



LOCATION **OVERVIEW**

STRATEGIC BOISE (NAMPA) LOCATION

Only three mins to Interstate 84, 6 mins to Union Pacific Rail Yard, and 22 mins to Downtown Boise or Boise Airport.

The Treasure Valley, encompassing Boise and surrounding areas, has experienced significant economic growth. The region benefits from a diverse economy with strong sectors in technology, healthcare, and manufacturing. The influx of new businesses and residents has driven demand for commercial and industrial real estate.

The Treasure Valley/Boise area presents a strong investment opportunity with a growing economy and robust real estate market. The industrial sector is expanding, and the residential market remains competitive, making it an attractive location for both commercial and residential investments.







TENANT INFORMATION



SRS is one of the nation's leading distributors of roofing materials and building products -- focused on providing the best service for their customers, offering the highest quality of roofing materials from the industry's leading product suppliers. Each branch's inventory of roofing installation materials is among the broadest and deepest in the industry.

Wholly owned by Home Depot

NYSE: HD Market Cap = 392.02B

489 N BROADMORE WAY

BOISE (NAMPA), IDAHO 83687

PRICE

\$7,740,000

PPSF

\$260/SF

BUILDING SIZE

29,700 SF

OFFICE SIZE

4,200 SF

LOT SIZE

3.11 total acres

includes 1 acre fenced storage lot

BUILT

2023

PERFECT 1031 INVESTMENT

Perfect 1031 Investment with below market rents in dense infill area. Big window-lined bright warehouse filled with natural light. Property offers a mix of private offices, large warehouse and a huge yard.



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8 GROUND LEVEL AUTOMATIC ROLL UP DOORS

(4 - 16'x14' and 2 - 26'x14')

BRAND NEW CONSTRUCTION

HUGE FENCED AND SECURED PAVED YARD

POWER

600 AMPS/480V 3P

SPRINKLERED

8 WAREHOUSE HEATERS
WITH FULL WAREHOUSE INSULATION

CEILING HEIGHT

26'

DENSE INFILL AREA

Located within a fully leased 17 unit industrial park

2 TRANSFORMERS

THE SECOND-FLOOR MEZZANINE HAS A FORKLIFT WELL BUILT INTO THE FLOORING, SUPPORTING LOADS OF UP TO 60 LBS PER SF.

LOW INVENTORY

The local industrial market continues to face low inventory levels, leading to competitive leasing conditions.

ECONOMIC GROWTH

The region's economic growth has attracted new businesses and residents, further driving real estate demand.



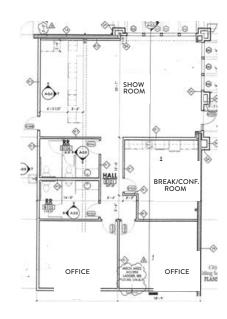


TOTAL SF: 29, 700 SF

GROUND FLOOR: 27,600 SF

2ND FLR + MEZZANINE:

2,100 SF

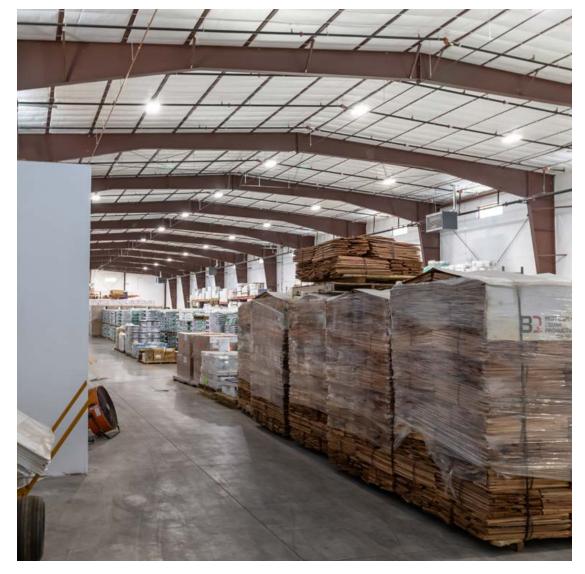








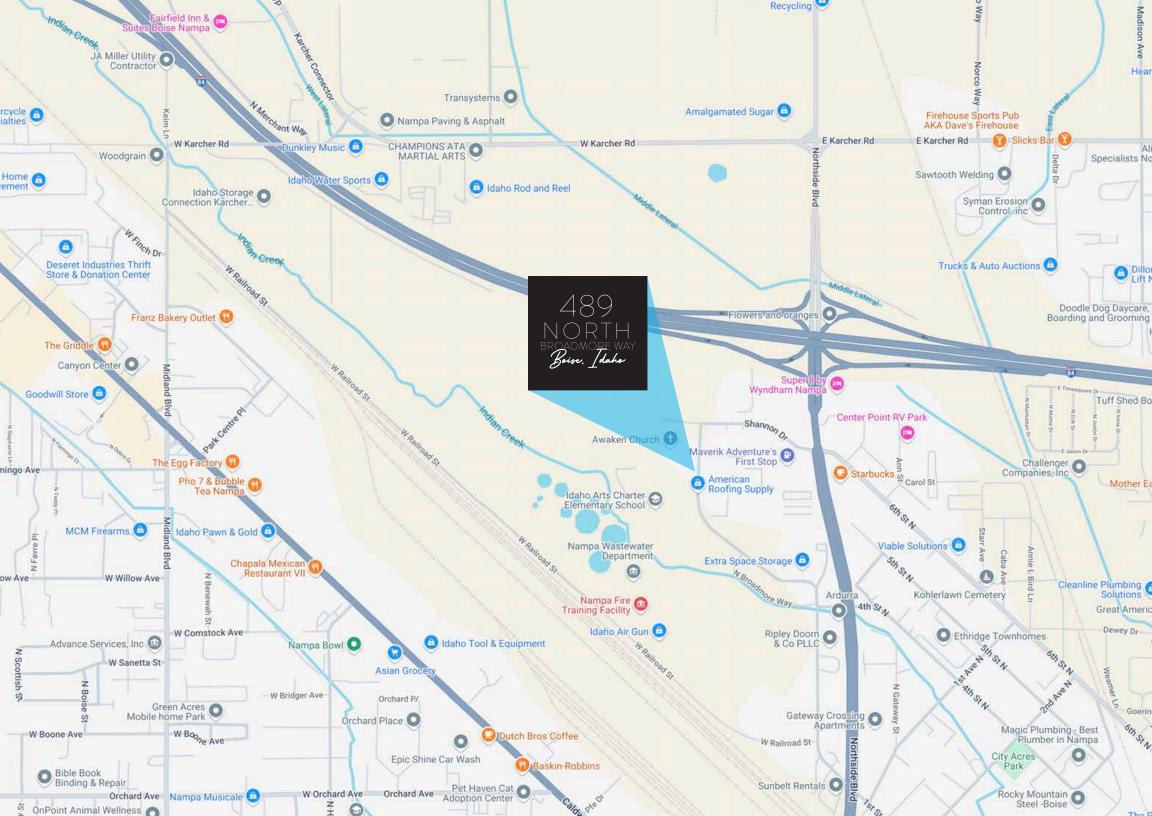












ASS DRTH BROADMORE WAY Boise (Nampa) Idaho

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