

**RARE SINGLE TENANT INDUSTRIAL BUILDING
FOR LEASE**



5414

MORRIS HILL RD

BOISE, ID 83706

EXTENSIVE REMODEL UNDERWAY
AVAILABLE Q4 2026

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PROPERTY HIGHLIGHTS



**Rare Single Tenant Industrial Warehouse
in Desirable Central Boise Location**



**Extensive Remodel Planned with
Numerous Improvements**



**Available
Q4 2026**



**Ample
Power**



Total SF: ± 19,600
• Warehouse: ± 16,800 SF
• Office: ± 2,800 SF (Planned Spec. Office)



**Zoning: I-1
(Light Industrial | City of Boise)**



**Secure
Fenced Yard**



**Lease Rate
Contact Agent**

BUILDING DETAILS



TOTAL SF
±19,600

WAREHOUSE
±16,800 SF

PLANNED SPEC OFFICE
±2,800 SF

*Office can be modified to suit tenant needs if ownership engaged prior to permitting and construction.



**Newly Installed Fire
Suppression System
Throughout**



PARCEL SIZE
1.57 ACRES



GRADE LEVEL DOORS
TWO (2) – 14' X 14'



CLEAR HEIGHT
16'



DOCK HIGH DOORS
THREE (3)



PARKING
30 SPOTS



POWER
**1200 AMPS |
120/240V | 3 PHASE**

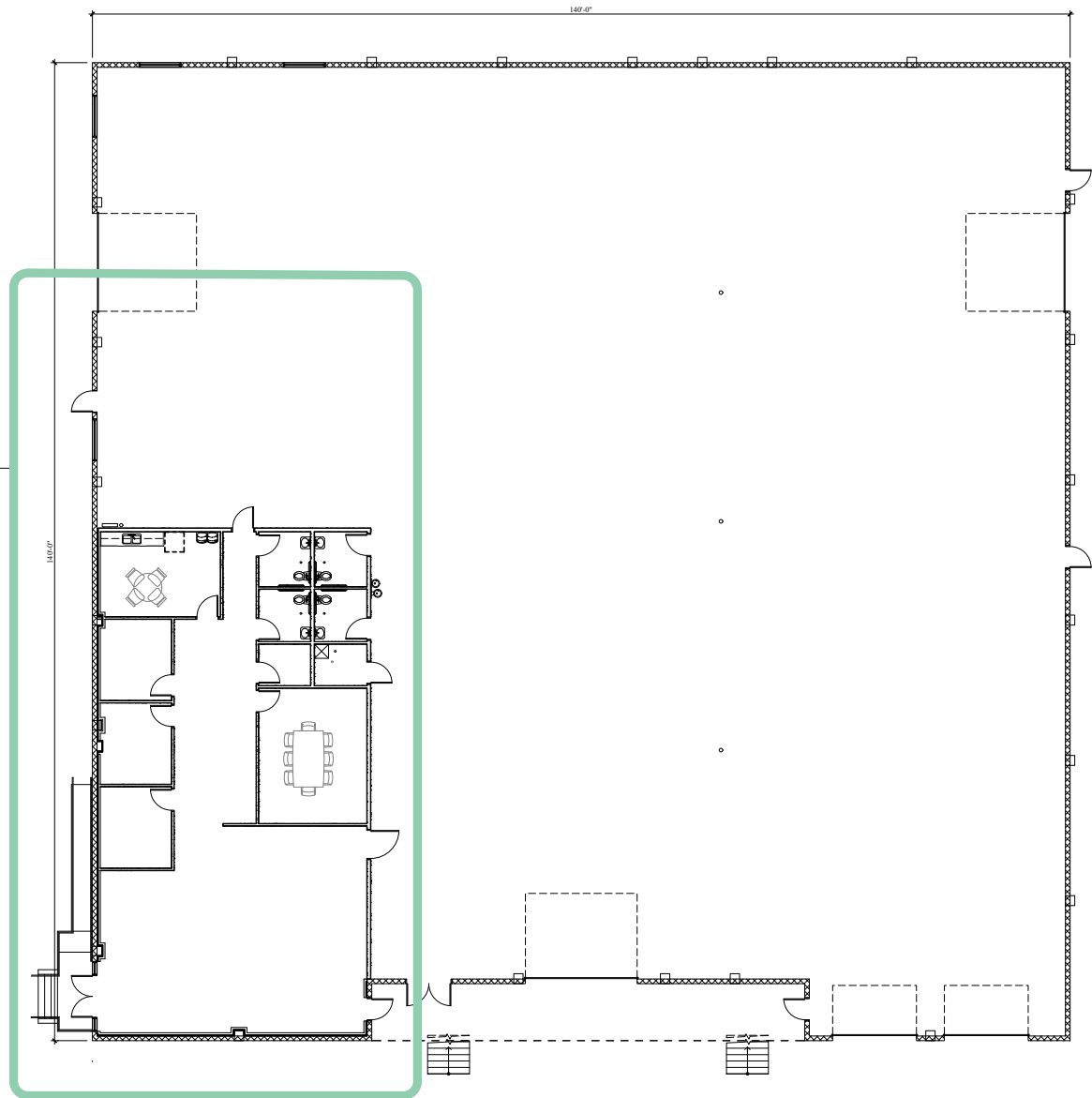


Planned Improvements

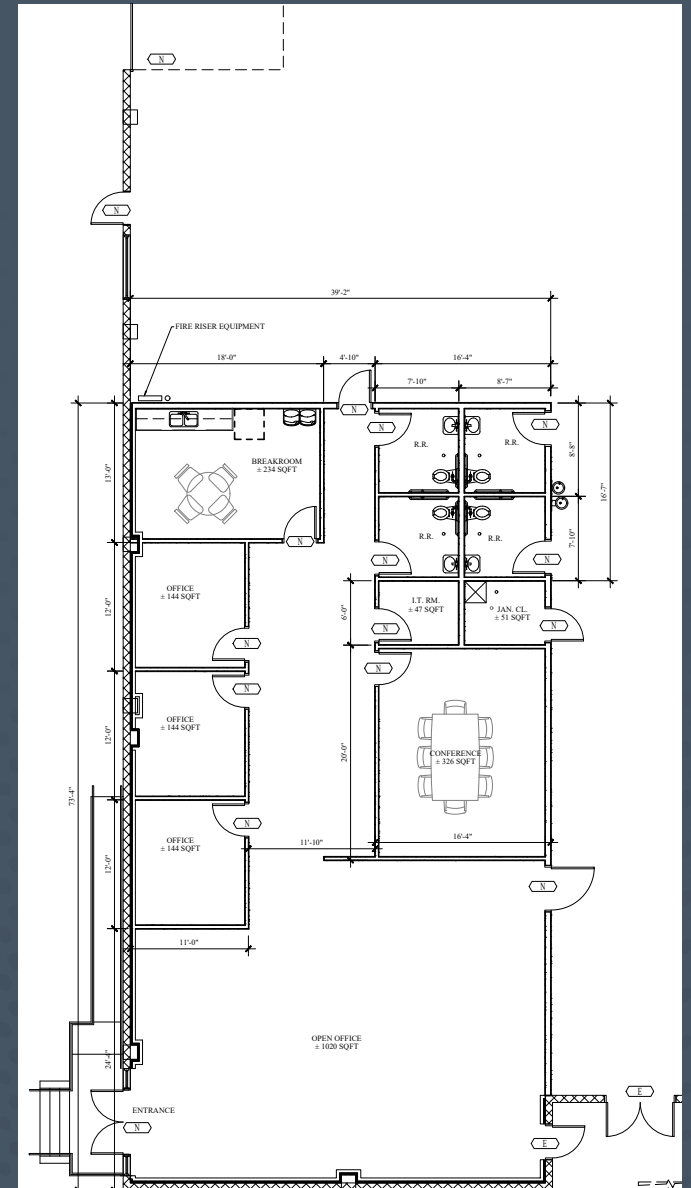
- + New store front with double opening doors, side lights, and awning (see rendering and elevation for details)
- + New ±2,800 SF office which will include:
 - Open office/showroom
 - Three (3) private offices
 - Conference room
 - Breakroom
 - Four (4) restrooms
 - IT room
 - Janitorial closet
- + New fire suppression system throughout
- + New exterior paint
- + Parking lot to be re-stripped and sealed
- + Expanded fenced yard
- + New 14' x 14' door on south side of building
- + Updated/new insulation throughout
- + Updated lighting and HVAC

*exact specifications of planned improvements to be determined and planned improvements are subject to change.

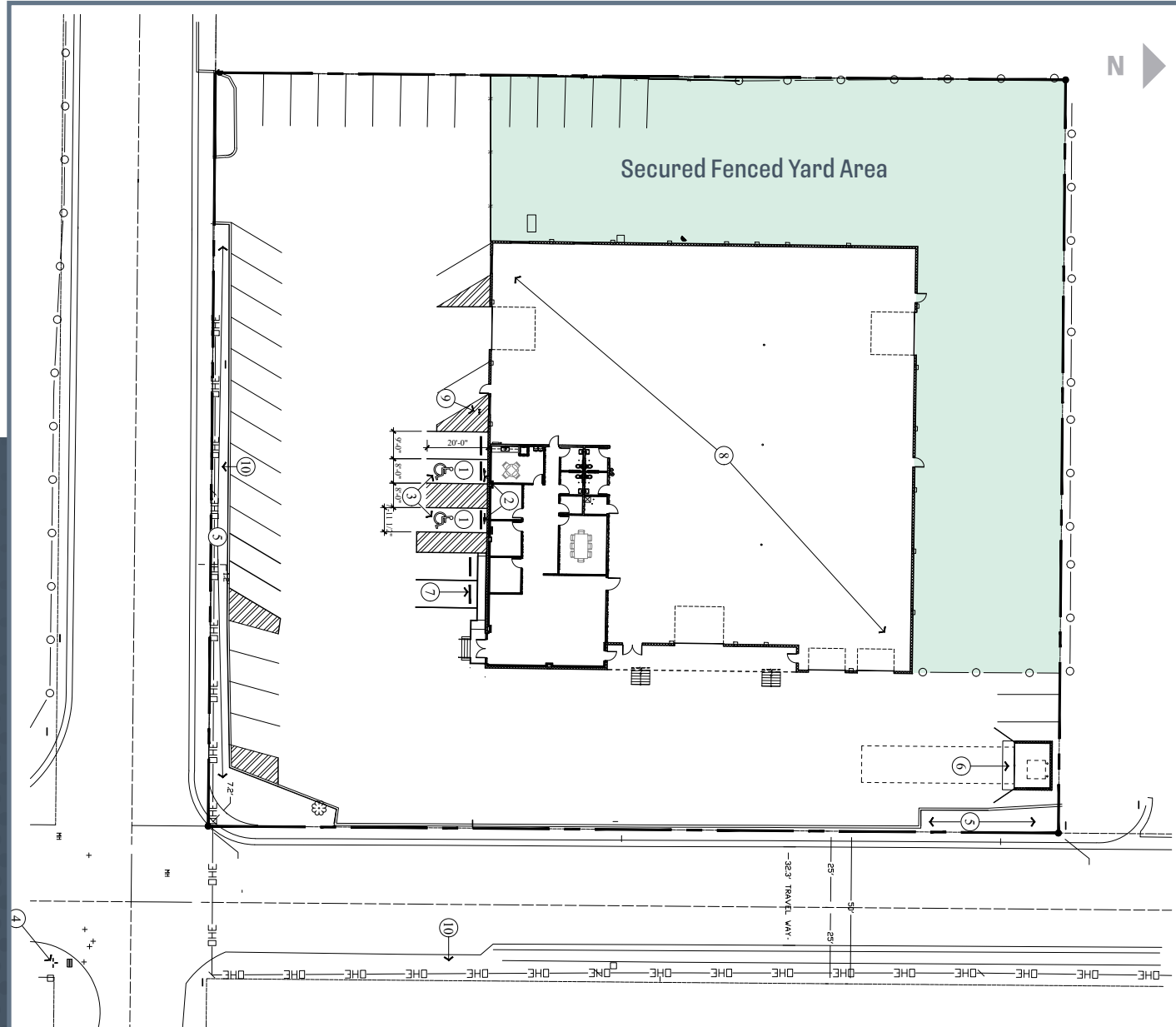
FLOOR PLAN



Spec Office | $\pm 2,800$ SF

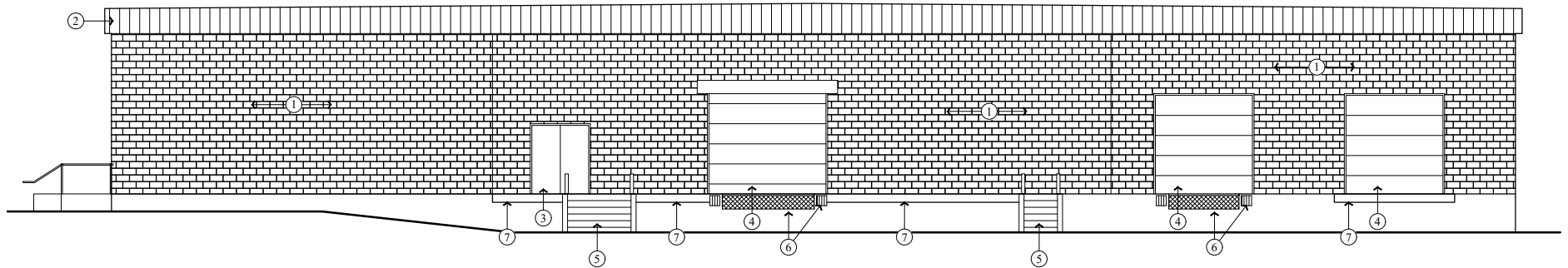


SITE PLAN

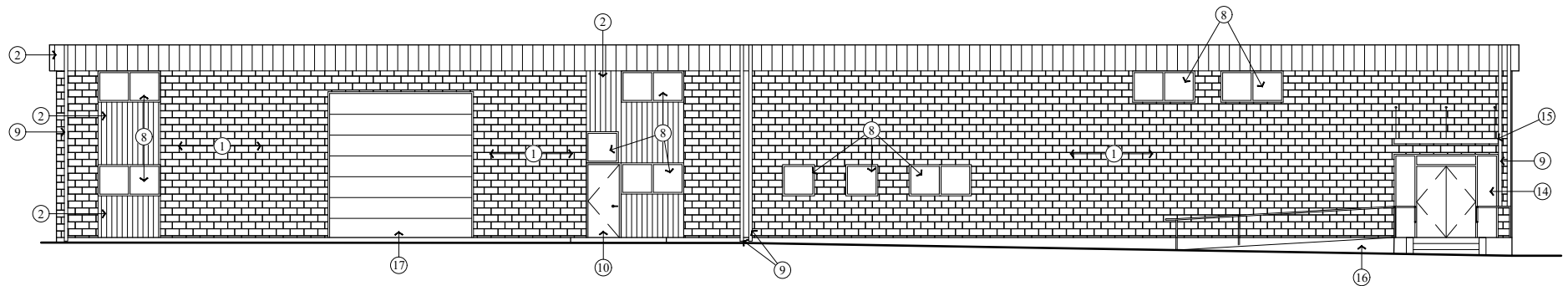


ELEVATIONS

New West Elevation



New South Elevation



RENDERINGS



PHOTOS



AERIALS

5414
MORRIS HILL RD

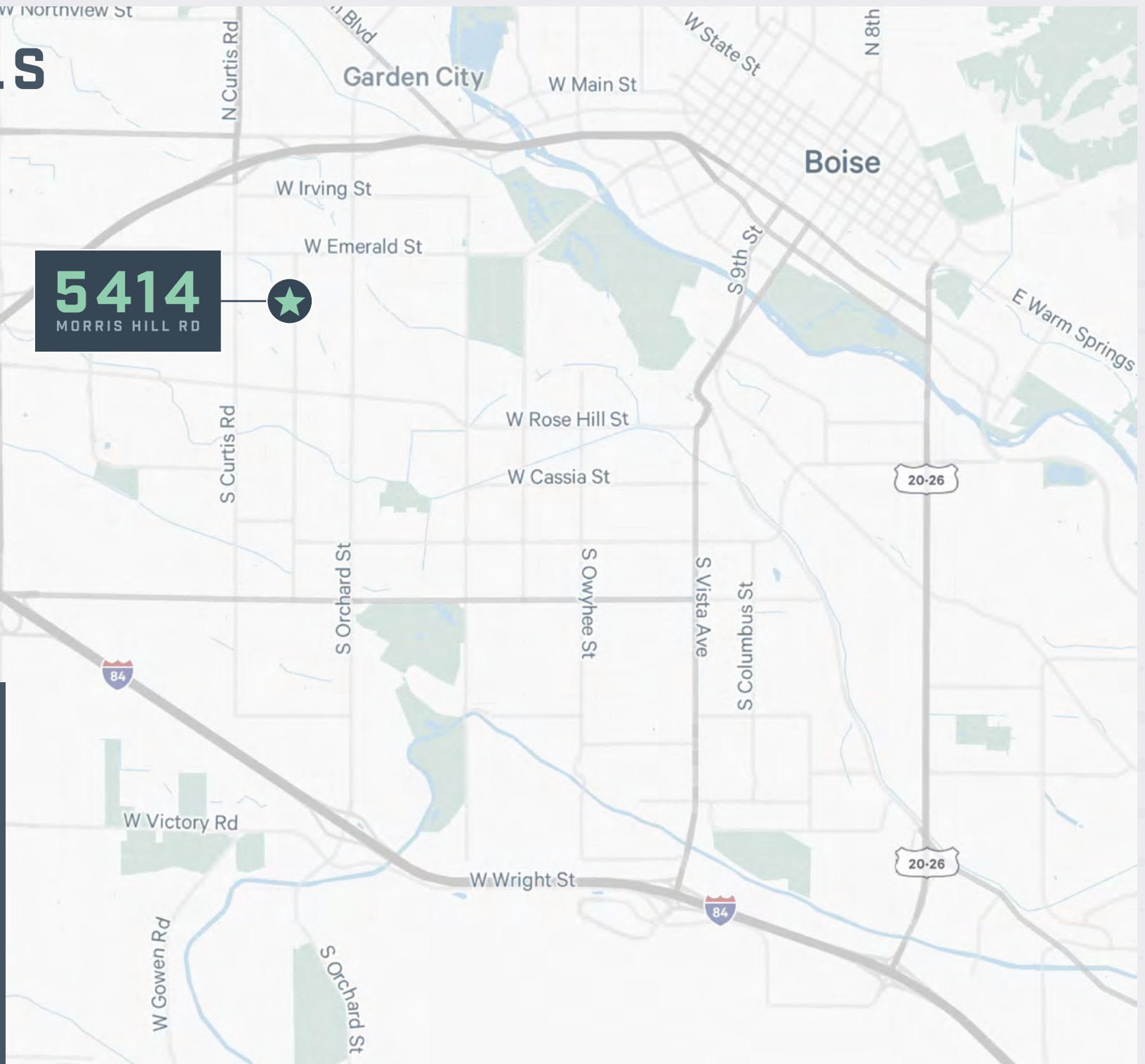


ORCHARD EXIT
2 MINUTES

CURTIS EXIT
4 MINUTES

DOWNTOWN BOISE
9 MINUTES

BOISE AIRPORT
10 MINUTES



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