



Industrial Outdoor Storage For Lease

±5.3 Acres

4620 S. Apple Street,
Boise, ID



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*Contact agent regarding build-to-suit opportunities. (see page 5)
10,000 SF buildings available for lease.*

Key Highlight

- Available: ± 5.3 Acres for lease
- Conveniently located at the corner of Apple Street & Federal Way
- Close proximity to Boise Airport, Micron, I-84 and Downtown Boise
- Rail served (contact agent for more details)

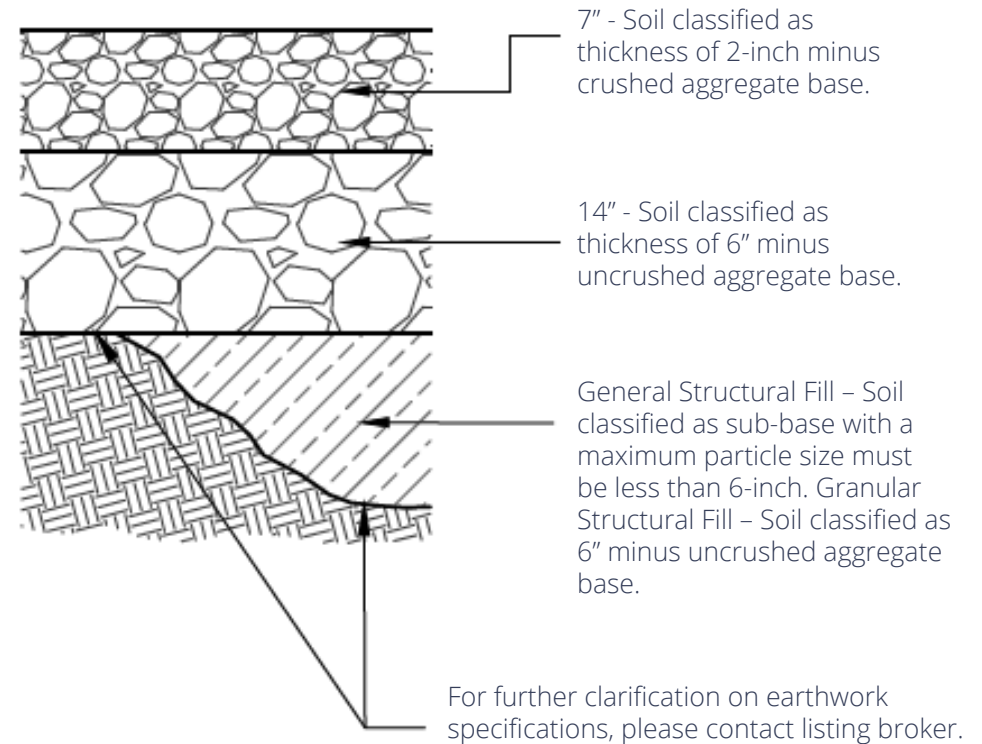
Forthcoming improvements include:

- Graded/compacted
- Crushed aggregate base
- Individual drive aisles
- Improved access and ingress/egress directly off of Apple Street
- Fenced w/ barbed wire facing out

Property Overview

| | |
|--|---------------------------------------|
| Property Type | Industrial/Industrial Outdoor Storage |
| Land Size | 10.933 Acres |
| Lease Rate | Contact Agent |
| Location | Corner of Apple Street & Federal Way |
| Parcel No. | S1036223150 |
| Zoning | I-1 |
| Property Access/ Touring Instructions | Contact Agent |

Yard Specifications



General Design Specifications

Drive Aisles:

Design Section: 3 inches of RAP, 10 inches of Subbase over Woven geotextile Equivalent to Traffic Index (6.7)

Traffic Capacity - 10 fork-lifts/day (Model H70UT) + 2 Semi Trucks/day (18 Wheel 80-kip total load)

General Storage Areas:

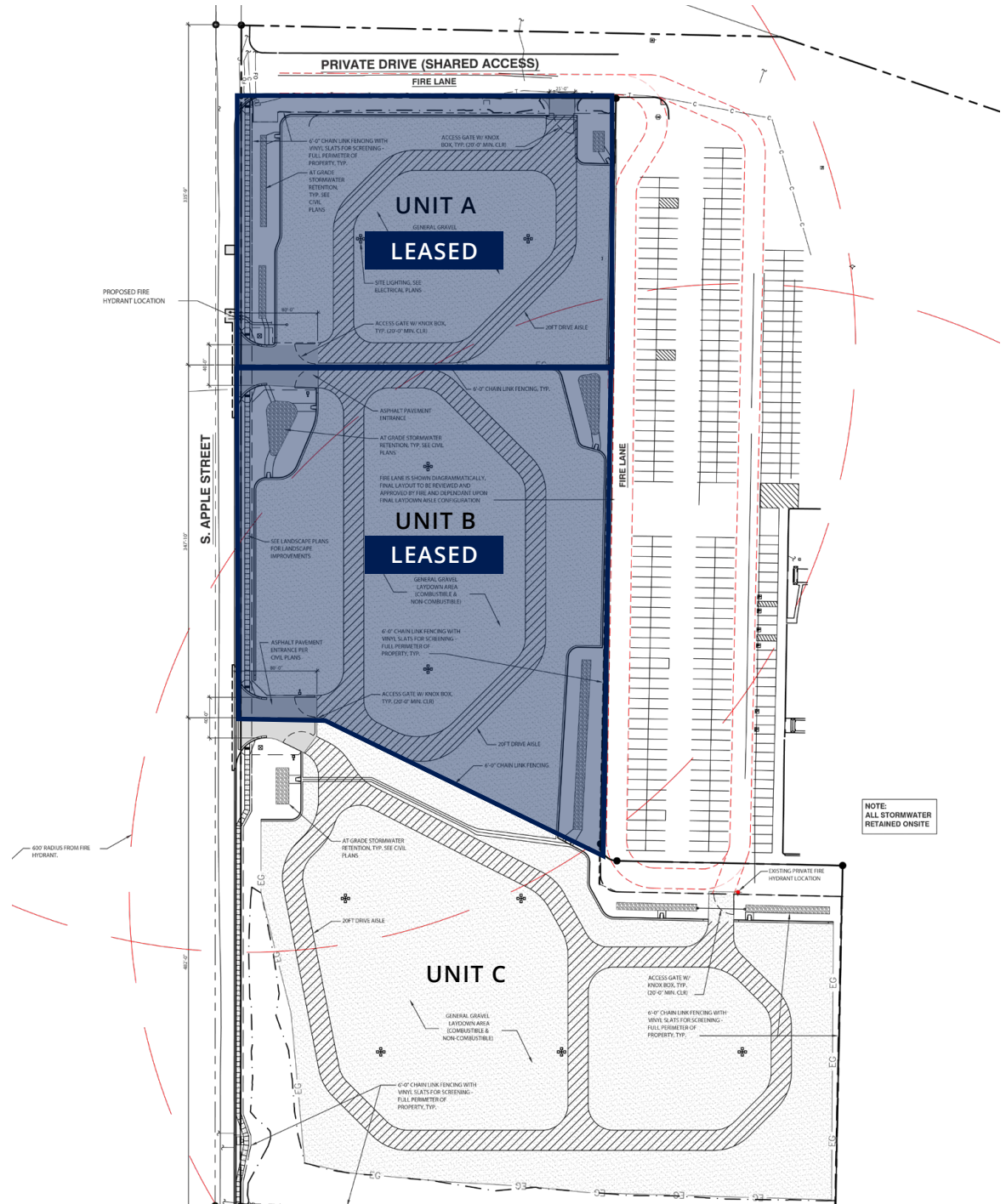
Design Section: 3 inches Type I Base course over 10 inches of Subbase (with no geotextile) Equivalent Traffic Index (5.0)

Traffic Capacity -0.3 Fork-Lifts per day or 2 Fork-Lifts per week (Model H70UT)* + 0.3 Semi Truck per day or 2 trucks per week (18 Wheel 80-kip total load)

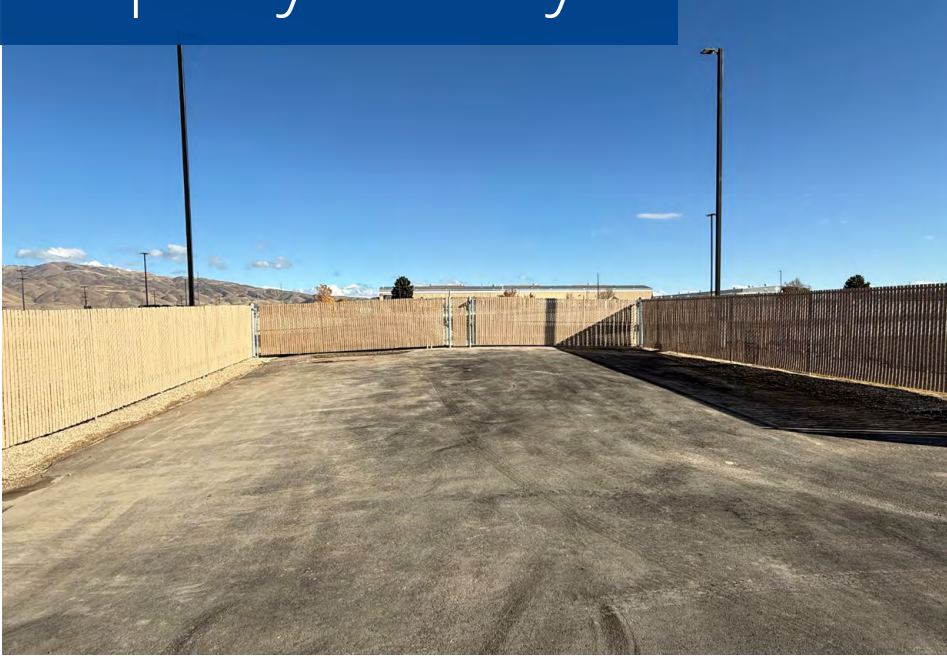
Storage Capacity – Approximately 500 psf of product

**Fork-Lift traffic on general storage area is based on straight travel NO Turning*

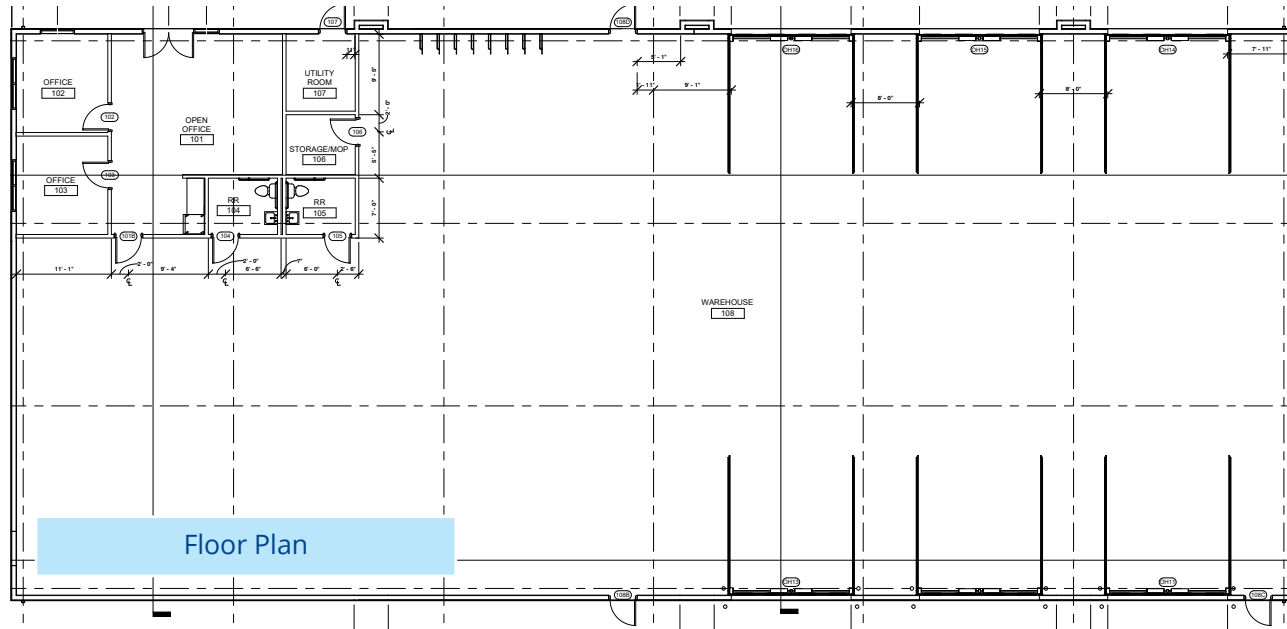
Site Plan



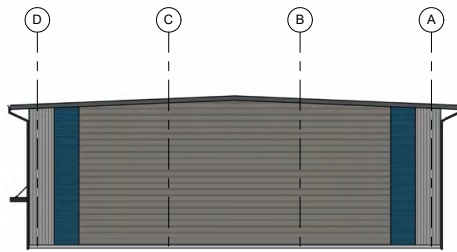
Property Gallery



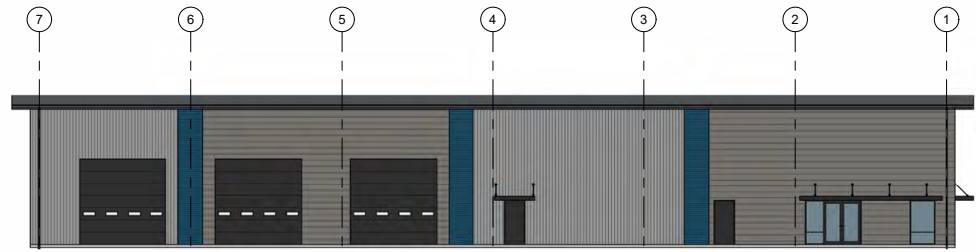
Floor Plan & Exterior Elevation



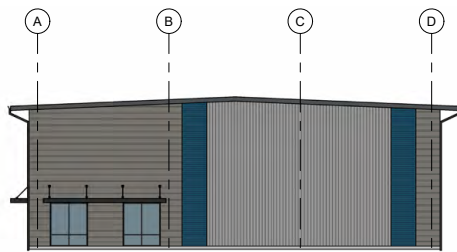
Floor Plan



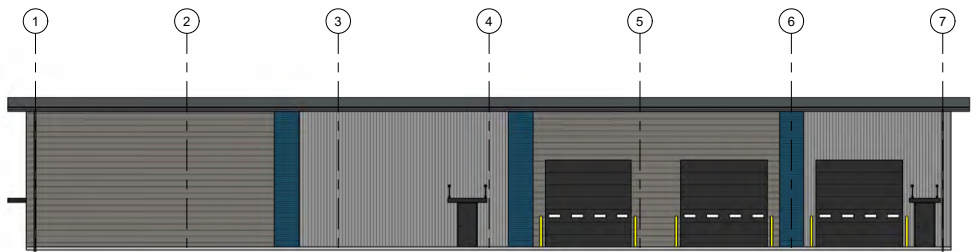
Area C East Elevation



Area C North Elevation



Area C West Elevation



Area C South Elevation

Location



| Demos | 1 Miles | 3 Miles | 5 Miles |
|-------------|-----------|-----------|-----------|
| Population | 14,940 | 71,774 | 130,633 |
| Households | 7,186 | 31,782 | 57,459 |
| Avg. Income | \$125,416 | \$116,478 | \$118,059 |



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