

BOISE INDUSTRIAL SPACES FOR LEASE

921 W. Amity Rd., Boise, ID 83705

6,891 SF - 108,274 SF AVAILABLE



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

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EXECUTIVE SUMMARY

Lee & Associates is pleased to present an opportunity to lease 6,891 SF - 108,274 SF of highly functional industrial space in Boise, Idaho. The property is strategically positioned with close proximity to Interstate 84, the Boise Airport, and Micron's headquarters and manufacturing campus. Designed with logistics and manufacturing in mind, the site provides easy truck access on and off the property with minimal traffic congestion along Amity Road. This makes an efficient choice for distribution, warehousing, or light manufacturing users. LED lighting, interior and exterior paint, office refresh, and other improvements underway.



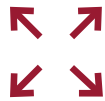
**DOCK-HIGH/GRADE
LEVEL DOORS**



**OFFICE BUILD-OUT FOR
ADMIN & OPERATIONS**



**EFFICIENT
INTERSTATE ACCESS**



**18'-20' CLEAR
HEIGHT**



PROPERTY DETAILS

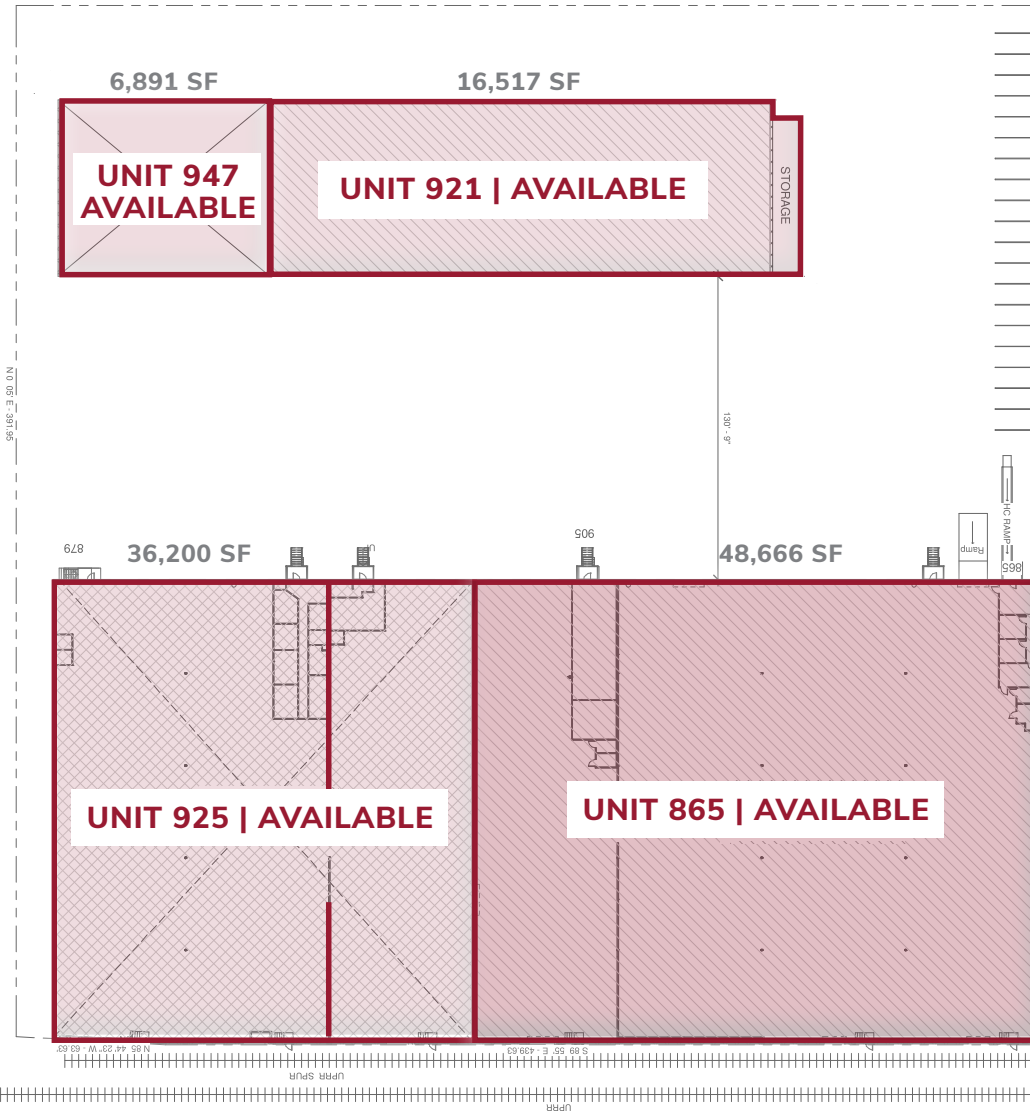
LEASE RATE	Contact Agent
AVAILABLE	Unit 865, Unit 921, Unit 925, Unit 947
UNIT 865 SIZE	48,666 SF
UNIT 921 SIZE	16,517 SF
UNIT 925 SIZE	12,365 - 36,200 SF
UNIT 947 SIZE	6,891 SF
POWER	<i>UNIT 865:</i> 600 Amps of 277/480v <i>UNIT 921:</i> 300 Amps of 120/208v <i>UNIT 925:</i> 450 Amps of 270/480v <i>UNIT 947:</i> 150 Amps of 120/208v 400 Amps of 270/480v
CLEAR HEIGHT	18'-20'
LOADING	Dock-High & Grade Level Doors
FIRE SPRINKLERS	Yes
ZONING	I-1



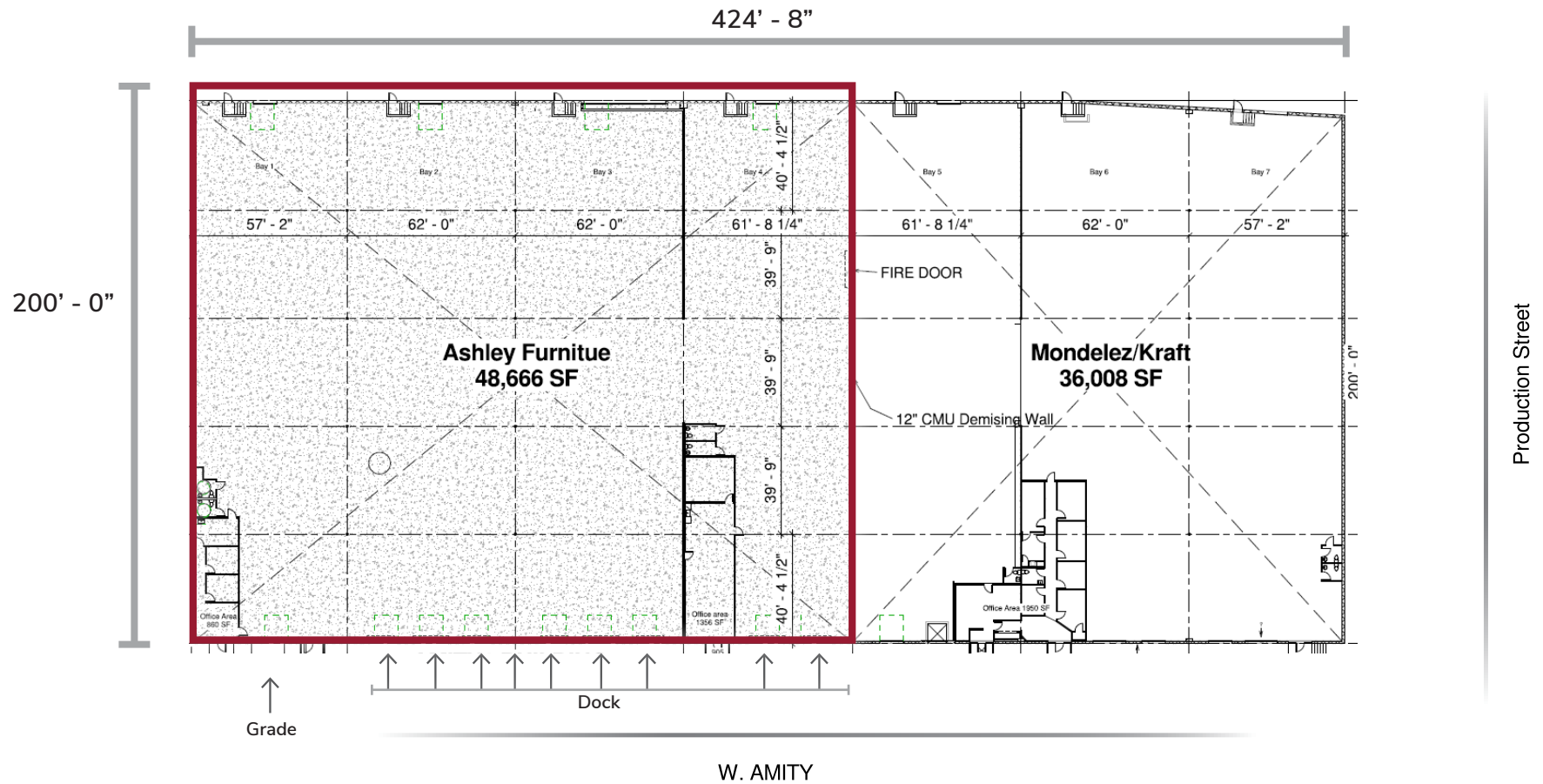
SITE PLAN

W. AMITY

Production Street



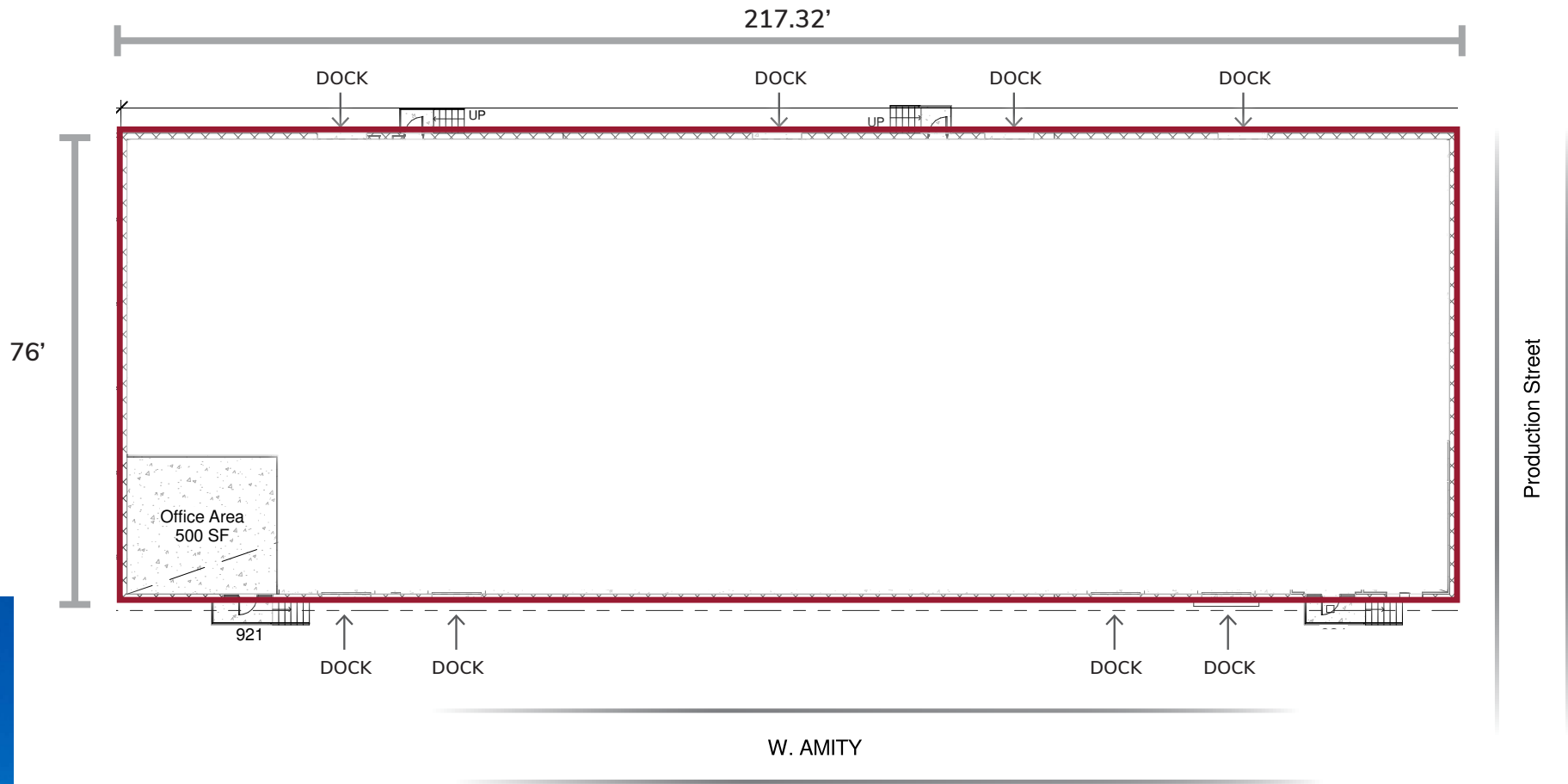
865 FLOOR PLAN



UNIT 865 - 48,666 SF

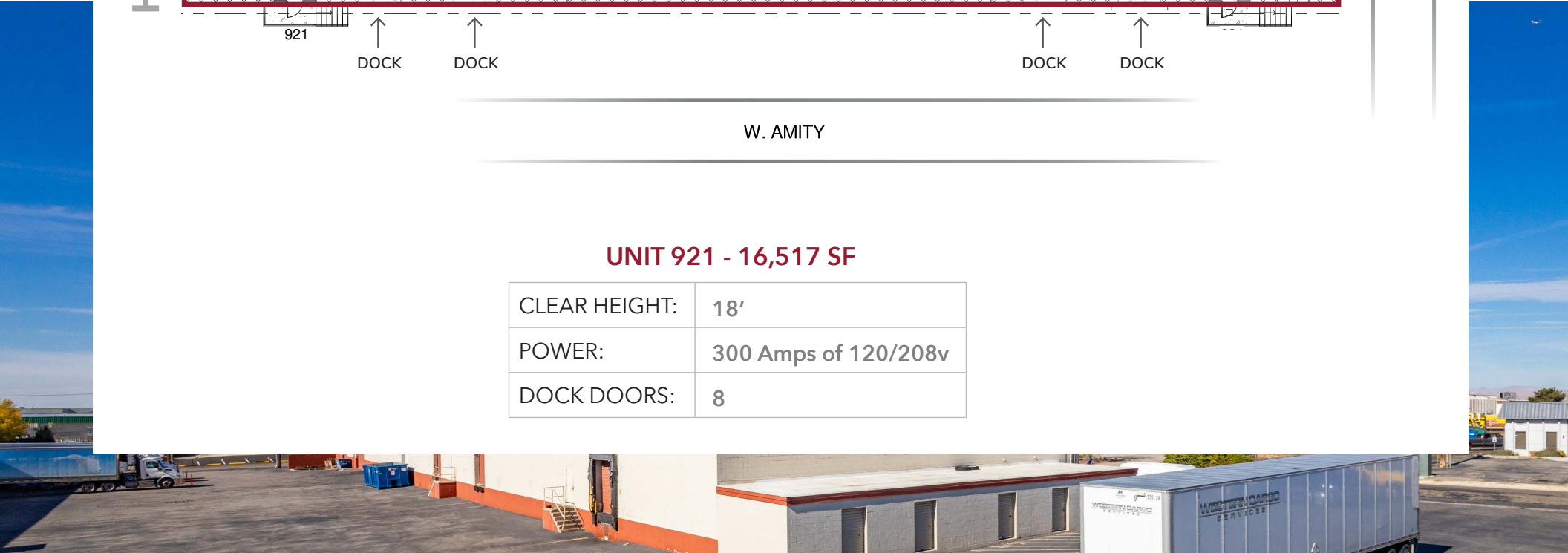
CLEAR HEIGHT:	20'
POWER:	600 amps of 277/480v
DOCK DOORS:	9 Total (Including 1 oversized 16' door)
GRADE DOORS:	1
RAIL SPUR:	Yes

921 FLOOR PLAN



UNIT 921 - 16,517 SF

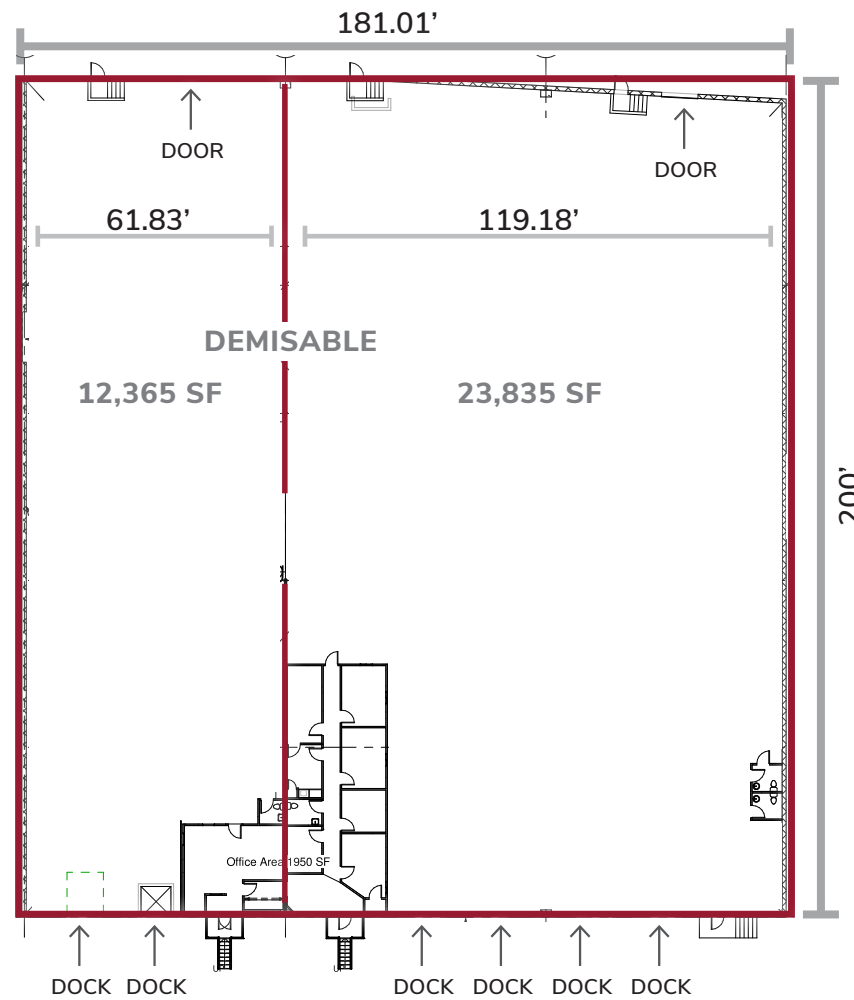
CLEAR HEIGHT:	18'
POWER:	300 Amps of 120/208v
DOCK DOORS:	8



925 FLOOR PLAN

UNIT 925 - 12,365 SF - 36,200 SF

CLEAR HEIGHT:	20'
POWER:	450 Amps of 270/480v
DOCK DOORS:	6
RAIL SPUR:	Yes
RAIL DOORS:	2



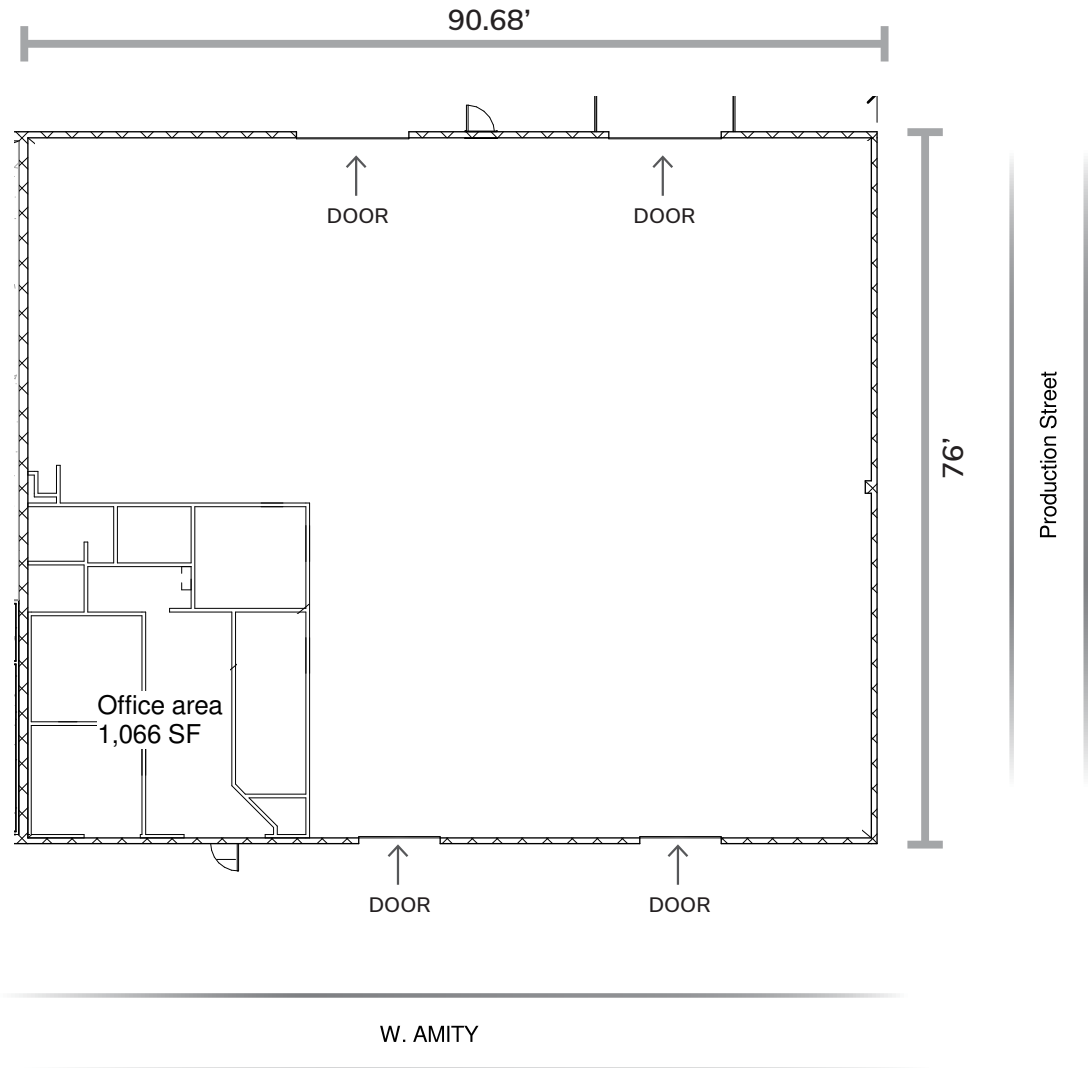
Truck Court

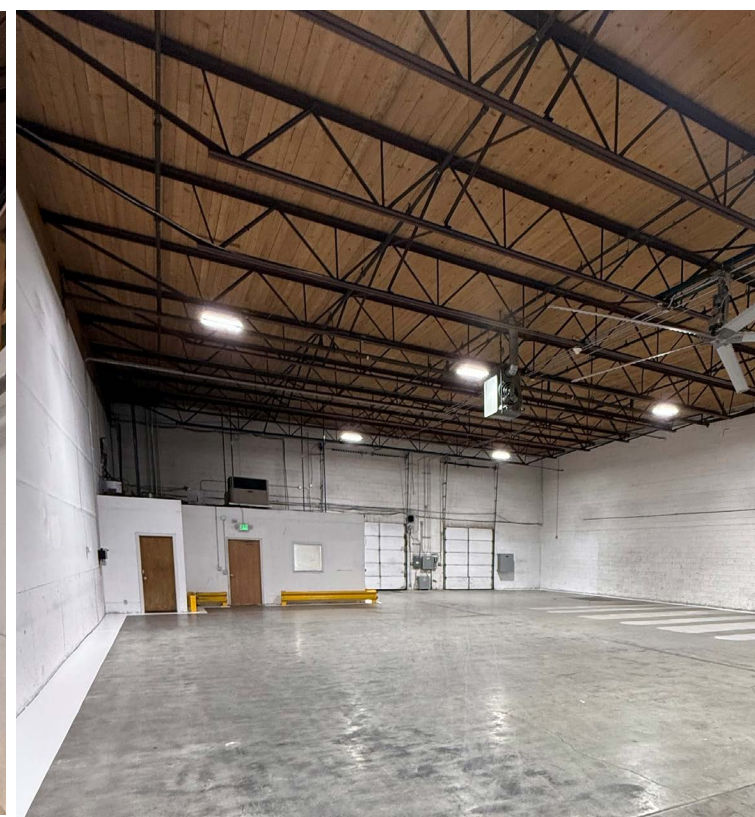
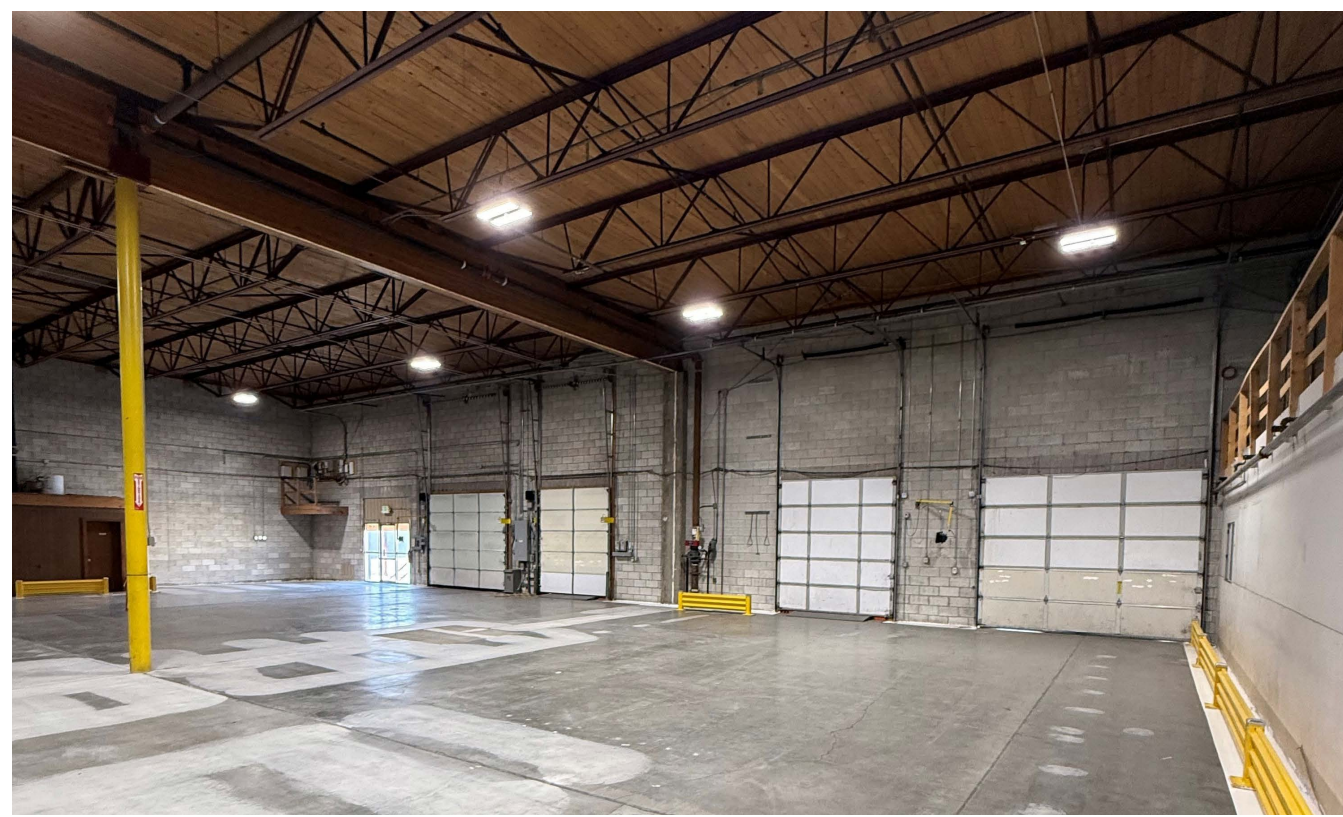
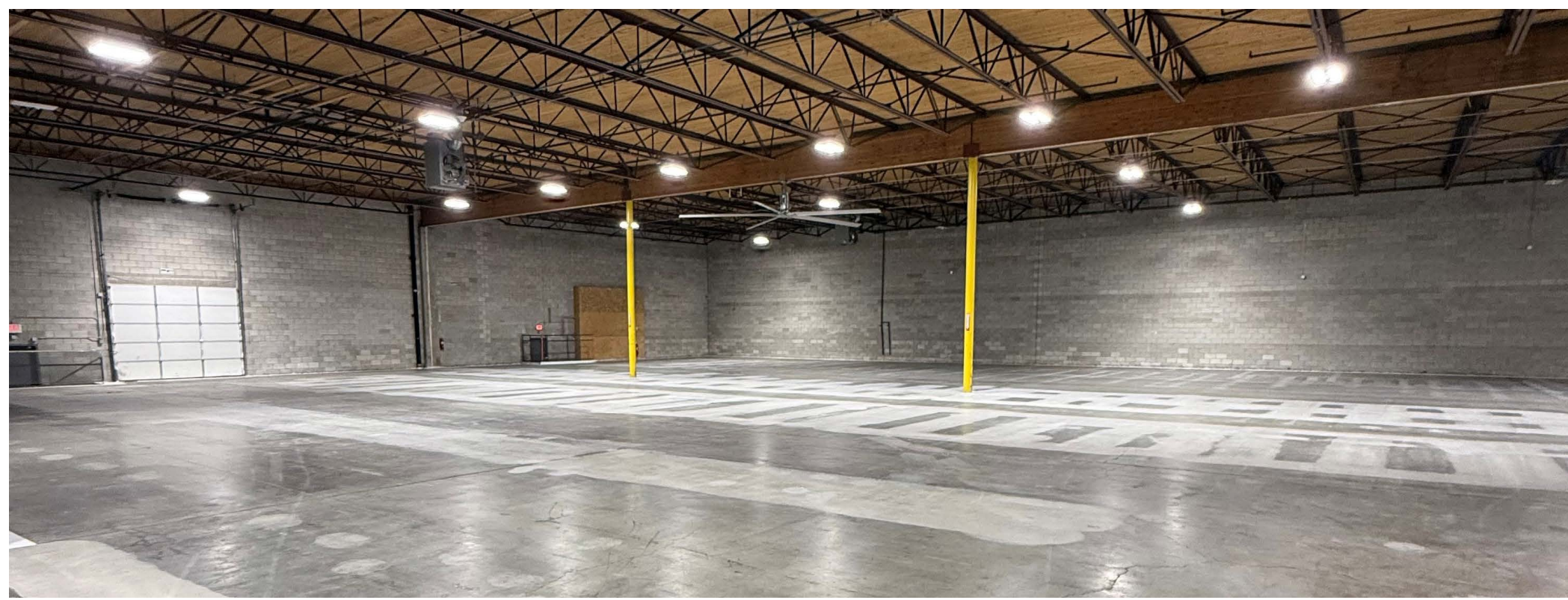


947 FLOOR PLAN

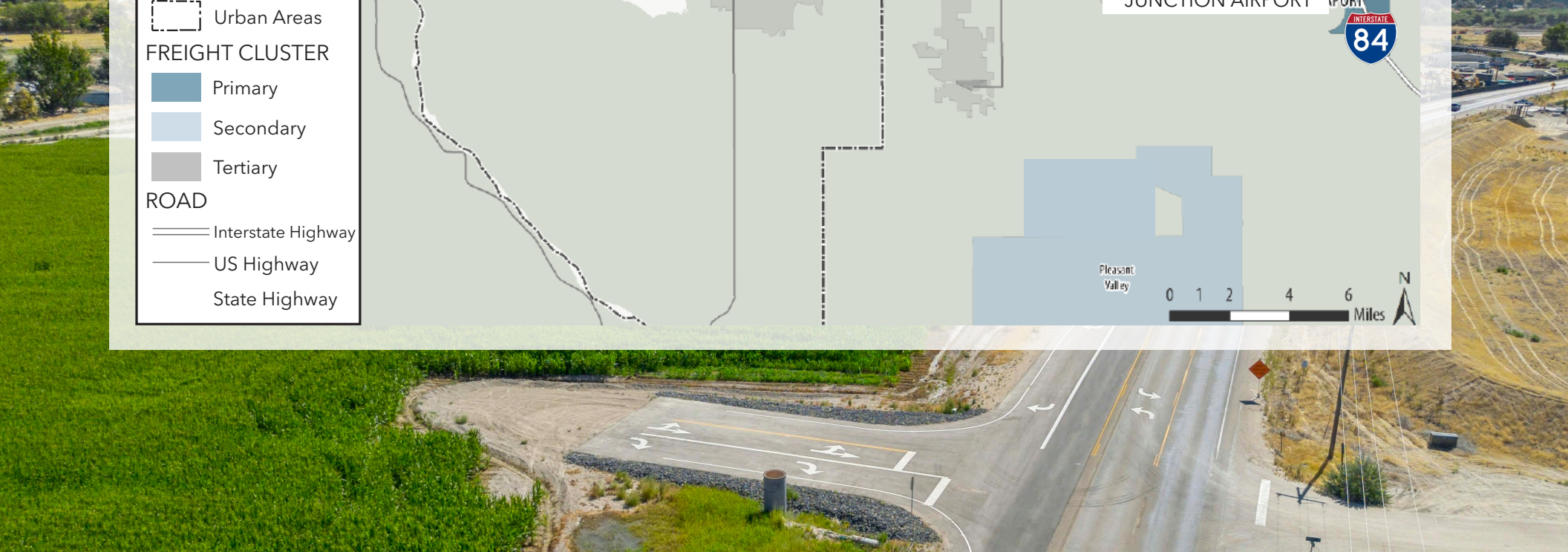
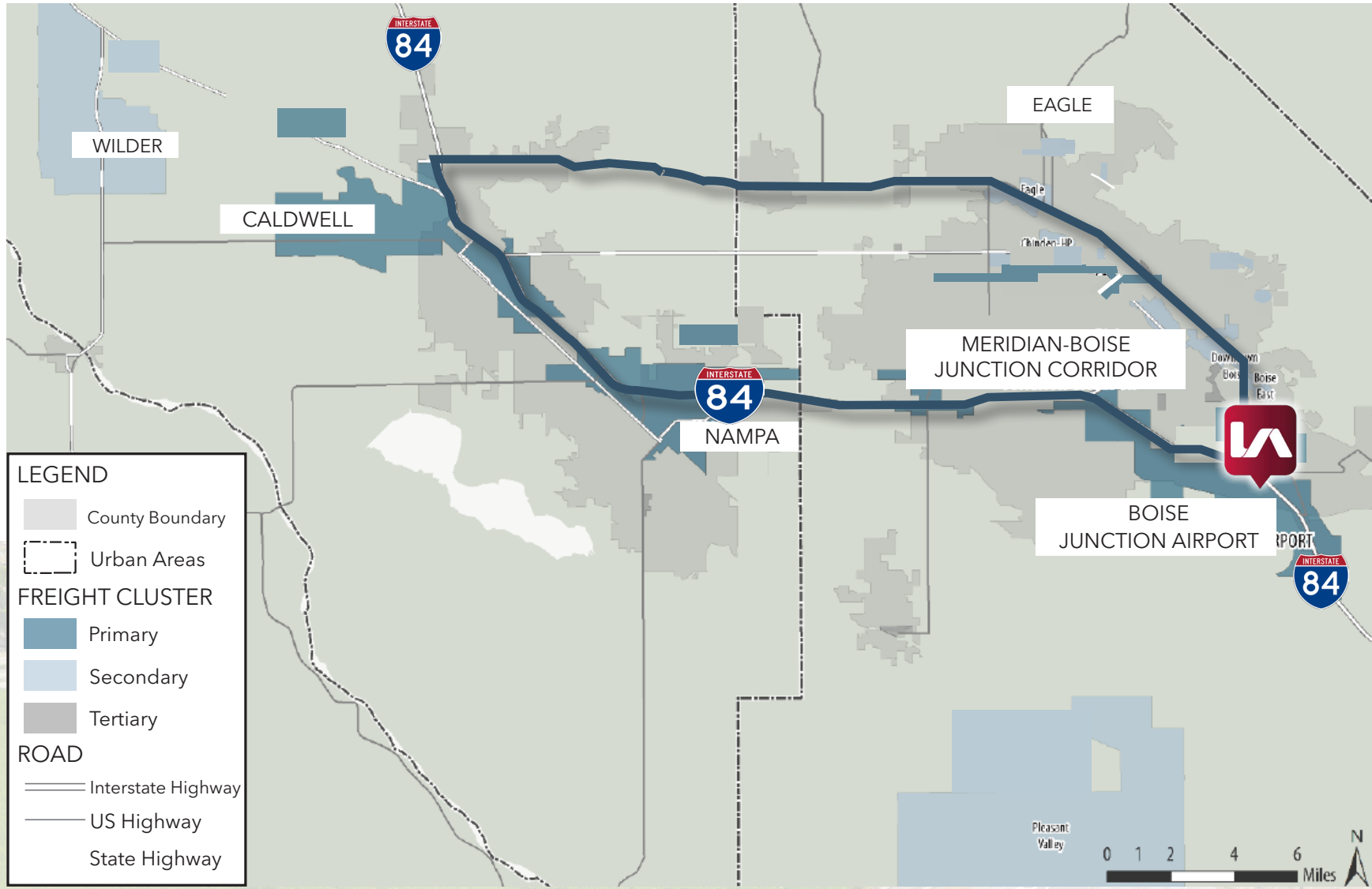
UNIT 947 - 6,860 SF

CLEAR HEIGHT:	18'
POWER:	150 Amps of 120/208v 400 Amps of 270/480v
GRADE LEVEL DOORS:	(1) 14x14 (1) 14x12 (2) 10x10

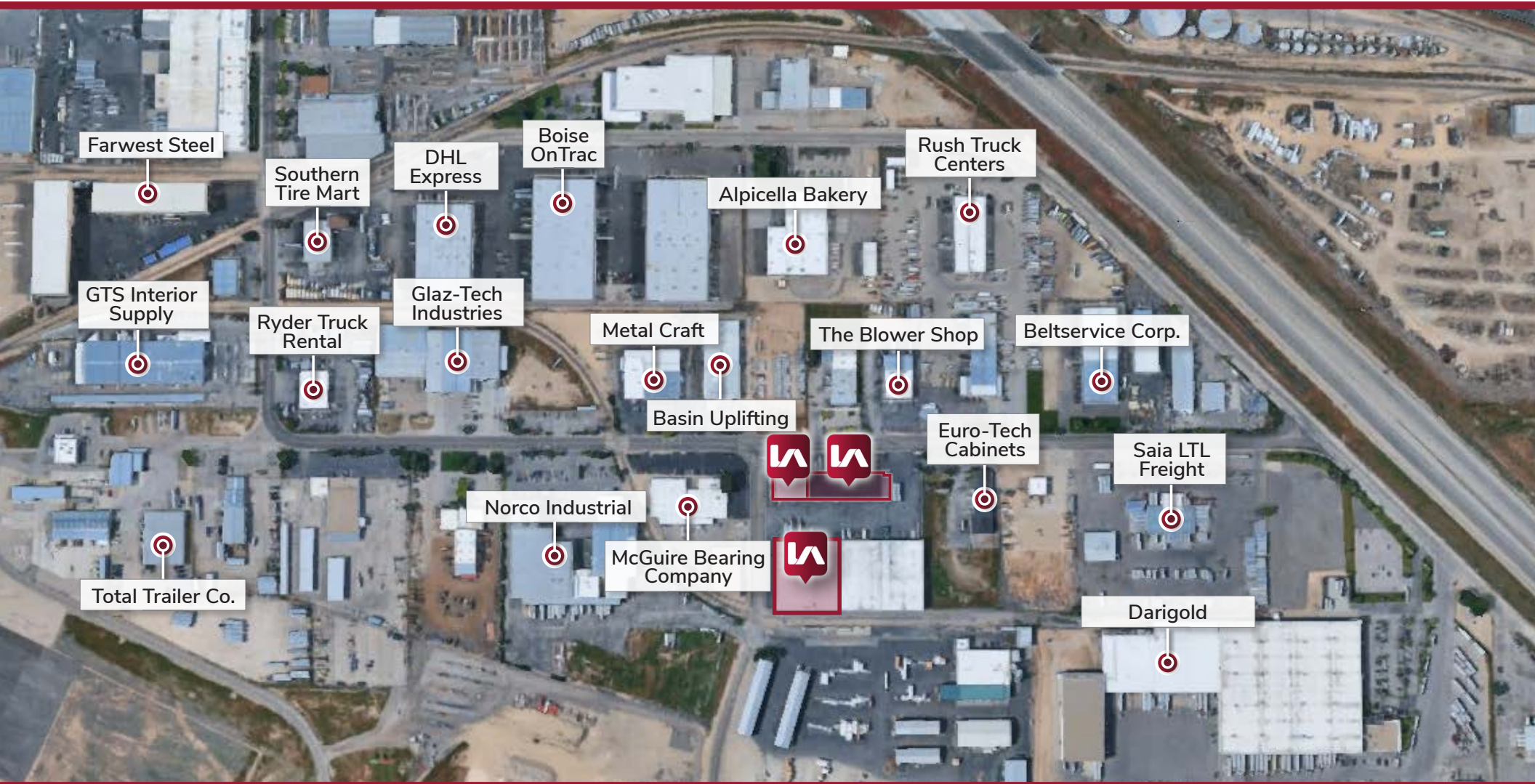




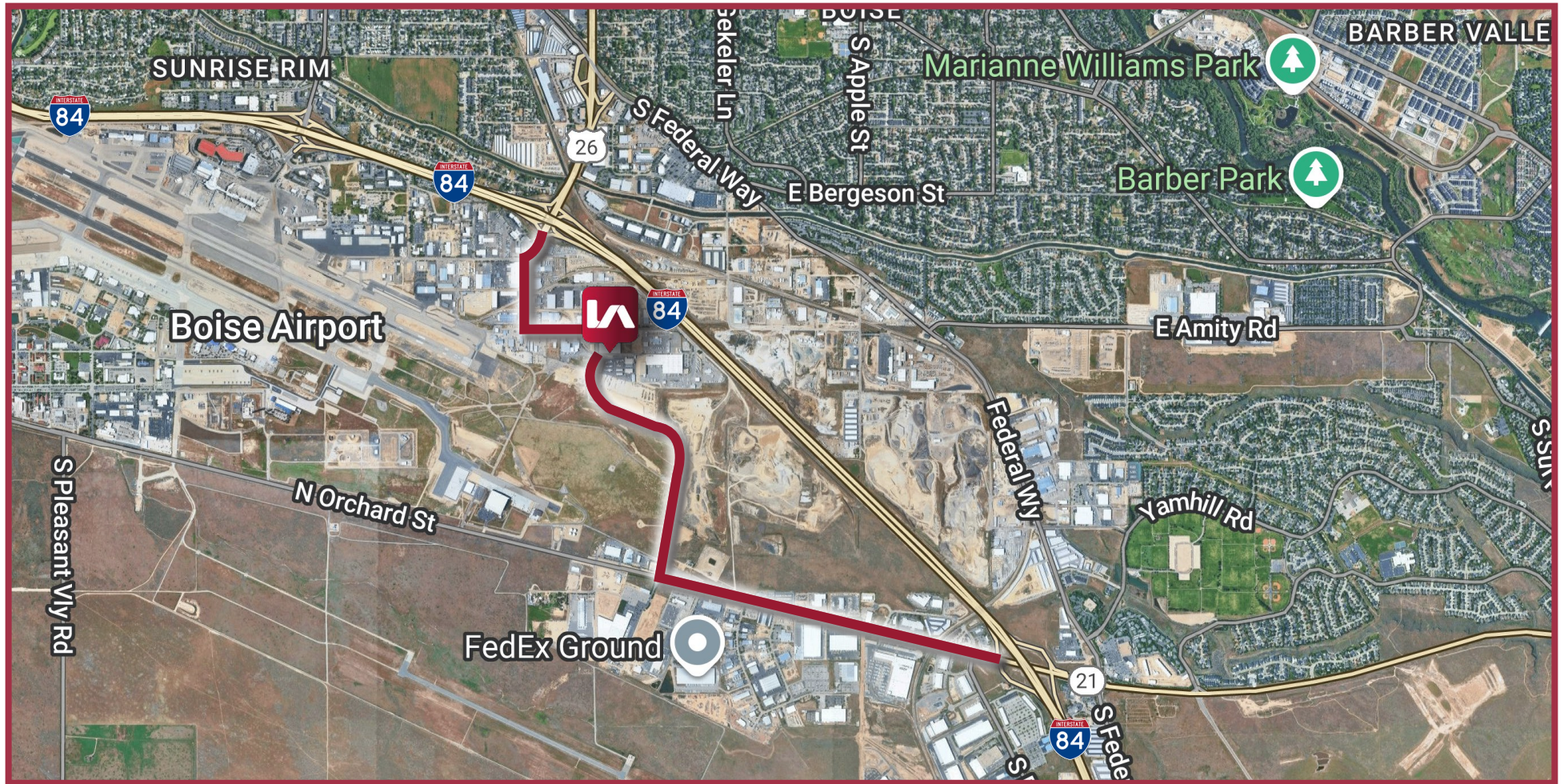
FREIGHT CIRCULATION MAP



SURROUNDING TENANTS



INTERSTATE MAP



184-INTERSTATE - 2 MINUTES | 0.6 MILES



MICRON TECHNOLOGY - 3.5 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

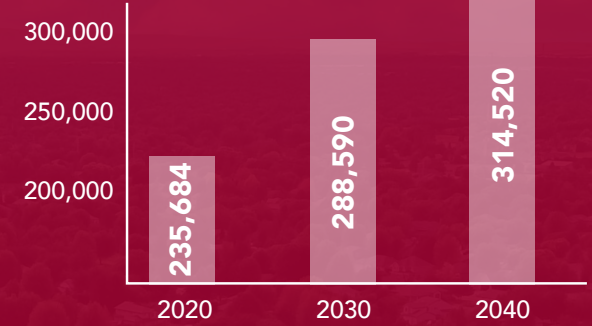
	2-MILE	4-MILE	6-MILE
Civilian Labor Force	14,609	48,167	98,051

KEY EMPLOYERS

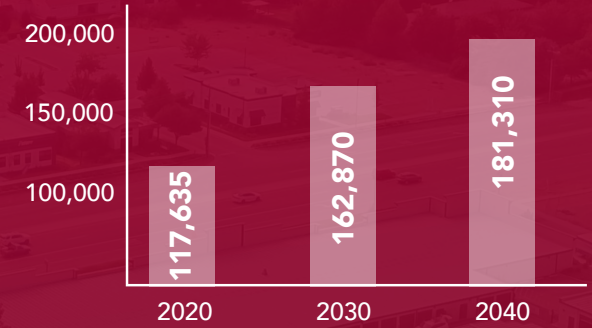
	# OF EMPLOYEES
Albertsons	273,000+
Micron Technology	31,400+
State of Idaho	26,100+
St Luke's Health Systems	12,825+
WinCo Foods	12,000+

GROWTH PROJECTION

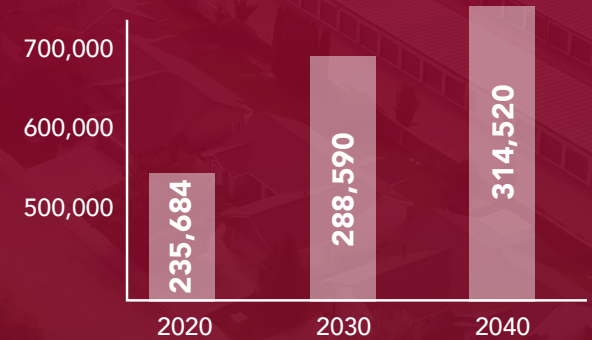
BOISE



MERIDIAN



ADA COUNTY



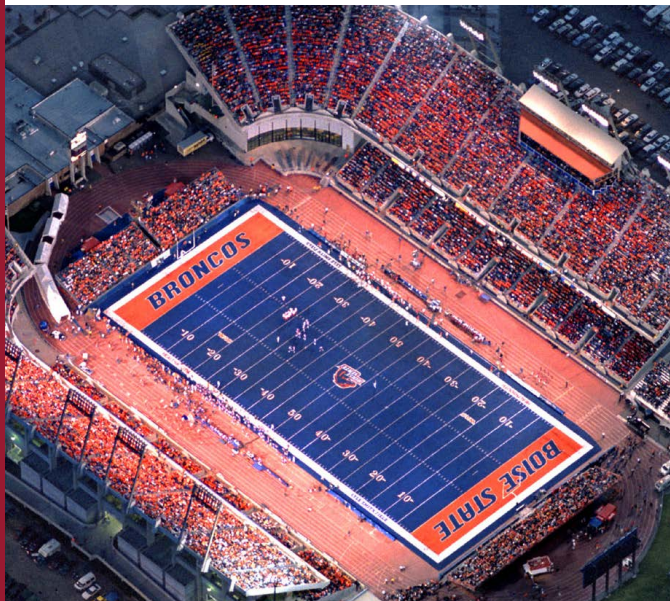
AREA OVERVIEW

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.





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FOR MORE INFORMATION, PLEASE CONTACT

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