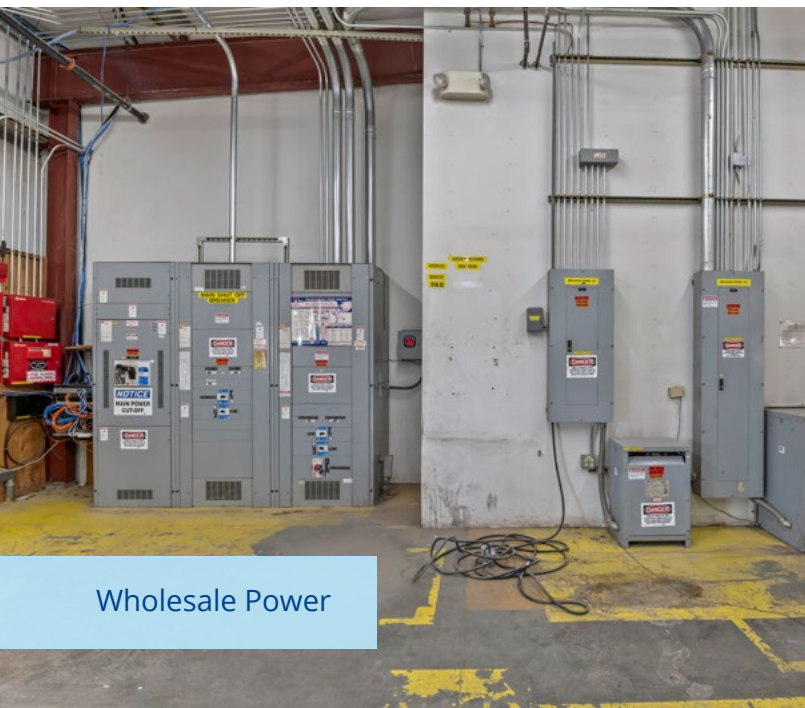
Media Blasting Booth



Warehouse Locker Room



30 Ton Crane



Wholesale Power



# Aerial Map

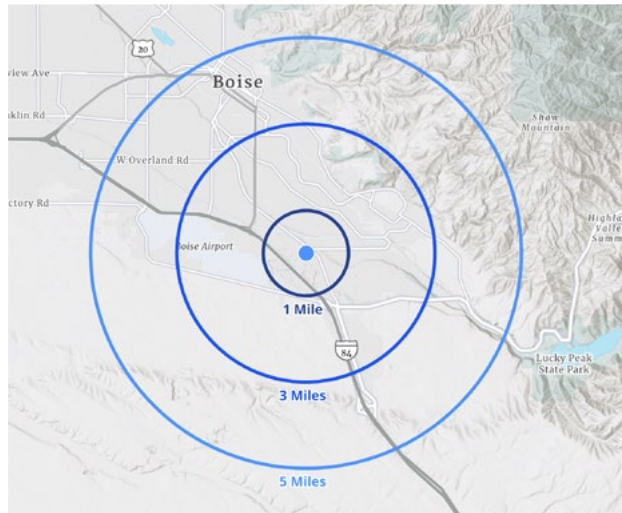


[Google Map](#)



[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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