

INDUSTRIAL FOR LEASE

SUITE 150

8536 WEST ELISA STREET, BOISE, ID 83709



FOR LEASE

KW COMMERCIAL | BOISE

1065 S. Allante Place
Boise, ID 83709



Each Office Independently Owned and Operated

PRESENTED BY:

JASON KNORPP, CCIM

O: (208) 283-8121
jason@commercialidaho.com
SP41881, Idaho

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY

8536 WEST ELISA STREET



OFFERING SUMMARY

AVAILABLE:	9/1/2026
LEASE RATE:	\$1.35/SF/Mo.
LEASE/MO.:	\$2700/Mo.
NNN:	\$608/month
LEASE TERM:	3+ years
AVAILABLE SF:	2,000 SF

PROPERTY HIGHLIGHTS

- 2,000 Total SF available
- 360 SF Office
- 1,640 SF Warehouse
- 1 12' X 12' grade-level door
- 2 miles to interstate 84
- 17'8" clearance height
- Power: 200A 208 3-Phase

PROPERTY OVERVIEW

Industrial/Flex space for lease in South Boise.

2,000 total square feet available, 360 SF is office space and 1,640 is warehouse space.

This location is 2 miles to the Cole Rd interchange or 2.5 miles to the Orchard Rd interchange.

12' x 12' grade-level door and a clearance height at 17' 8".

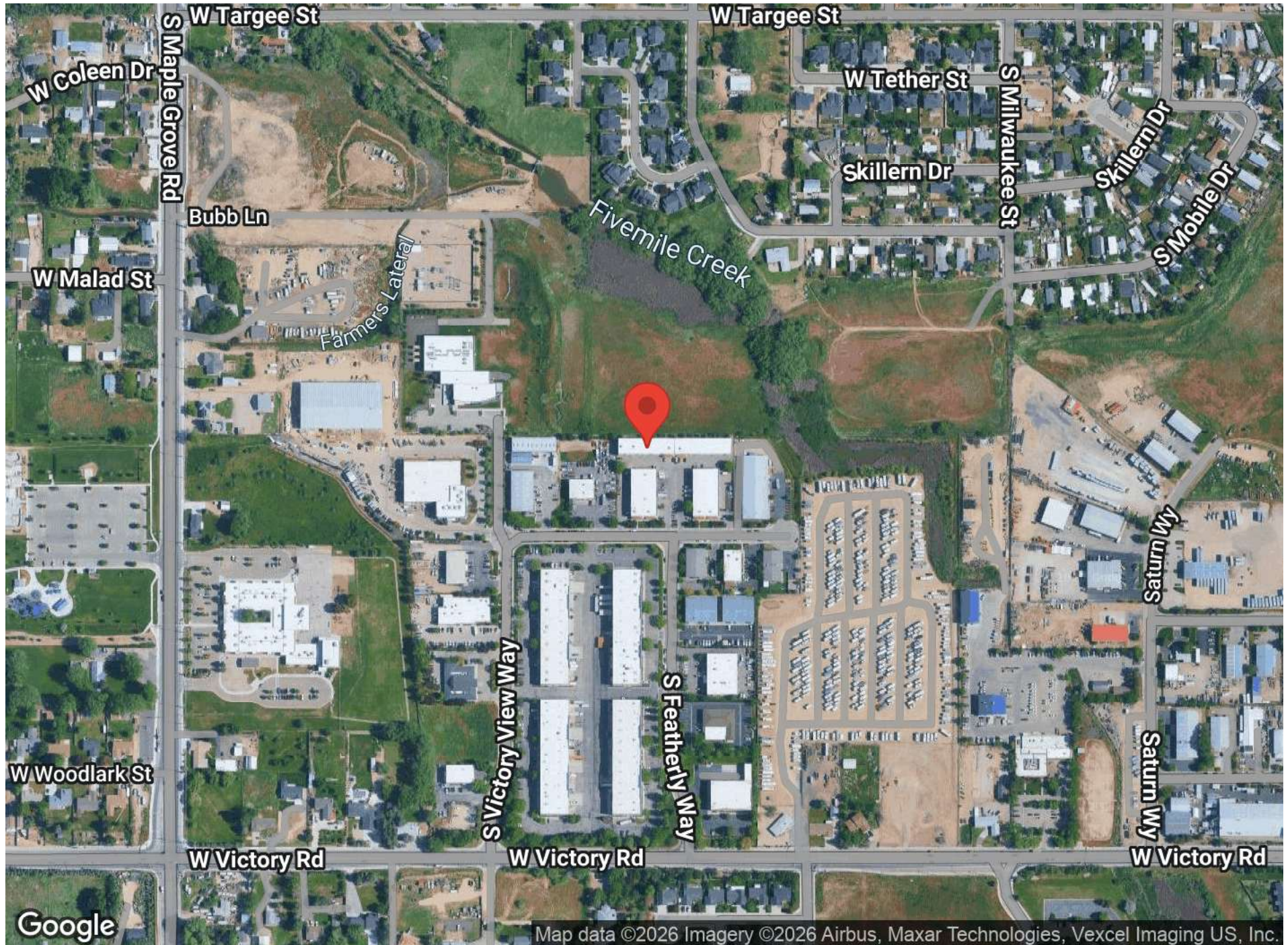
PROPERTY PHOTOS

8536 WEST ELISA STREET



AERIAL MAP

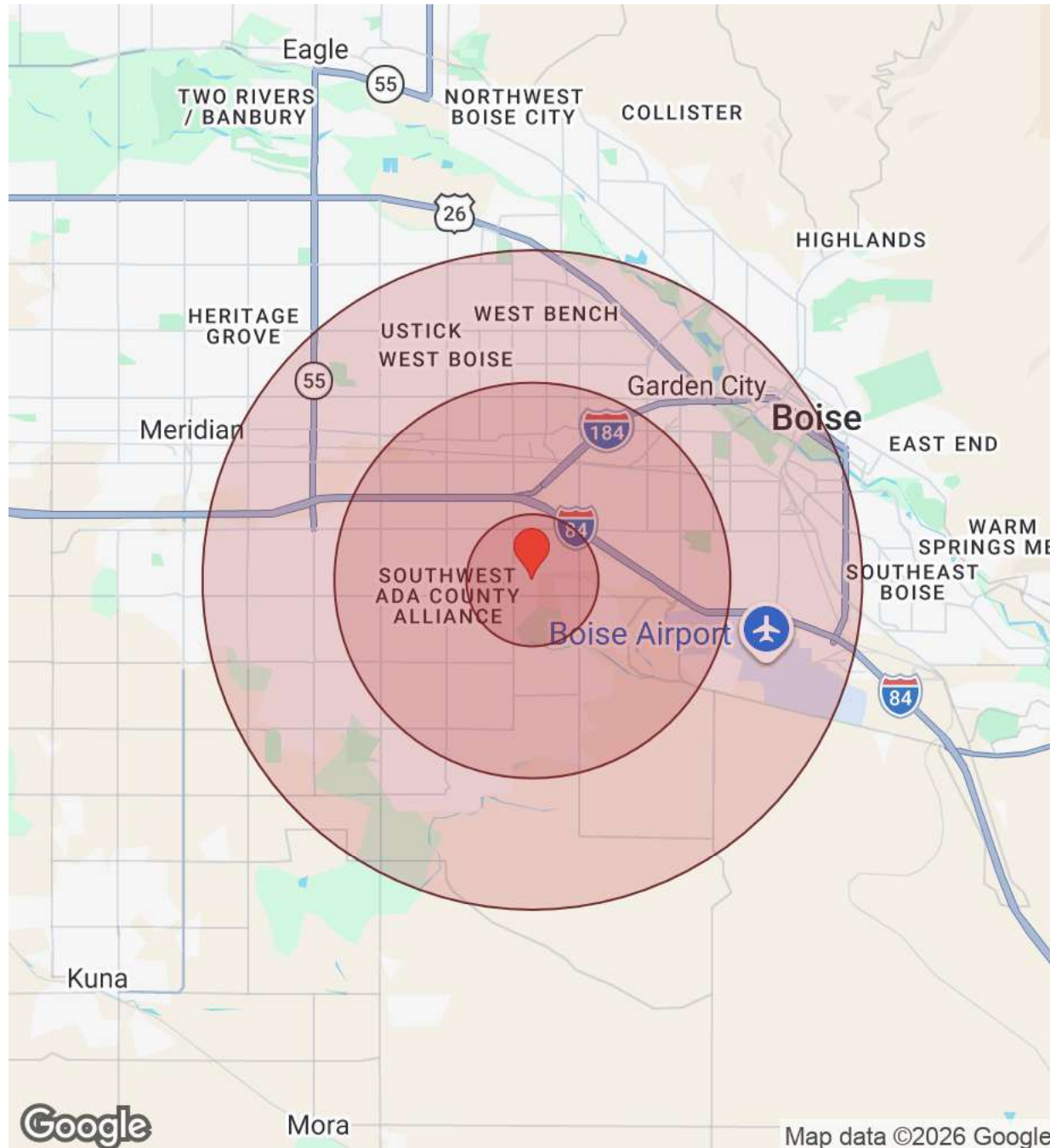
8536 WEST ELISA STREET



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

DEMOGRAPHICS

8536 WEST ELISA STREET



Population	1 Mile	3 Miles	5 Miles
Male	2,923	40,699	107,781
Female	2,924	39,721	103,653
Total Population	5,847	80,420	211,434

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,700	63,122	167,477
Black	111	2,051	4,969
Am In/AK Nat	25	225	592
Hawaiian	6	169	381
Hispanic	540	9,272	23,765
Asian	267	3,169	7,696
Multiracial	181	2,324	6,132
Other	16	80	423

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,359	34,987	95,831
Occupied	2,183	32,430	88,478
Owner Occupied	1,709	21,151	52,994
Renter Occupied	474	11,279	35,484
Vacant	176	2,557	7,353

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,009	13,926	34,874
Ages 15 - 24	743	10,290	31,259
Ages 25 - 54	2,364	34,225	88,669
Ages 55 - 64	697	8,542	22,740
Ages 65+	1,035	13,437	33,890

Income	1 Mile	3 Miles	5 Miles
Median	\$97,286	\$88,876	\$86,233
Under \$15k	93	1,452	5,238
\$15k - \$25k	63	1,060	3,870
\$25k - \$35k	73	1,508	4,717
\$35k - \$50k	330	3,430	9,297
\$50k - \$75k	243	6,076	14,936
\$75k - \$100k	324	4,842	13,753
\$100k - \$150k	503	6,991	17,843
\$150k - \$200k	283	3,621	9,200
Over \$200k	270	3,450	9,623