



**DESERT EDGE**  
COMMERCIAL

**20102 TUCKER RD  
GREENLEAF, IDAHO**

**FOR SALE**

**OPERATIONAL ADVANTAGES**



- Rural setting with minimal adjacent residential constraints
- Ideal for contractors, equipment storage, or fleet-based operations
- Flexible yard configuration
- Lower land cost basis than Boise/Meridian industrial
- Room to operate without urban congestion
- Easy regional access via Hwy 44 & I-84



**ABOUT THE PROPERTY**

Greenleaf Industrial offers a functional industrial shop and yard site positioned between Caldwell and Parma with convenient access to I-84 and the greater Treasure Valley. Previously utilized for a hops operation, the property demonstrates a proven history of agricultural and light-industrial use, with infrastructure and yard configuration well-suited for contractors, equipment operators, storage users, or a variety of industrial applications seeking improvements already in place.



**SITE COMPONENTS**



**±4.09 ACRES**

- Sale Price: \$1,500,000
- ±21,200 SF total improvements
  - ±7,200 SF metal building (built 2022)
  - ±9,000 SF CMU building
  - ±5,000 SF CMU building
  - Clear heights ranging from 20'-36'
- Equal shares of water rights included
- Power, water, and existing septic system on site

**GET IN TOUCH**

**KIM BRITTON**

208.901.1311

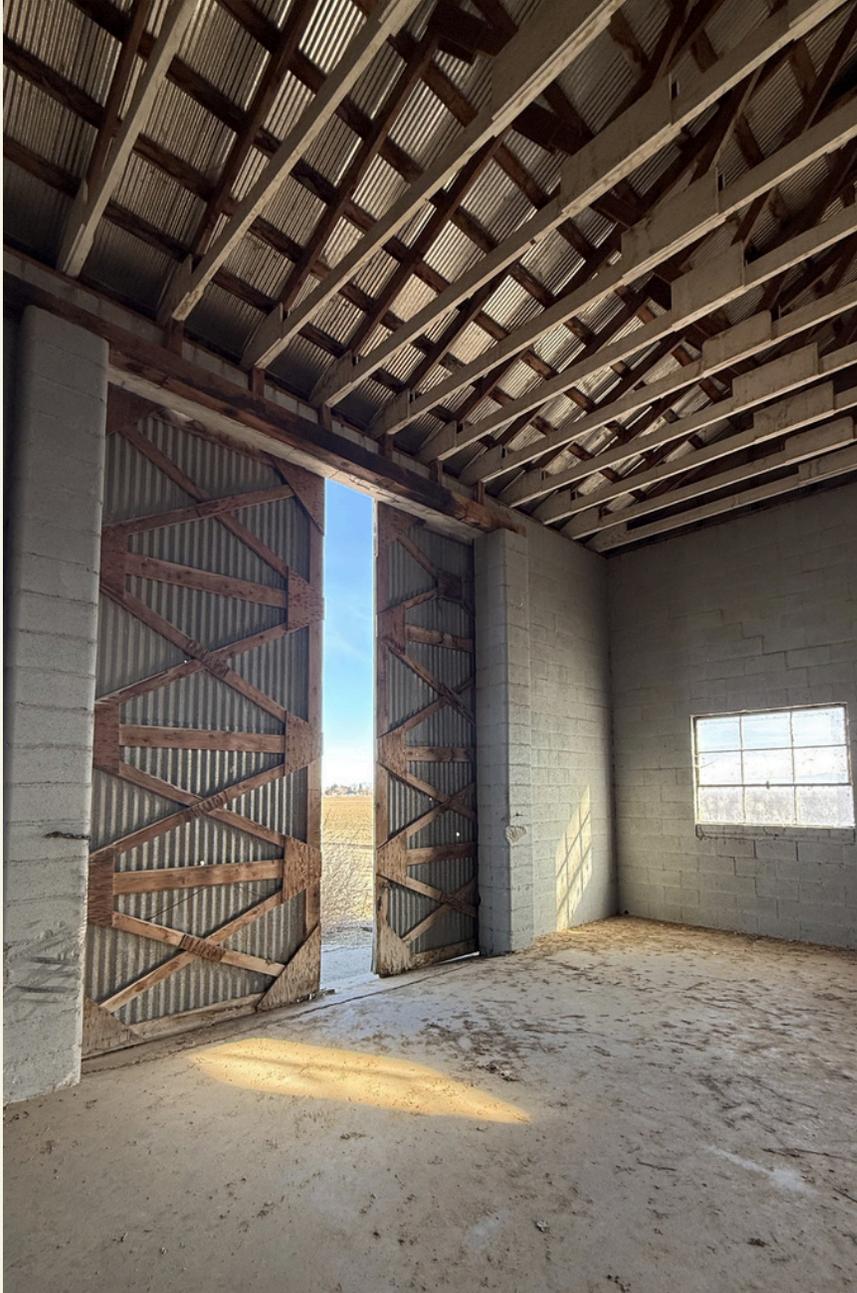
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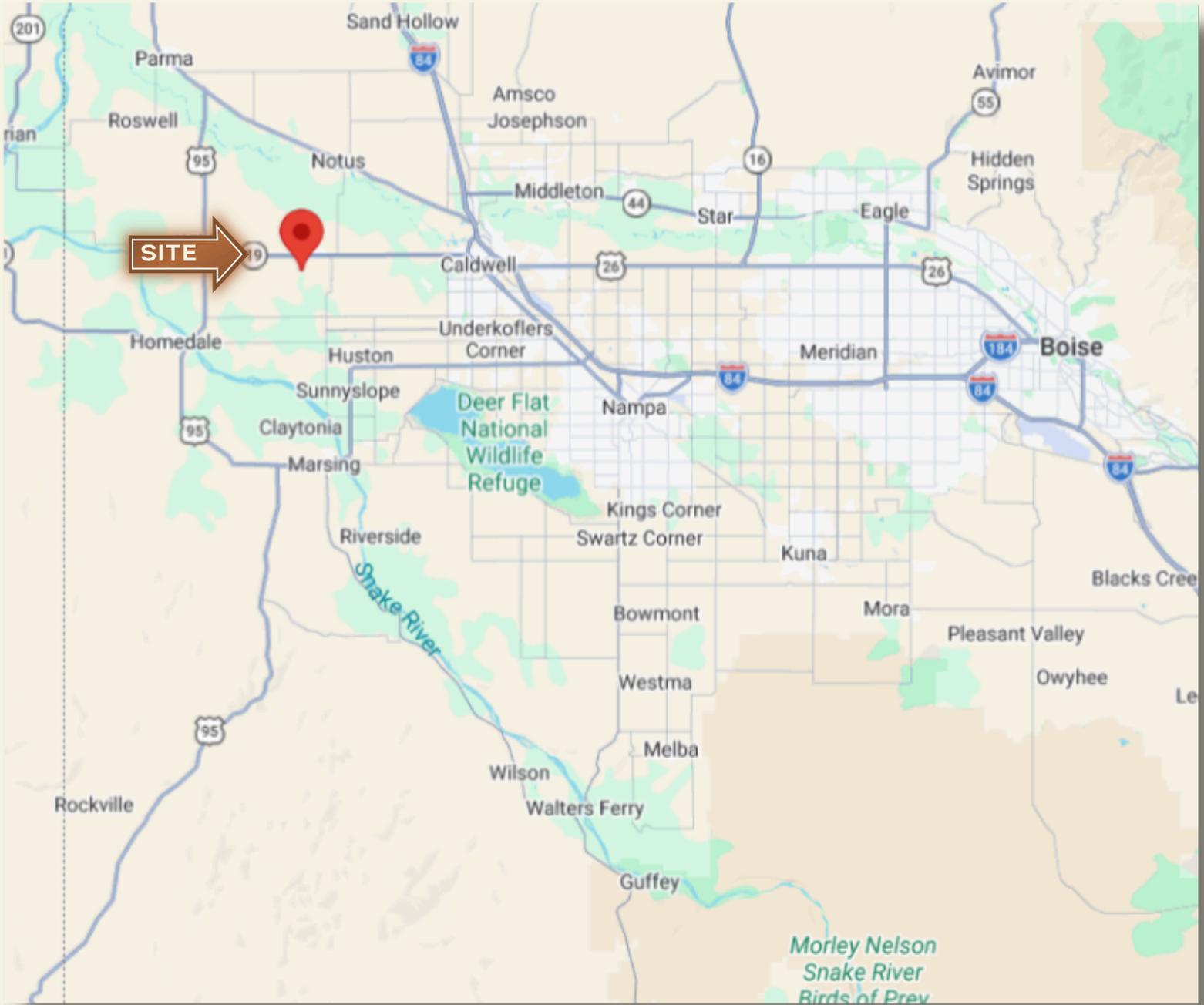
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# INTERIOR PHOTOS



# MAP



FOR MORE INFORMATION, PLEASE CONTACT:

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