

FOR LEASE FLEX INDUSTRIAL PROPERTY

FLEX INDUSTRIAL PARK

220 S Herons Flight Lane, Unit 102, Star, ID 83669



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	2,500 - 7,500 SF
Lease Rate:	\$1.50 per month (NNN)
NNN	Est \$.25
Year Built:	2026
Building Size:	15,000 SF

PROPERTY OVERVIEW

Brand-new 2026 flex industrial space in the heart of Star's growth corridor. Unit 102 offers 2,500–5,000 SF of efficient warehouse with a grade-level overhead door, finished office area, ADA restroom, and abundant natural light from oversized storefront glass. Built for contractors, distributors, service providers, and light manufacturers who need functional industrial space without sacrificing curb appeal. The property enjoys incredible visibility from the new Highway 16 off-ramp onto Highway 44, putting your business in front of thousands of daily commuters. Ample on-site parking, easy truck maneuverability, and immediate access to Highway 44 connect tenants to the broader Treasure Valley in minutes. Move-in ready and available now.



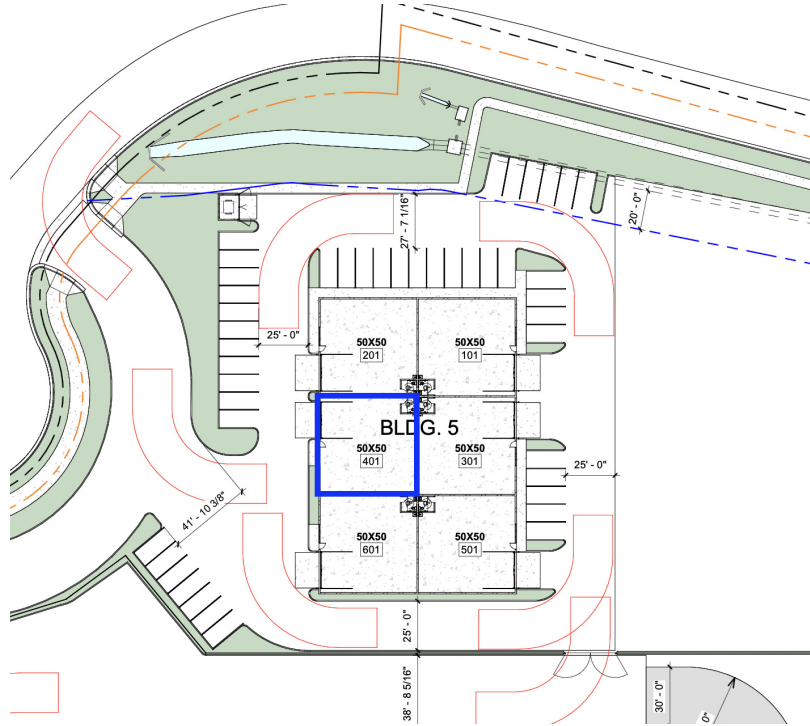
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ADDITIONAL PHOTOS



KZB REAL ESTATE
101 S CAPITOL BLVD STE 701 - BOISE, ID 83702
WWW.KZBREALESTATE.COM



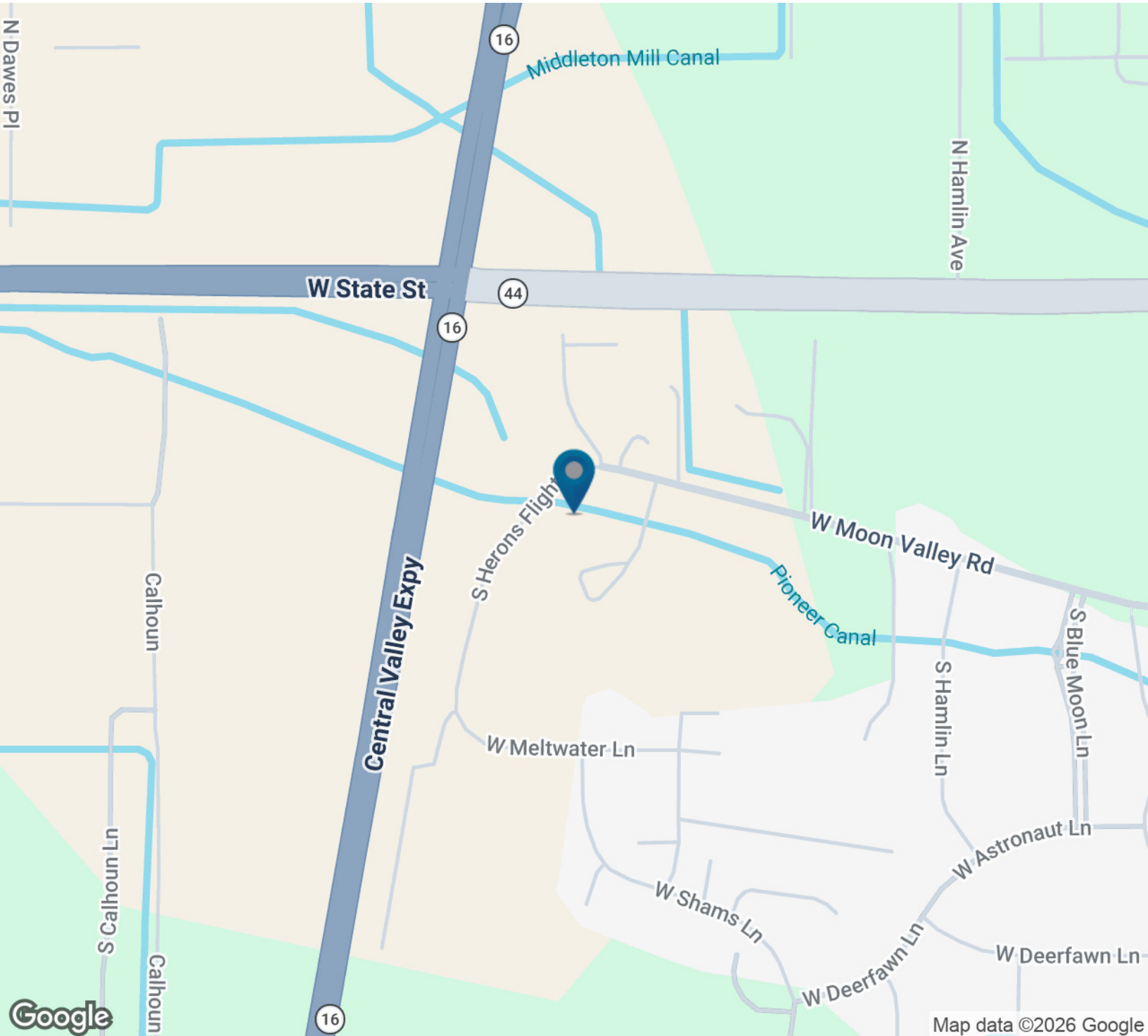
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LOCATION MAP



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