

Industrial Warehouse, Office & Yard *For Lease/Sublease**

4600 S. Apple Street | Boise, ID 83716

Colliers

**Can be leased separately*

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Boise Airport

3.3 miles | 11 min.

Office

For Sublease

Warehouse

For Sublease

ACCESS ROAD

1-8.37 Acre Yard

For Lease

Micron

3.2 miles | 6 min.

I-84

2.3 miles | 9 min.

Downtown Boise

5.5 miles | 15 min.

Federal Way

21,000 VPD



**Easy Access to Railway
& Boise Airport**



FOR SUBLEASE

Warehouse Overview

HIGHLIGHTS

Property Type	Industrial
Clear Height	49' at peak
Drive-in Doors	<i>10 total overhead doors :</i> 6: 16' w x 20' h 2: 12' w x 14' h 2: 12' w x 12' h
Overhead Cranes	30 ton & 10 ton
Power	Wholesale power Separately metered • 480/277V, 3 phase (main service/panels) • 208/120V, 3 phase (subpanels) Single-phase power available (via 208/120V and 480/277V panels)

- 18,066 SF rail served
- > 2,160 SF rail served media blasting booth

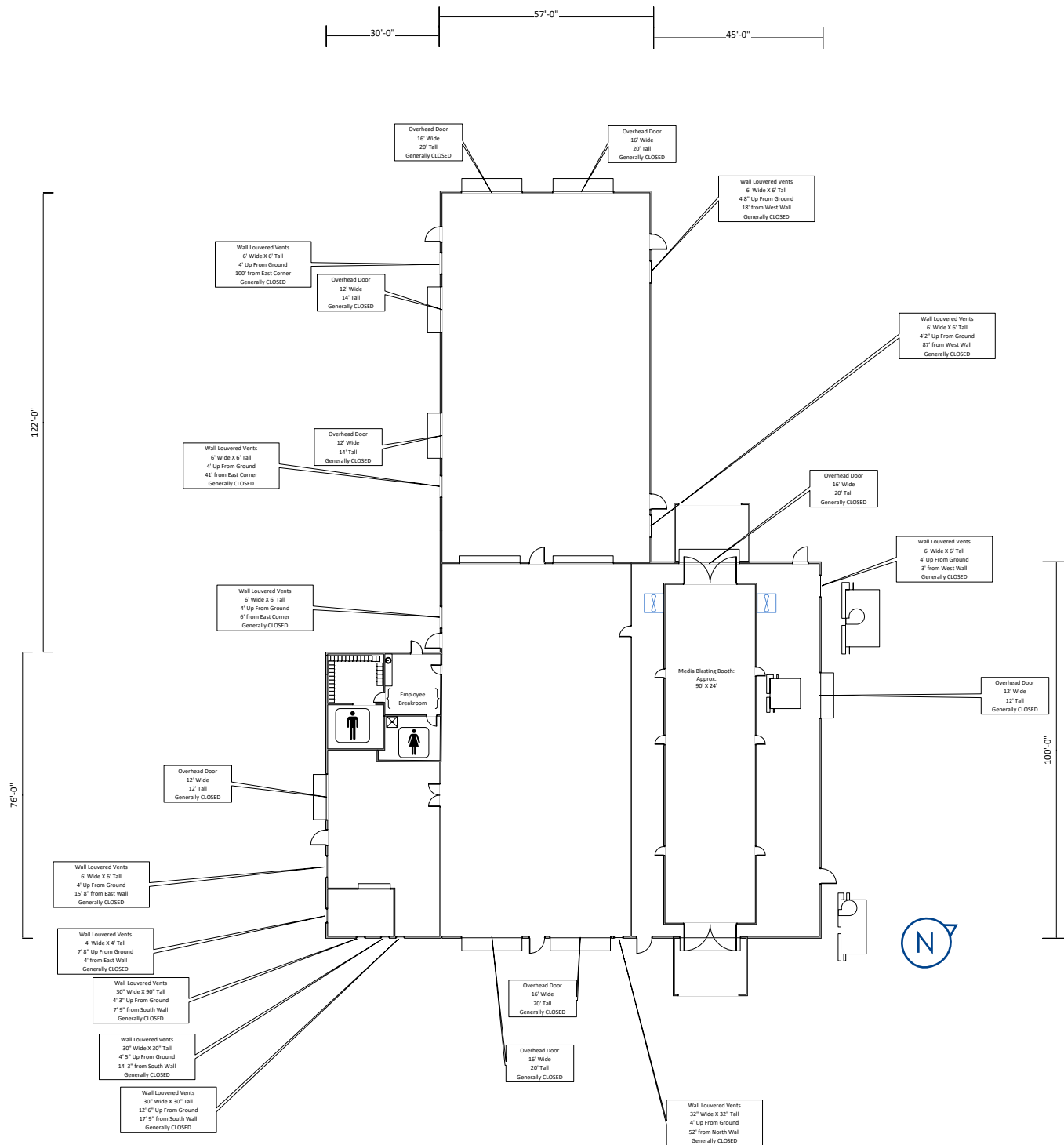
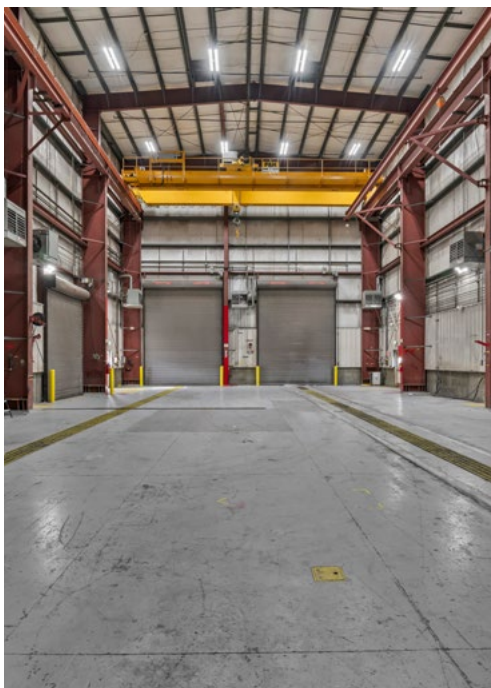
LEASE RATE:

\$1.15/SF NNN
Estimated NNN: \$0.18/SF



WAREHOUSE

Floor Plan





FOR SUBLEASE

Office Overview

HIGHLIGHTS

Property Type	Office
Size	8,244 SF
Prime Lease Expiration	November 6, 2035
Preferred Term	One year, up to nine years

- 6 minutes to Micron
- 17 Private offices (Outside facing)
- 40 Bullpen style cubicles
- Breakroom
- Conference Room
- Storage Room
- Men's/ Women's restroom

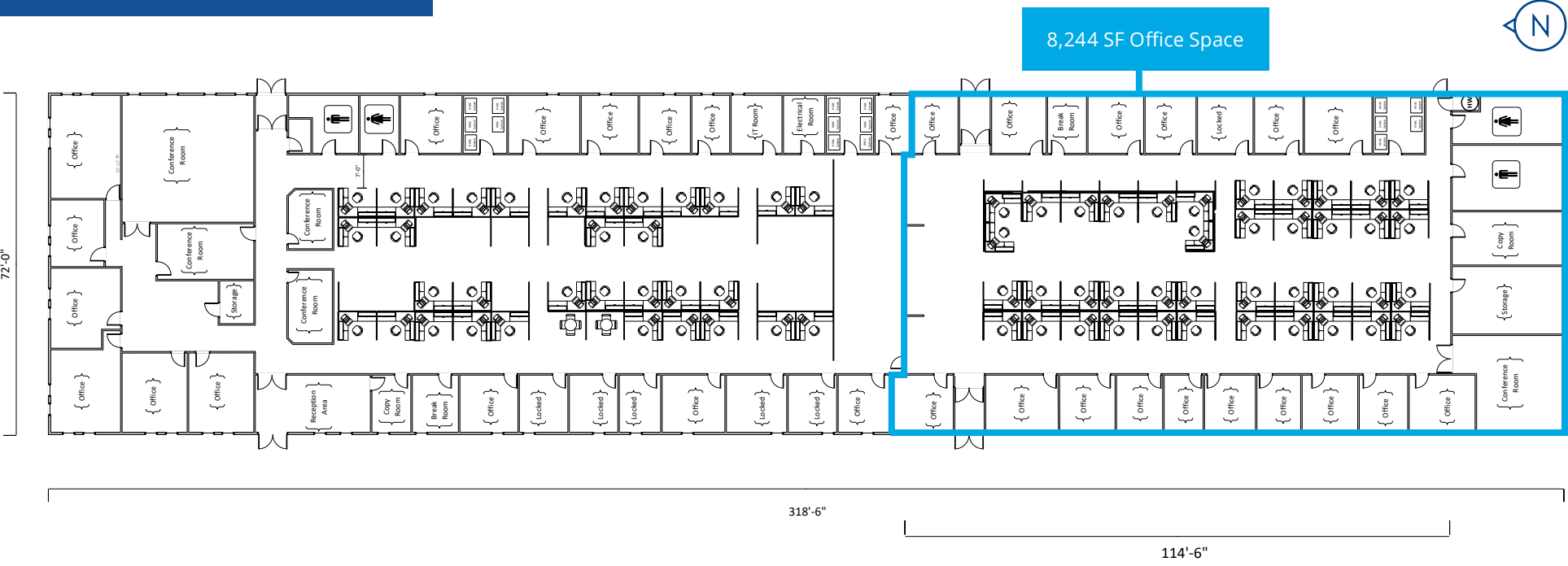
SUBLEASE RATE:

\$12/SF/YR FSEJ



OFFICE

Floor Plan





FOR LEASE

Yard Overview

HIGHLIGHTS

Property Type	Industrial
Yard Size	1–8.37 Acres
Parcel #	S1036212575
Zoning	City of Boise I-1 Industrial Light

- Compacted gravel for all weather heavy truck use
- Secured area with fencing and gate
- Illuminated yard area
- 24/7 Security camera access
- 2.4 Miles to I-84 exit 57 (E Gowen Rd)

LEASE RATE:

\$0.14/SF NNN

Estimated NNN: \$0.01/SF



Gallery



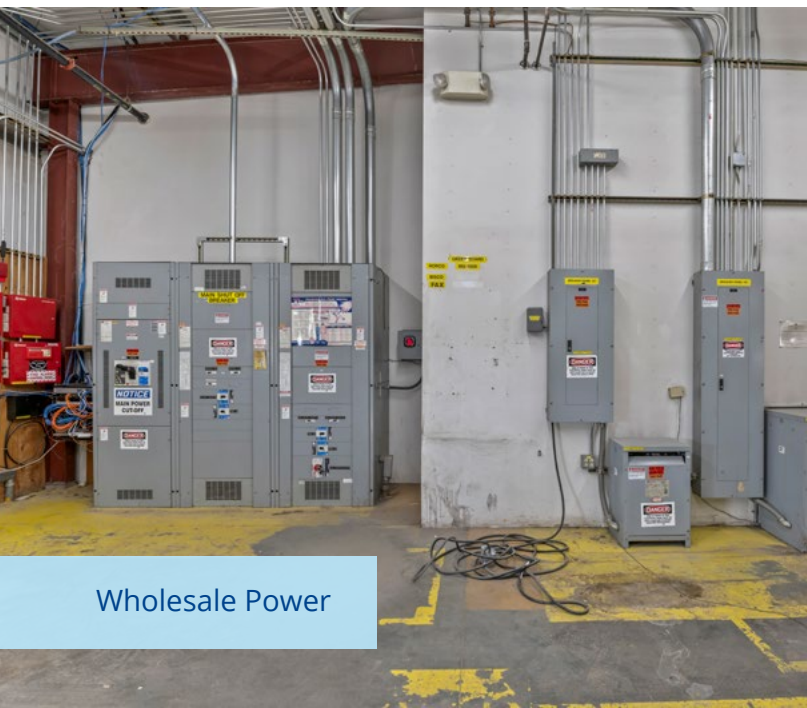
Warehouse Locker Room



30 Ton Crane



Media Blasting Booth



Wholesale Power



Aerial Map

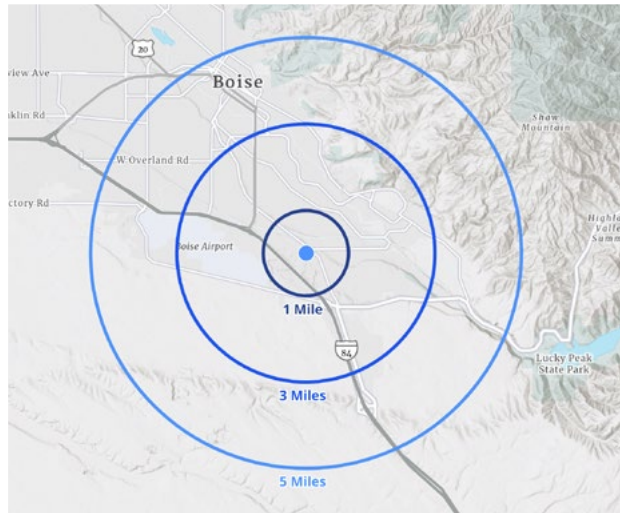


Google Map



Street View

DEMOGRAPHICS | 2025



	1 Mile	3 Miles	5 Miles
Population	6,263	50,593	103,312
Households	2,591	22,326	46,091
Avg. Income	\$137,357	\$132,087	\$119,359



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