

BELOW-MARKET BOISE WAREHOUSE SUBLEASE

17 N. PHILLIPPI ST.

Boise, ID 83706



ECONOMIC DATA

LEASE RATE: \$0.61 SF/mo
LEASE TYPE: NNN | \$0.12 SF/mo
INITIAL TERM: Through 10/31/2027

PROPERTY INFORMATION

COUNTY: Ada
MARKET: Central Boise

BUILDING DATA

BUILDING SF: 86,146 SF
YEAR BUILT: 1972
ZONING: I-L

LISTING DATA

AVAILABLE: Suite 17 | 11,925 SF
DOORS: (1) 10'x9' Dock High
(1) 12'x12' Dock High
(1) 10'x9' Grade Level

CLEAR HEIGHT: 20'
POWER: 3-Phase

PROPERTY OVERVIEW

Lee & Associates is pleased to present an industrial sublease opportunity totaling ±11,925 SF in a centrally located concrete tilt-up building, offered at below-market rental rates. The suite includes ±1,500 SF of office space with restrooms and an additional ±1,500 SF mezzanine (not included in the total square footage). The space features a fully sprinklered interior, warehouse heating, and office cooling, and is well-suited for warehouse, distribution, or light manufacturing uses. Loading is efficient with two dock-high doors and one grade-level ramp door, with potential rail service available. Trailer parking and employee parking are conveniently located directly in front of the suite. Positioned in the heart of Boise's industrial corridor, the property offers excellent access to major transportation routes. Available May 1, 2026. Contact broker to schedule a tour.

PROPERTY HIGHLIGHTS

- ±11,925 SF Below-market sublease opportunity
- Term available through October 31, 2027
- Central Boise industrial location
- Potential rail service

River Curtis | Senior Associate
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C 208.720.3990

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

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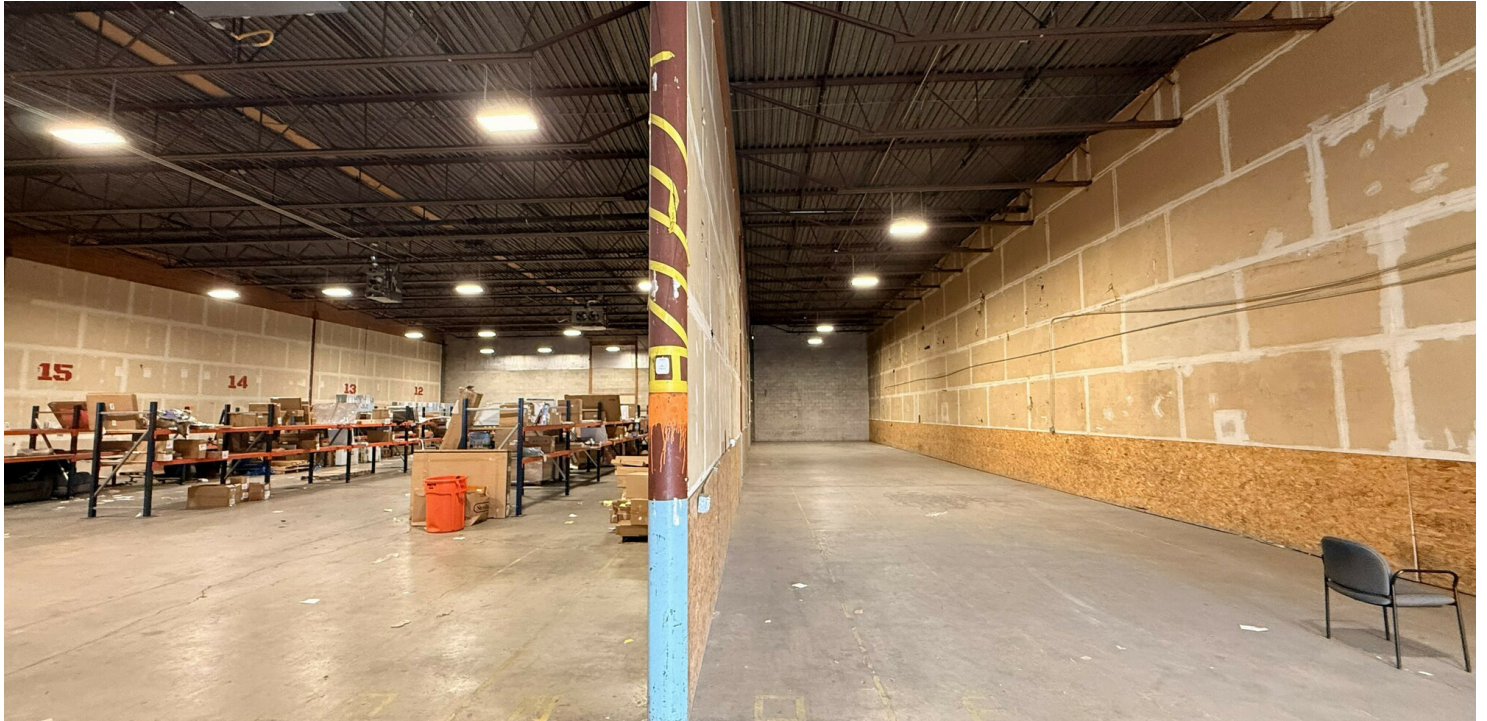
AVAILABLE SPACE

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 17	11,925 SF	NNN	\$0.61 SF/month

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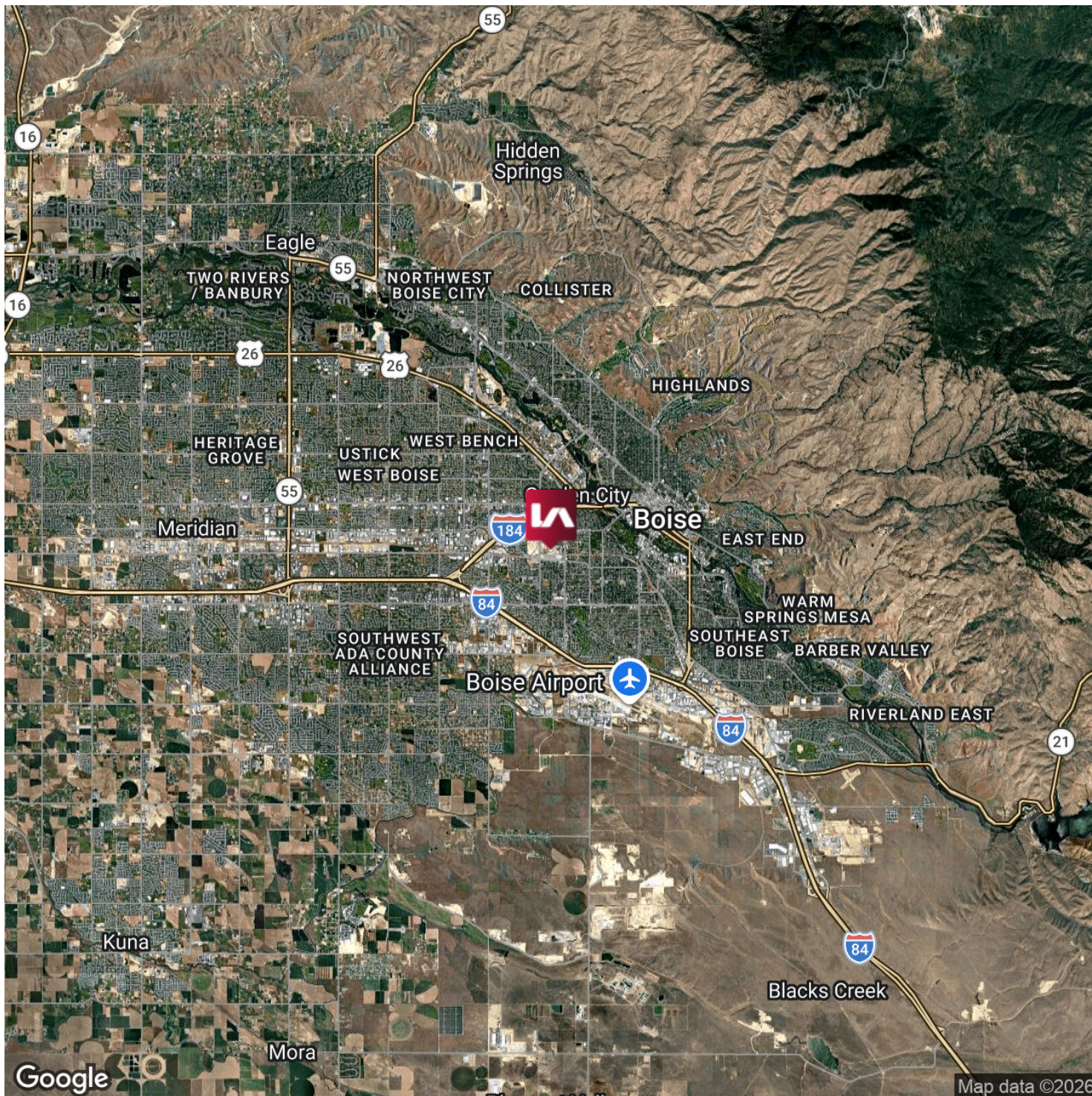
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COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

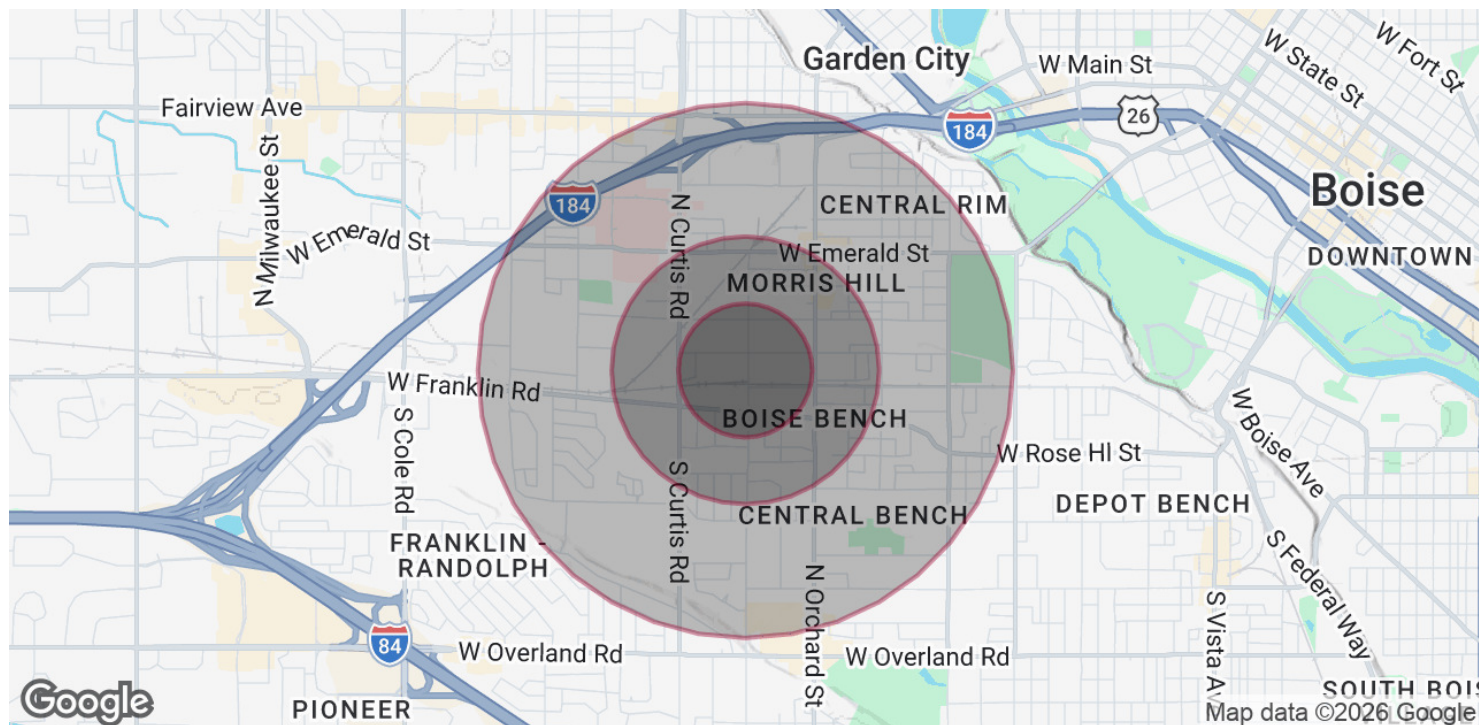


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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	401	2,028	12,145
Average Age	40.6	38.3	35.4
Average Age (Male)	38.1	36.3	34.4
Average Age (Female)	44.5	43.7	39.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	175	948	5,486
# of Persons per HH	2.3	2.1	2.2
Average HH Income	\$65,411	\$71,857	\$75,550
Average House Value	\$356,305	\$370,722	\$376,720

2023 American Community Survey (ACS)

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