

# 7863 MOSSY CUP

INDUSTRIAL PROPERTY FOR LEASE | BOISE, ID 83709



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Convenient access to I-84.

1,760 SF flex/industrial suite with warehouse and office configuration.

Functional office layout with private offices and reception area.

Zoned I-1 – ideal for light industrial, service or logistics use.

Well-maintained building in Boise's sought after industrial corridor.

| SPACE:  | RSF:     | RATE:        | BASE MONTHLY: |
|---------|----------|--------------|---------------|
| Suite B | 1,760 SF | \$1.15 SF/mo | \$2,024 +NNN  |

|                      |                    |                    |           |
|----------------------|--------------------|--------------------|-----------|
| <b>Submarket:</b>    | Southwest          | <b>Zoning:</b>     | I-1       |
| <b>Available:</b>    | 11/1/2026          | <b>Power:</b>      | 200 Amps  |
| <b>Bldg Type:</b>    | Steel Construction | <b>Parking:</b>    | Ample     |
| <b>Bldg Size:</b>    | 7,040 SF           | <b>Lease Term:</b> | 3-5 Years |
| <b>Clear Height:</b> | 15'                | <b>Lease Type:</b> | NNN       |
| <b>Grade Level:</b>  | (1) 12'x12'        | <b>Est. NNN:</b>   | \$0.35 SF |

CONTACT

HIGHLIGHTS

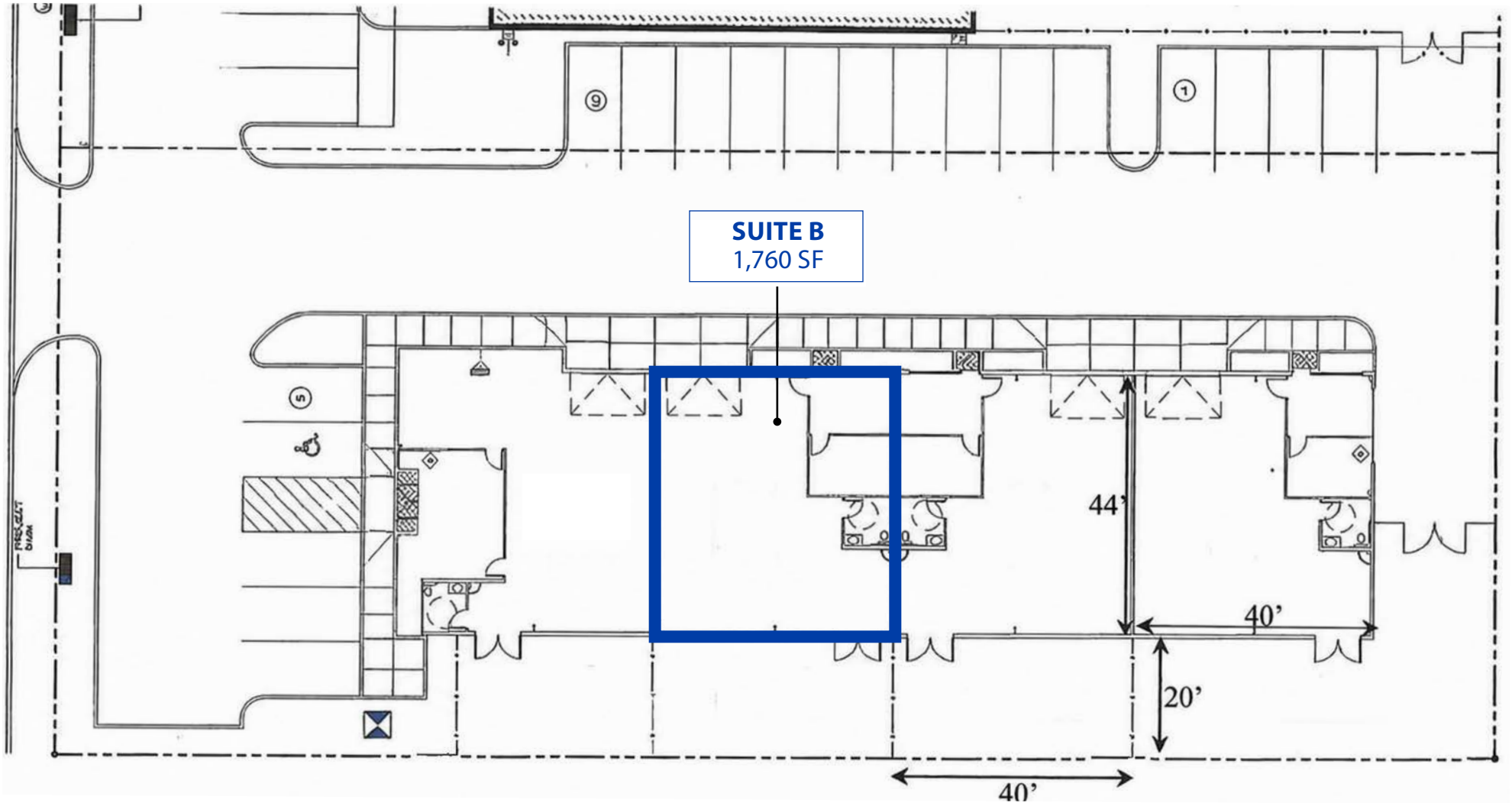
DETAILS

UPDATED: 8.6.2026

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# FLOOR PLAN



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DOWNTOWN BOISE

INTERSTATE ON-RAMP

3 MINS  
FROM SITE

COSTCO  
WHOLESALE

ups

S COLE RD

W VICTORY RD

I-84

I-84

7 MINS  
FROM SITE

INTERSTATE ON-RAMP

BOISE AIRPORT

**RAPIDLY GROWING AREA**



SITE

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