



For Sublease

Rail-Served Industrial Space

8651 Westpark Street, Boise, ID

Overview

Modern, rail-served industrial suite in West Boise with excellent access to I-84 and the “Flying Y” interchange. This recently remodeled space offers a functional mix of warehouse and office, making it ideal for light manufacturing, logistics, or regional distribution.

- **\$0.90/SF/MONTH NNN**
- **Fully renovated** with updated paint, flooring, and fixtures
- 2-story office buildout
- **Direct rail access**
- **Minutes from I-84**
- **On-site parking**

Contact

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950 W. Bannock St., Suite 400
Boise, ID 83702

TenantRealtyAdvisors.com

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Property Information

Property Type
**Industrial
Warehouse**

Lease Rate
**\$0.90/SF/
MONTH**

Lease Type
NNN
Estimated at \$0.20/SF/
MONTH

Preferred Term
**Through Nov
2026**
Longer term available
direct from landlord

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Space Details

Size:

- 10,000 SF total

Office Buildout:

- 2,376 SF (2 levels), includes:
- Breakroom & breakfast bar
- Conference room
- Restrooms (fully functional)

Clear Height: ±18'

Loading Access:

- 1 Dock-High Door (10'x10')
- 1 Box-Truck Door (10'x10')
- 1 Rail Door (10'x10')

Rail Access: Yes – rail-served

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