

FLEX BUILDING WITH CONCRETE PAVED YARD FOR LEASE

491 Airbase Rd., Mountain Home, ID 83647



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

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PROPERTY DETAILS

LEASE RATE \$1.10 SF/mo

LEASE TYPE NNN

BUILDING SIZE 22,010 SF

YEAR BUILT 1996

SITE AREA 2.56 AC

CLEAR HEIGHT 20'

COUNTY Elmore

MARKET Mountain Home

ZONING C-4



EXECUTIVE SUMMARY

Lee & Associates is pleased to present a well-maintained industrial/flex property built in 1996, totaling 22,010 SF on 2.56 acres. The building offers a functional mix of warehouse/shop space and \pm 8,458 SF of office/showroom, including a partial second floor, private offices, restrooms, and gas forced air with central A/C.

Zoned C-4, the property supports a wide range of commercial uses. Its proximity to major transportation routes, Micron, and Mountain Home Air Force Base makes it ideal for contractors, logistics, and service-based businesses.

PROPERTY HIGHLIGHTS

- » Previously a car dealership
- » Freight elevator on property
- » Close proximity to Micron
- » Multiple offices
- » Security fencing
- » Shop floors heated by infrared tube heaters
- » 2 grade level doors: 10'x14' and 16'x14'
- » 1,548 SF drive-through canopy





INTERSTATE - 1.1 MILES



MICRON - 37.4 MILES



BOISE AIRPORT - 41.3 MILES



W. AIRBASE RD.



INTERSTATE 84

26

INTERSTATE 84

INTERSTATE 84

20

INTERSTATE 84

INTERSTATE 84

Morley Nelson
Snake River
Birds of Prey
National...

POPULATION

	2-MILE	5-MILE	10-MILE
2025 Population	14,573	17,504	22,677

INCOME

	2-MILE	5-MILE	10-MILE
2025 Average Household Income	\$71,000	\$71,589	\$73,886

HOUSEHOLDS

	2-MILE	5-MILE	10-MILE
2025 Total Households	5,773	6,802	8,319

LABOR FORCE

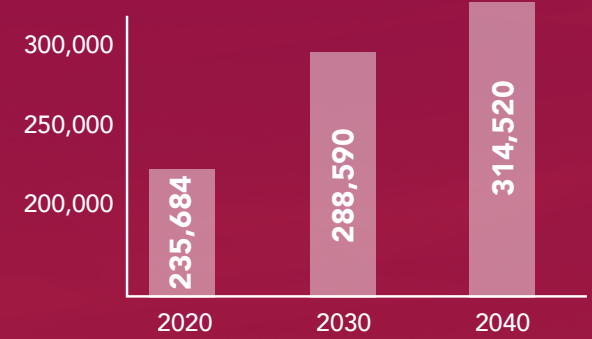
	2-MILE	5-MILE	10-MILE
Civilian Labor Force	5,306	6,348	7,534

KEY EMPLOYERS

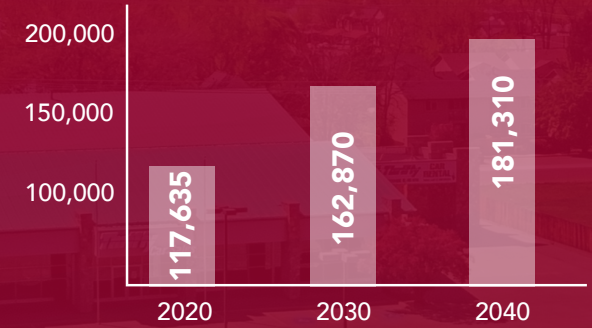
	# OF EMPLOYEES
Mountain Home Air Force Base	4,800+
Marathon Cheese Corporation	500+
Mountain Home School District	450+
Walmart	250+
St. Luke's Health System	250+

GROWTH PROJECTION

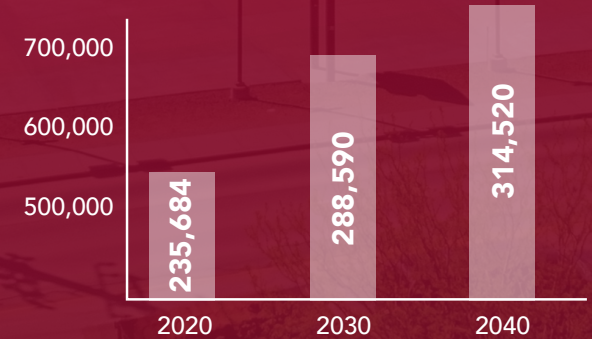
BOISE



MERIDIAN



ADA COUNTY



AREA OVERVIEW

MOUNTAIN HOME, IDAHO

Mountain Home, Idaho, is a welcoming community located in Elmore County, approximately 45 miles southeast of Boise along the I-84 corridor. Surrounded by wide-open high desert landscapes and framed by nearby mountains, the city offers a quieter, small-town atmosphere while remaining connected to the economic and cultural amenities of the Treasure Valley. Mountain Home's Downtown reflects its local character, featuring community businesses, civic spaces, and a strong sense of hometown pride.

The area's natural surroundings provide abundant opportunities for outdoor recreation. Residents enjoy easy access to hiking, camping, fishing, and hunting in the nearby Boise National Forest, Bennett Mountain, and the Snake River Plain. Mountain Home Air Force Base plays a significant role in the local economy and community identity, contributing to the city's diverse population and stable employment base.

Known for its affordability, friendly environment, and relaxed pace of life, Mountain Home appeals to those seeking a balance between rural living and regional accessibility. Its strong community ties, scenic setting, and proximity to both recreation and transportation routes make it an appealing location for residents and businesses alike.





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