

INDUSTRIAL LAND FOR SALE

10206 S. Federal Way, Boise, ID 83716



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

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PROPERTY DETAILS

SALE PRICE \$4,099,000

PRICE/SF \$16.33

SITE AREA 5.76 AC | 250,906 SF

WATER Available

SEWER Available, not connected

POWER Available

MARKET Boise

ZONING M2

PARCEL S1618427810

DO NOT DISTURB OWNER

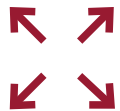


EXECUTIVE SUMMARY

Positioned within Boise's growing Southeast industrial corridor, this 5.76-acre site offers an exceptional opportunity for development or expansion. The property's industrial zoning supports a diverse range of uses including light manufacturing, fabrication, warehousing, and logistics, providing long-term versatility for investors and owner-users alike.

Existing on-site improvements offer potential cost savings by reducing soft costs or serving as an interim operational space while new construction plans take shape. The expansive land area provides room for custom-designed facilities suitable for high-clearance warehouses, manufacturing operations, or large yard layouts.

With convenient access to major highways and regional infrastructure, the site is ideally situated for efficient distribution and connectivity across the Treasure Valley and beyond



**MULTIPLE DEVELOPMENT
PATHWAYS**



**EXPANSION-READY
SITE**



**EXCELLENT
TRANSPORTATION
ACCESS**



**STRATEGIC SOUTHEAST
BOISE LOCATION**





I84 ENTRANCE
2 MIN. | 0.8 MILES



S. FEDERAL WAY

PHOTRONICS

E. MEMORY RD.



BOISE AIRPORT - 6.3 MILES



POPULATION

	2-MILE	4-MILE	6-MILE
2025 Population	881	18,431	51,185

INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	\$126,767	\$142,209	\$133,059

HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	307	6,631	19,412

LABOR FORCE

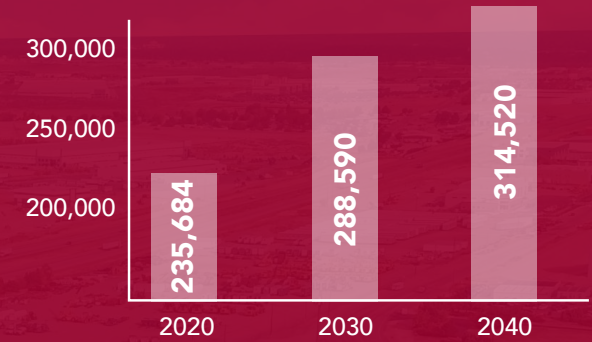
	2-MILE	4-MILE	6-MILE
Civilian Labor Force	460	9,503	25,797

KEY EMPLOYERS

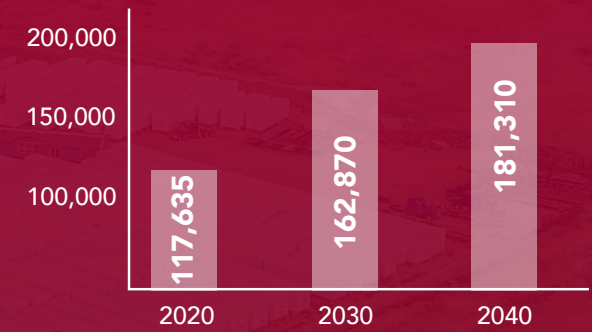
	# OF EMPLOYEES
Albertsons	273,000+
Micron Technology	31,400+
State of Idaho	26,100+
St Luke's Health Systems	12,825+
WinCo Foods	12,000+

GROWTH PROJECTION

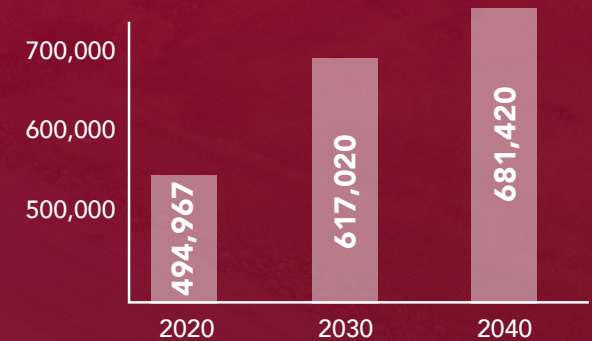
BOISE



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.





FOR MORE INFORMATION, PLEASE CONTACT

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