

SECURED LAY-DOWN YARD FOR LEASE 685 AIRBASE ROAD

Mountain Home, ID 83647

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

REDUCED PRICE!



ECONOMIC DATA

LEASE RATE: \$0.06 SF/month
AVAILABLE: 24,100 SF | Can be demised

PROPERTY INFORMATION

COUNTY: Elmore
MARKET: Mountain Home

LISTING DATA

PARCEL: RPA3S06E351132
USE: Lay-down yard/industrial
BOISE DISTANCE: 45 Minutes

CONTACT AGENTS FOR MORE INFORMATION

PROPERTY OVERVIEW

This secured lay-down yard located at 685 Airbase Road, Mountain Home, ID, offers an exceptional leasing opportunity. Spanning approximately 0.83 acres, with .55 acres still available, the yard provides a flexible and secure solution for industrial storage and operations. Its location along Airbase Road, the main corridor into Mountain Home, ensures prime accessibility with 13,500 ADT (Annual Daily Traffic) and proximity to Interstate 84 exits 95 and 90. The property is ready for immediate occupancy and can be leased independently or in conjunction with adjacent storage units. Its fenced configuration and flexible layout make it ideal for a variety of industrial uses and it can be demised down to 12,050 SF.

PROPERTY HIGHLIGHTS

- Secure yard: approx. 0.55 acres, fenced, and ready for lay-down yard use
- Flexible leasing: yard can be leased independently or with storage units
- High traffic location: located on Airbase Road with 13,500 ADT
- Prime accessibility: within 2 miles of I-84 exit 95 and 5 miles of exit 90
- Immediate availability: ready for occupancy, with tours available now
- Proximity to businesses: near D&B Supply, McDonald's, and other retailers

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

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AVAILABLE SPACE	SIZE (SF)	LEASE RATE	DESCRIPTION
Lay-down Yard	24,100 SF	\$0.06 SF/month	Can be demised down to 12,050 SF

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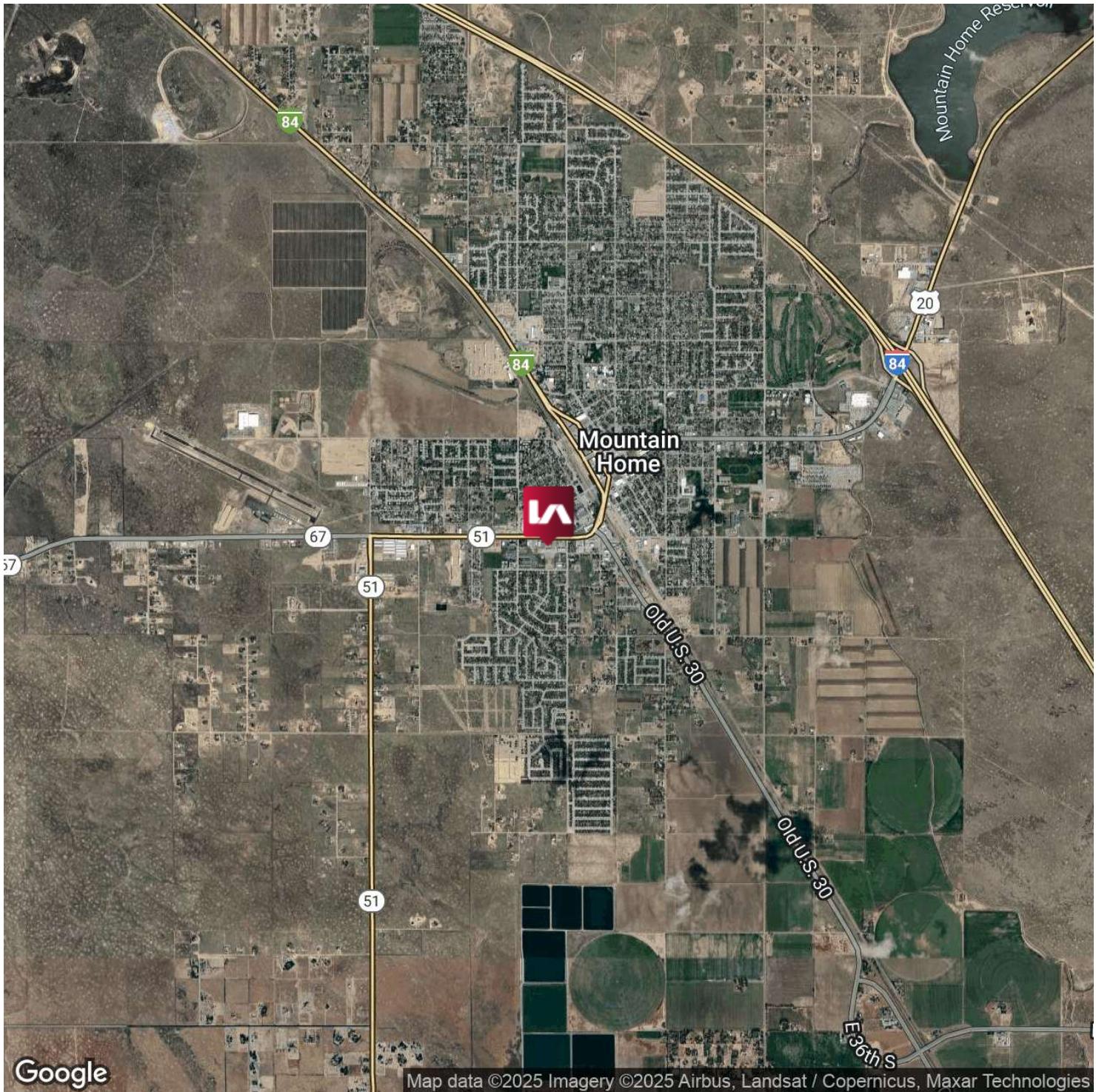
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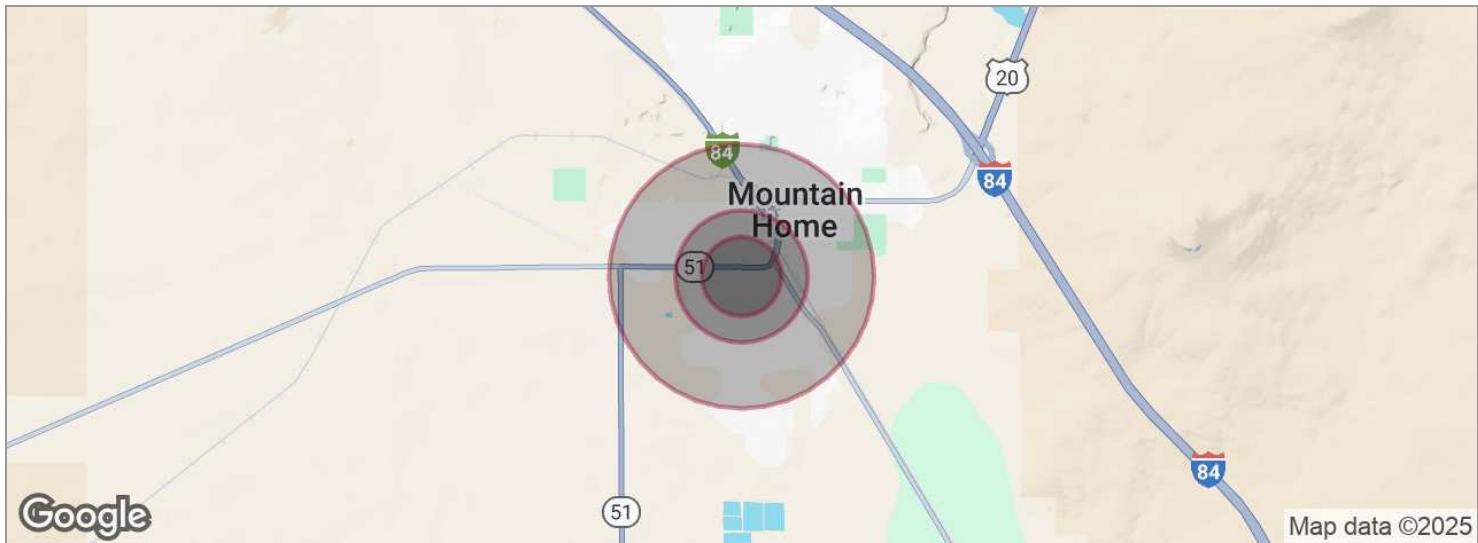
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	437	2,259	8,509
Median age	36	36	36
Median age (Male)	35	36	35
Median age (Female)	36	36	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	171	876	3,356
# of persons per HH	2.6	2.6	2.5
Average HH income	\$61,445	\$65,979	\$70,336
Average house value	\$245,652	\$250,415	\$259,302

* Demographic data derived from 2020 ACS - US Census

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