



4316 W Overland Rd | Boise, ID

Showroom/Flex Building For Lease

- 7,300 SF freestanding building with excess storage and fenced yard
- High visibility building with Overland frontage

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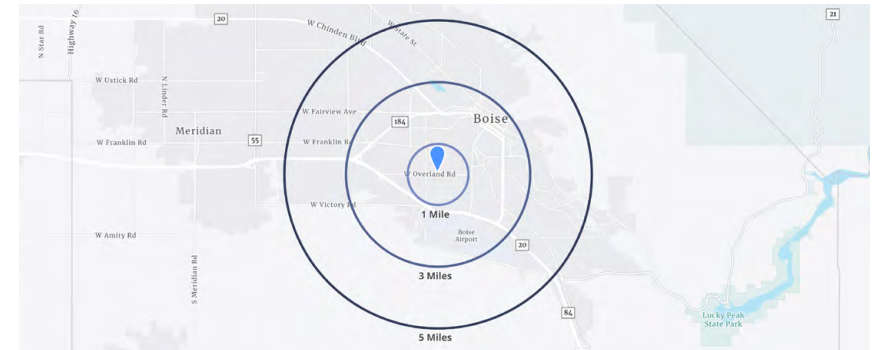
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Property Information

Building Size	7,300 SF
Available Space	7,300 SF
Land Size	0.55 Acres
Year Built	1994
Zoning	MX-2
Yard	Fenced rear yard
Loading Door	1 - 10' x 9'
Parking	Ample
Lease Rate	\$13.79/SF/YR (\$8,500/mo)
NNN	\$2.47/SF/YR (\$1,500/mo)
Property Access	Contact Agent

Demographics

	1 Mile	3 Miles	5 miles
Population	15,801	89,226	208,569
Households	7,260	40,879	89,719
Avg. HH Income	\$93,788	\$91,640	\$113,153



For Lease

Highly visible freestanding flex building offering a large open showroom, functional rear support space, and bonus upstairs storage — ideal for businesses needing customer-facing presence with flexible interior layout.

Located along Overland Road with strong traffic counts and monument signage, this property is best suited for showroom, assembly, fitness, training, and community-oriented uses rather than traditional industrial operations.

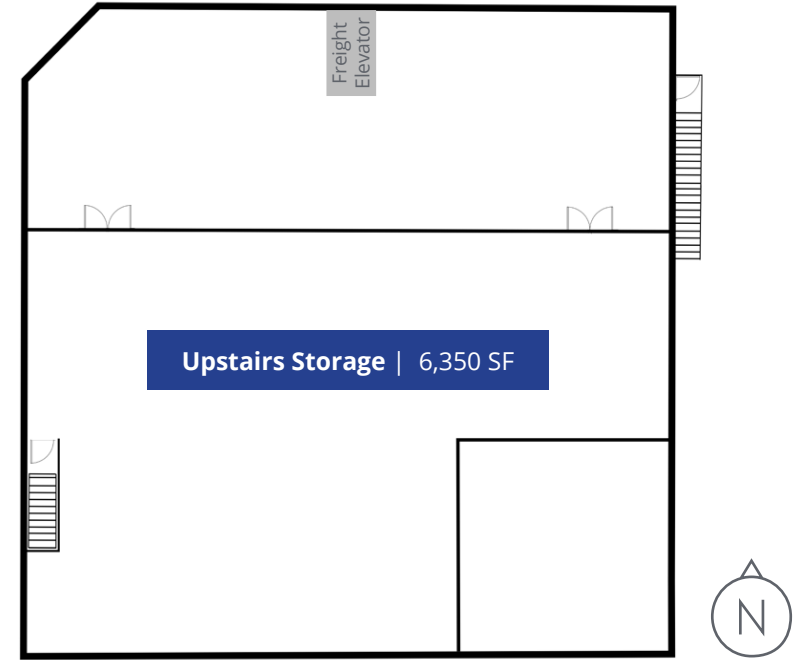
Property Highlights

- ±7,300 SF main-level showroom / flex space
- ±6,350 SF Bonus upstairs storage area accessed via freight elevator
- Freestanding building with monument signage
- Strong Overland Road exposure | Approx. 22,500 vehicles per day
- Open showroom layout with rear support areas
- Grade-level roll-up door | Approx. 10' W x 9' H
- Rear double doors feeding directly to freight elevator
- 3-phase power
- Fenced yard area
- Small wash bay in shop portion
- Drive-around circulation
- MX-2 zoning
- Easy access to I-84
- Parking ratio | Approx. 4/1,000

Potential Uses

Furniture, Flooring, Or Cabinetry Showroom	Fitness / Martial Arts / Yoga	Specialty Retail + Storage
Event Rental Or Event Production	E-Commerce With Customer-Facing Showroom	Non-Profits Or Community Organizations
Education & Training Center	Creative Studio Production	Daycare / Kids Activity Concepts (Subject To Approvals)

Floor Plan



Site Plan



Photo Gallery MAIN LEVEL

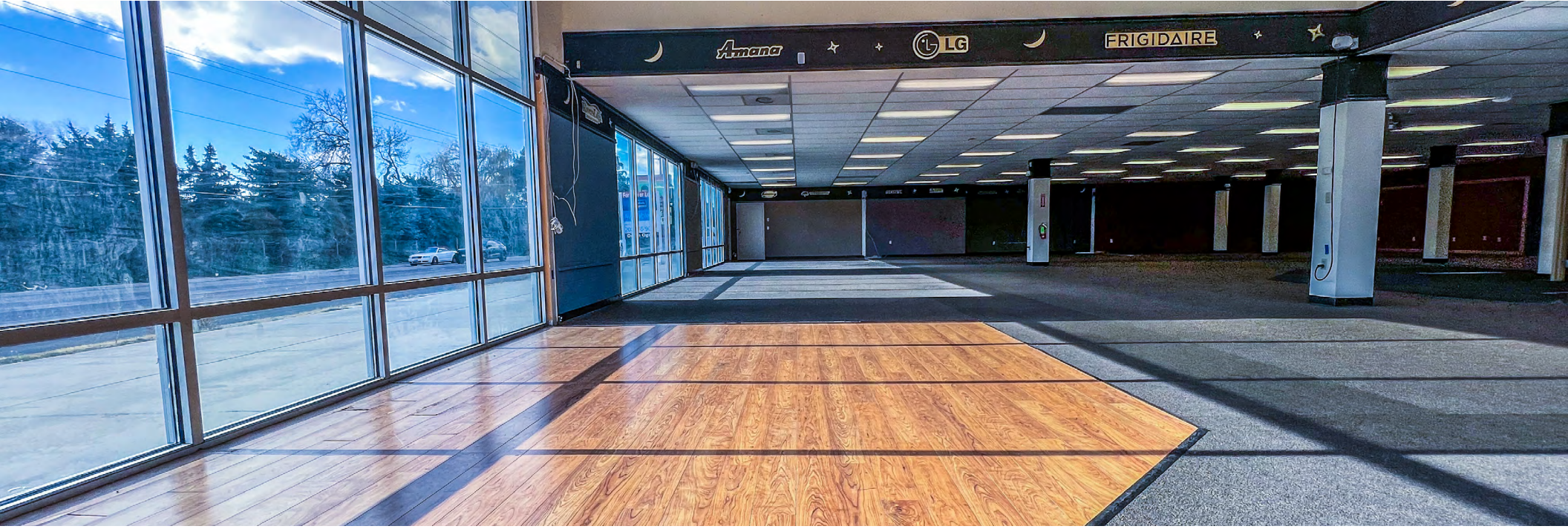
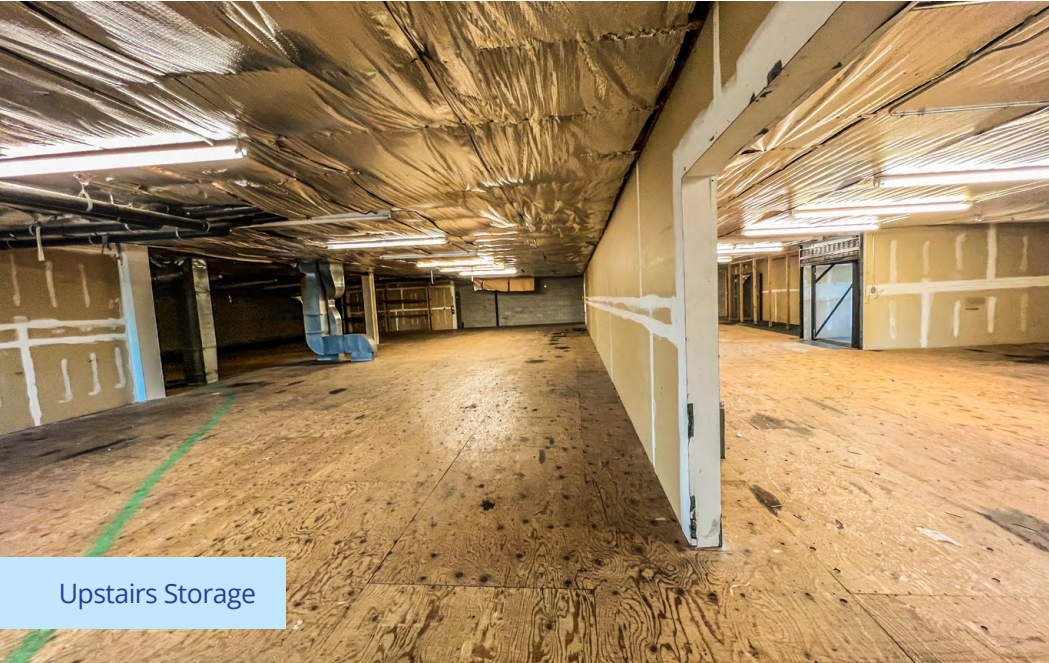


Photo Gallery



Upstairs Storage



Freight Elevator

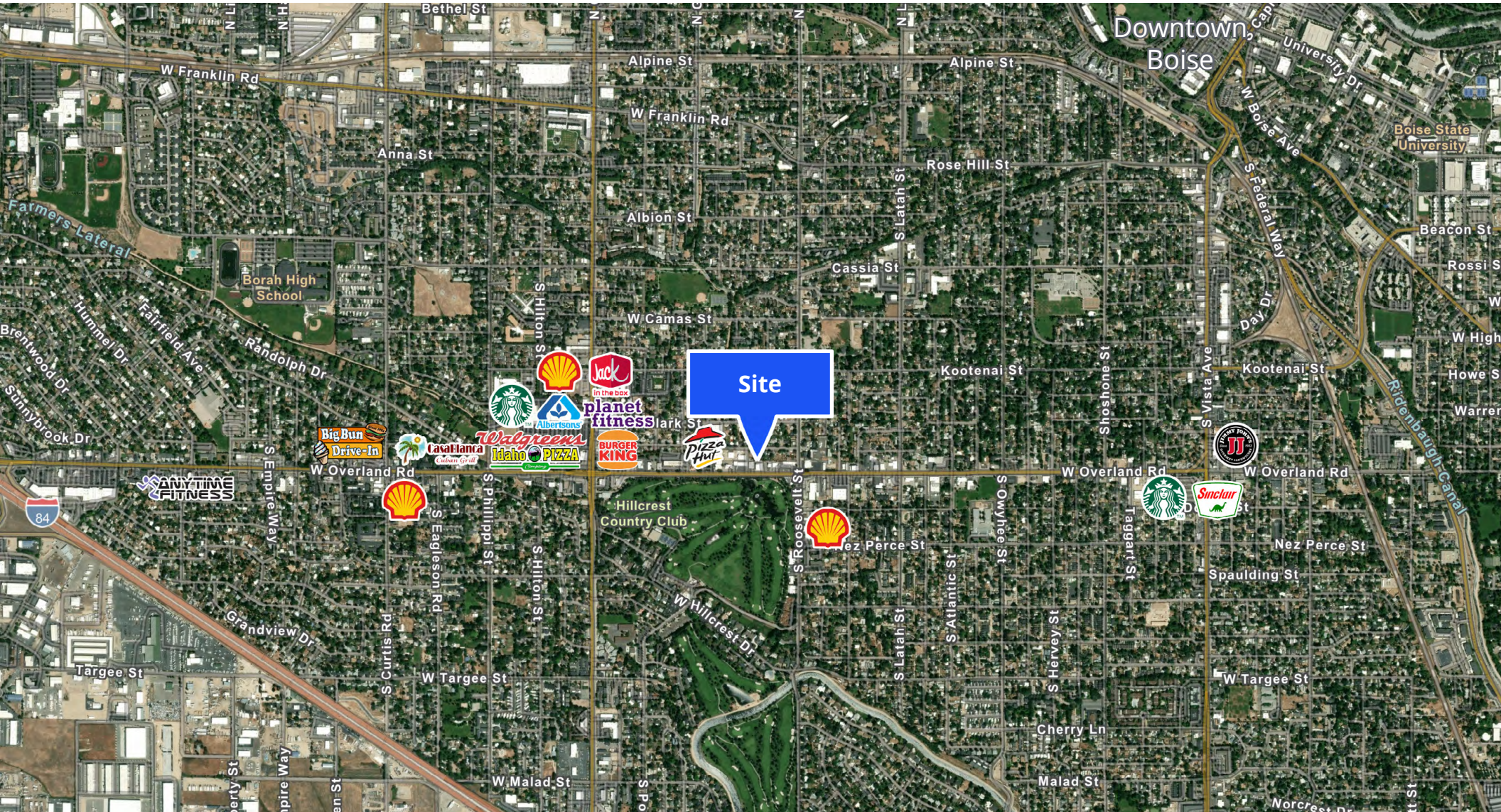


Fenced Yard



Shop/Receiving

Location



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