



DESERT EDGE
COMMERCIAL

**20102 TUCKER RD
GREENLEAF, IDAHO**

FOR SALE

OPERATIONAL ADVANTAGES



- Rural setting with minimal adjacent residential constraints
- Ideal for contractors, equipment storage, or fleet-based operations
- Flexible yard configuration
- Lower land cost basis than Boise/Meridian industrial
- Room to operate without urban congestion
- Easy regional access via Hwy 44 & I-84



ABOUT THE PROPERTY

Greenleaf Industrial offers a functional industrial shop and yard site positioned between Caldwell and Parma with convenient access to I-84 and the greater Treasure Valley. Previously utilized for a hops operation, the property demonstrates a proven history of agricultural and light-industrial use, with infrastructure and yard configuration well-suited for contractors, equipment operators, storage users, or a variety of industrial applications seeking improvements already in place.

SITE COMPONENTS



±4.09 ACRES

- Sale Price: \$1,500,000
- ±21,200 SF total improvements
 - ±7,200 SF metal building (built 2022)
 - ±9,000 SF CMU building
 - ±5,000 SF CMU building
 - Clear heights ranging from 20'-36'
- Equal shares of water rights included
- Power, water, and existing septic system on site



GET IN TOUCH

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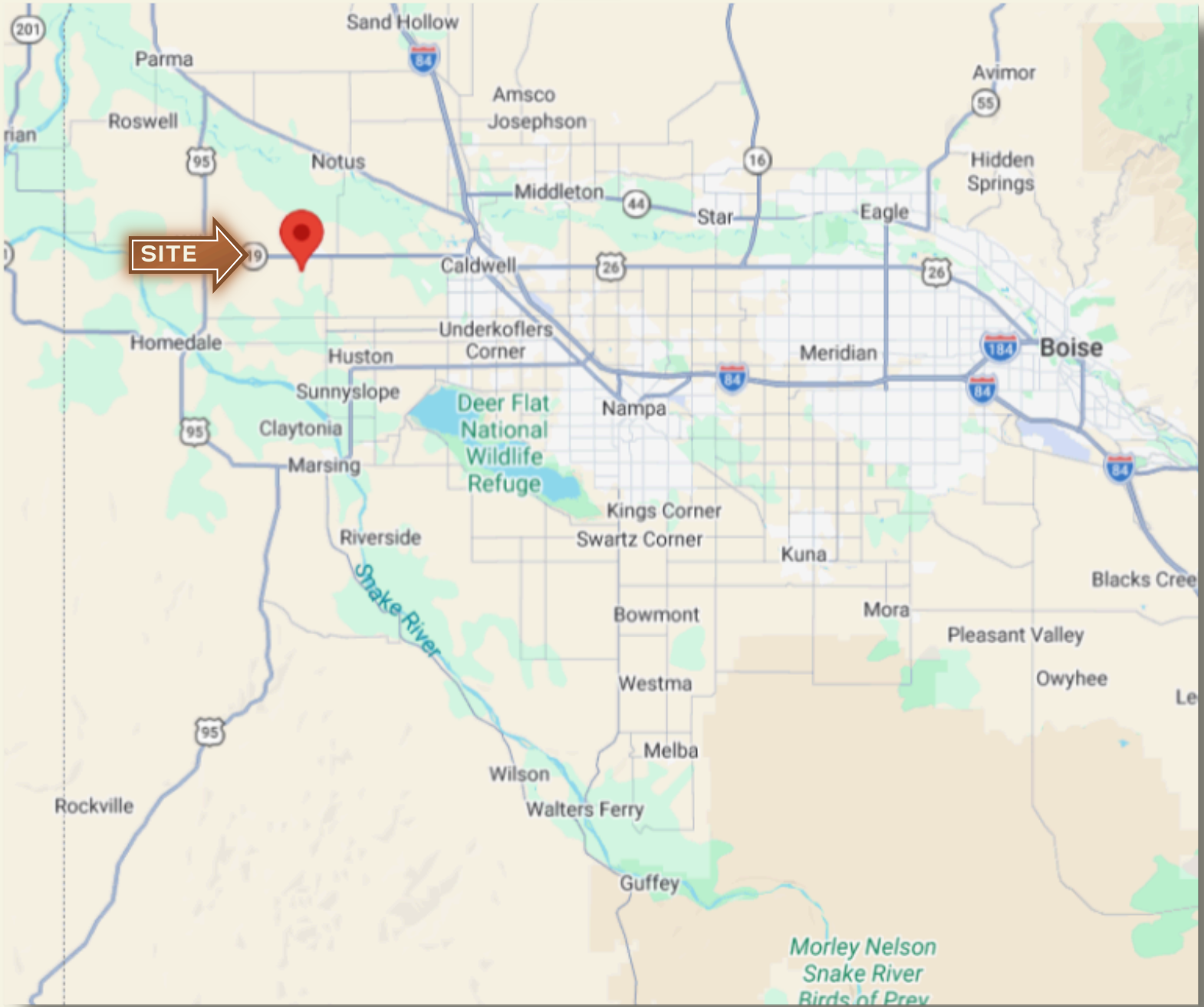
EXTERIOR PHOTOS



INTERIOR PHOTOS



MAP



FOR MORE INFORMATION, PLEASE CONTACT:

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