

# AVAILABLE

**BUILD TO SUIT**



Direct Access to **Boise Airport**



Direct Access to **Interstate 84**



## Class A Industrial 200,000 - 400,000 SF

### Gowen Road, Boise, Idaho

- 22.07 Acres
- Direct Access to Boise Airport
- Direct Access to Interstate 84



For more information please contact The Sudler Companies.

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The images herein The architectural renderings shown are an artist's representation and are intended to give a general idea of the proposed development.



# Build to Suit

The Sudler Companies is ready to construct your facility to your specifications on this strategically located 22 acre lot. The property is ready to accommodate up to a 450K square foot building.

## Site Description

- Over 22 acre site ready
- Up to 400K SF building available
- Direct access to Boise airport
- 1.5 miles to Route 84

## Typical Building Specifications

- 36' Clear Hieght
- 7" Floor Slab
- LED Lighting System
- K-25.2 ESFR Fire Sprinklers
- 60 mil Roof TPO
- 54' x 50' Bay Size, Typical
- 54' x 60' Speed Bay Size, Typical
- 9' x 10' Dock Doors
- 12' X 14' Drive-in Doors
- Clerestory Windows Throughout

## Utilities

### Water

Veolia Water Idaho, Inc. 2" domestic, meets ESFR requirements. 12" main in the road.

### Sewer

City of Boise Public Works. 7,600 +/- GPD proposed flow.

### Gas

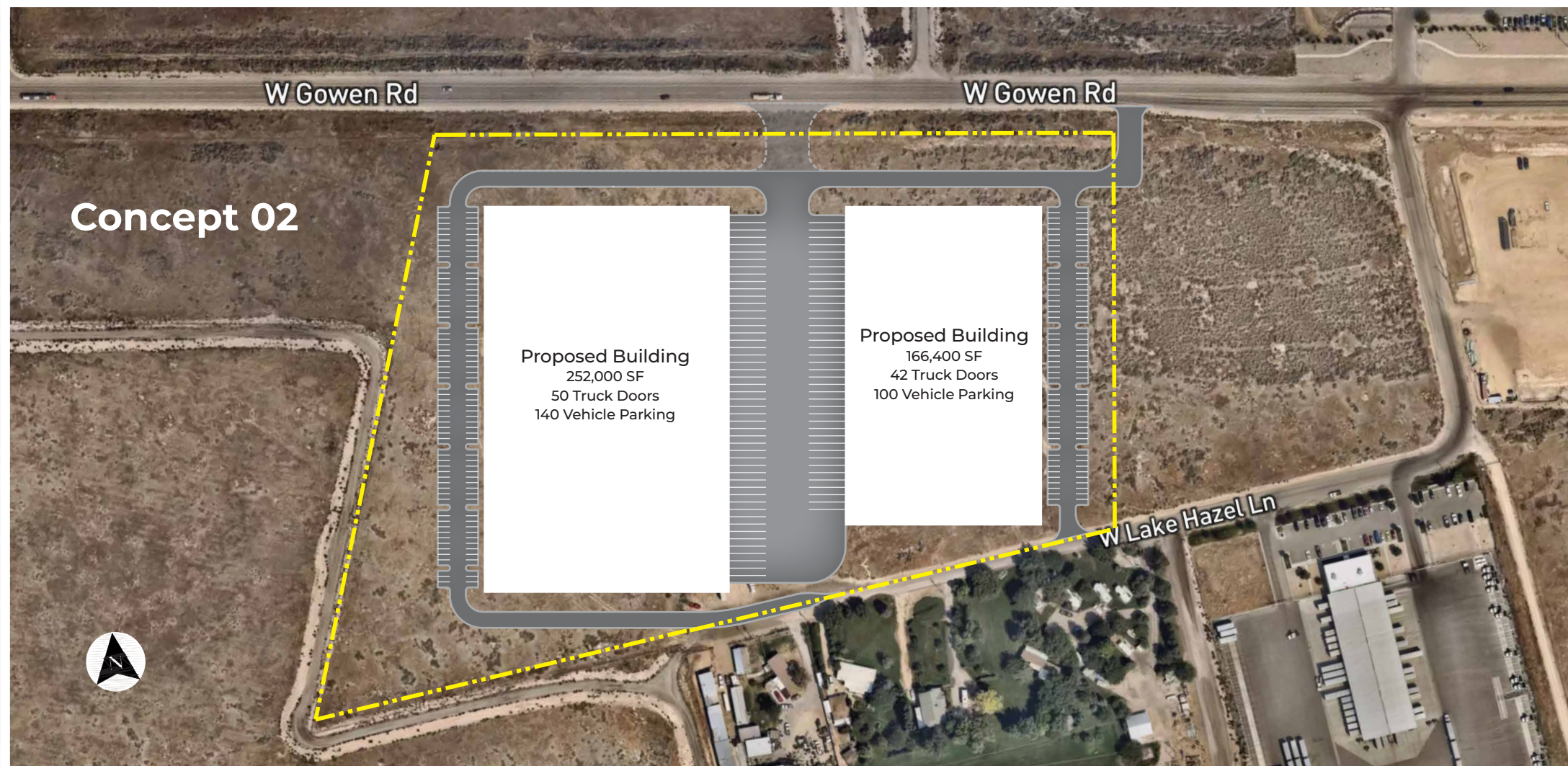
Intermountain Gas Company. 8" main in the road.

### Electric

Idaho Power 3.7 MW or 4,000 +/- amps for the site.

### Telcom

Lumen





Economic Expansion Area

# Growth Market

The local Boise economy has seen robust growth over the last five years, spurred largely by the region's expanding population. The growth of the Treasure Valley has brought in large corporations looking to invest in the area. Including,



**Micron**

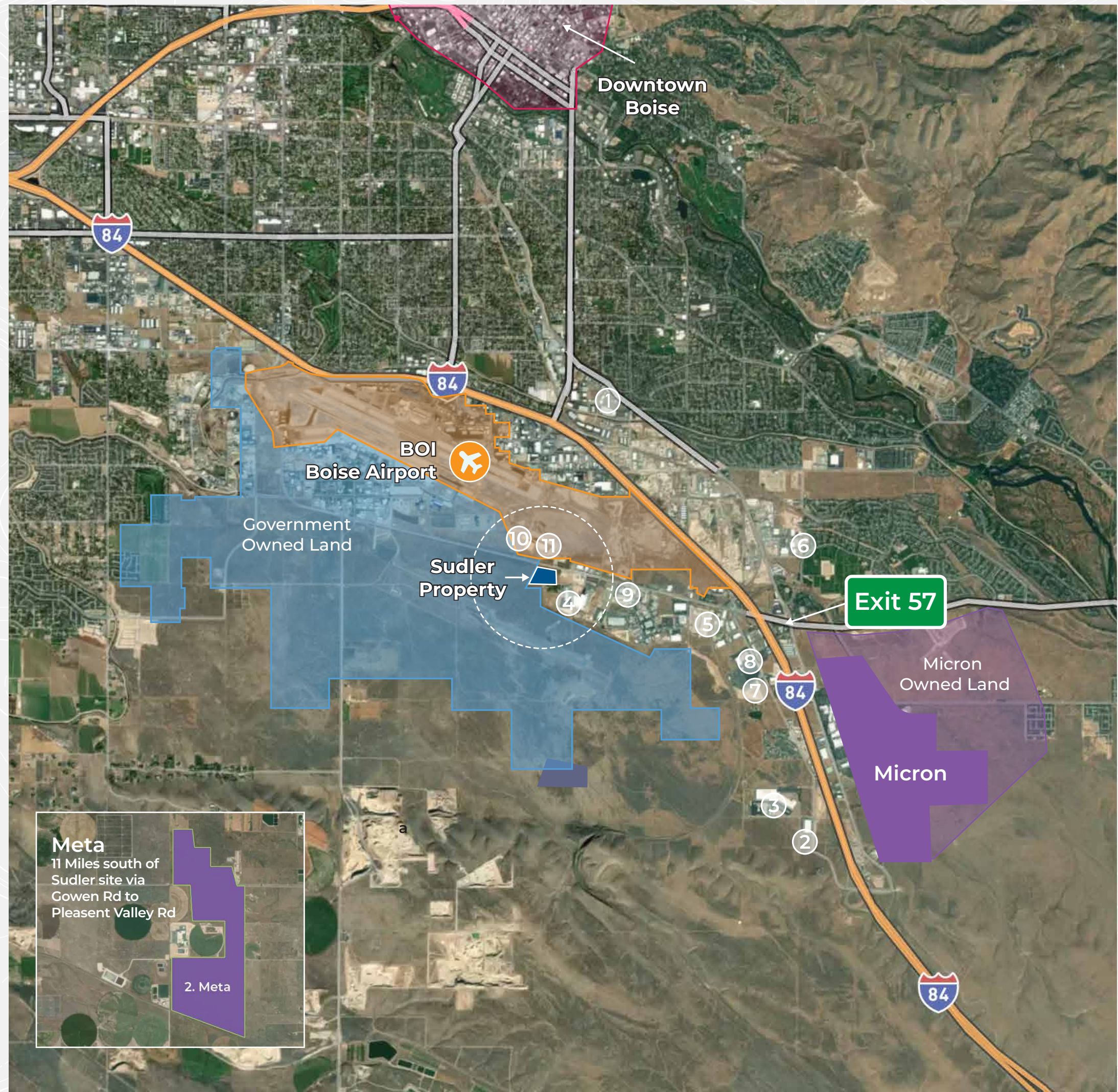
\$15 billion expansion, This new semiconductor fabricator is projected to bring 2,000 new Micron jobs and 15,000 indirect jobs to the Boise area.



**Meta**

New data center in Kuna, an \$800 million project projected to bring more than 100 direct jobs to the area.

- |                       |                               |
|-----------------------|-------------------------------|
| 1. Fed Ex             | 7. Adesa                      |
| 2. Amazon             | 8. Hearthside Food            |
| 3. Winco Distribution | 9. Western Trailers           |
| 4. Old Dominion       | 10. Sky West                  |
| 5. AZEK               | 11. Amazon Air Cargo Facility |
| 6. Sysco              |                               |





**BUILD TO SUIT**



BOI  
Boise Airport

KBOI AMAZON

SkyWest Hangar

W Gowen Rd

Sudler Companies  
Future Development

Old Dominion  
Freight Line

S Broadway Ave

**The Sudler Companies** has been family owned and operated for over 100 years and is based in Chatham, New Jersey.

From their roots planted in 1907 to their current 9-million square foot commercial real estate portfolio, Sudler brings the personal touch of a family owned business, while also providing clients with industry leading in-house development, leasing, legal, management, construction and investment departments.

Sudler meets the needs of the most discriminating commercial space users by finding the perfect match of location, building material and customization to provide businesses innovative construction solutions via first class buildings.



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#### Disclaimer

The architectural renderings shown are an artist's representation and are intended to give a general idea of the proposed development. They are not to scale and may not accurately depict the final design or finishes of the building. The developer reserves the right to make changes to the plans without notice. These renderings are not intended to be relied upon by any prospective purchaser or tenant.