



For Lease / New Construction

Joplin Business Center

11242 Joplin Road | Boise, ID

Key Highlights

- Rare opportunity to lease 2,500 to 5,000 SF
- 10'x14' grade level rear loading
- Fire Sprinklers / 200 Amps per bay / 2 per 1,000 SF parking / outside storage opportunities
- Custom Tenant Improvement construction can start immediately
- 18'-20' clear height
- Quiet private setting with Boise address
- Future phases to provide three additional buildings

Contact

Scott Raeber, MBA, CCIM
 +1 208 472 2817
 scott.raeber@colliers.com

Josh McFadyen
 +1 760 212 2279
 josh.mcfadyen@colliers.com

Space Available

Building	Size	NNN Rate
11242	2,500 - 5,000 SF	Starting at \$1.45* NNN

*Depending on size and build-out
 **NNN estimated \$0.25/SF after stabilization

Property Overview

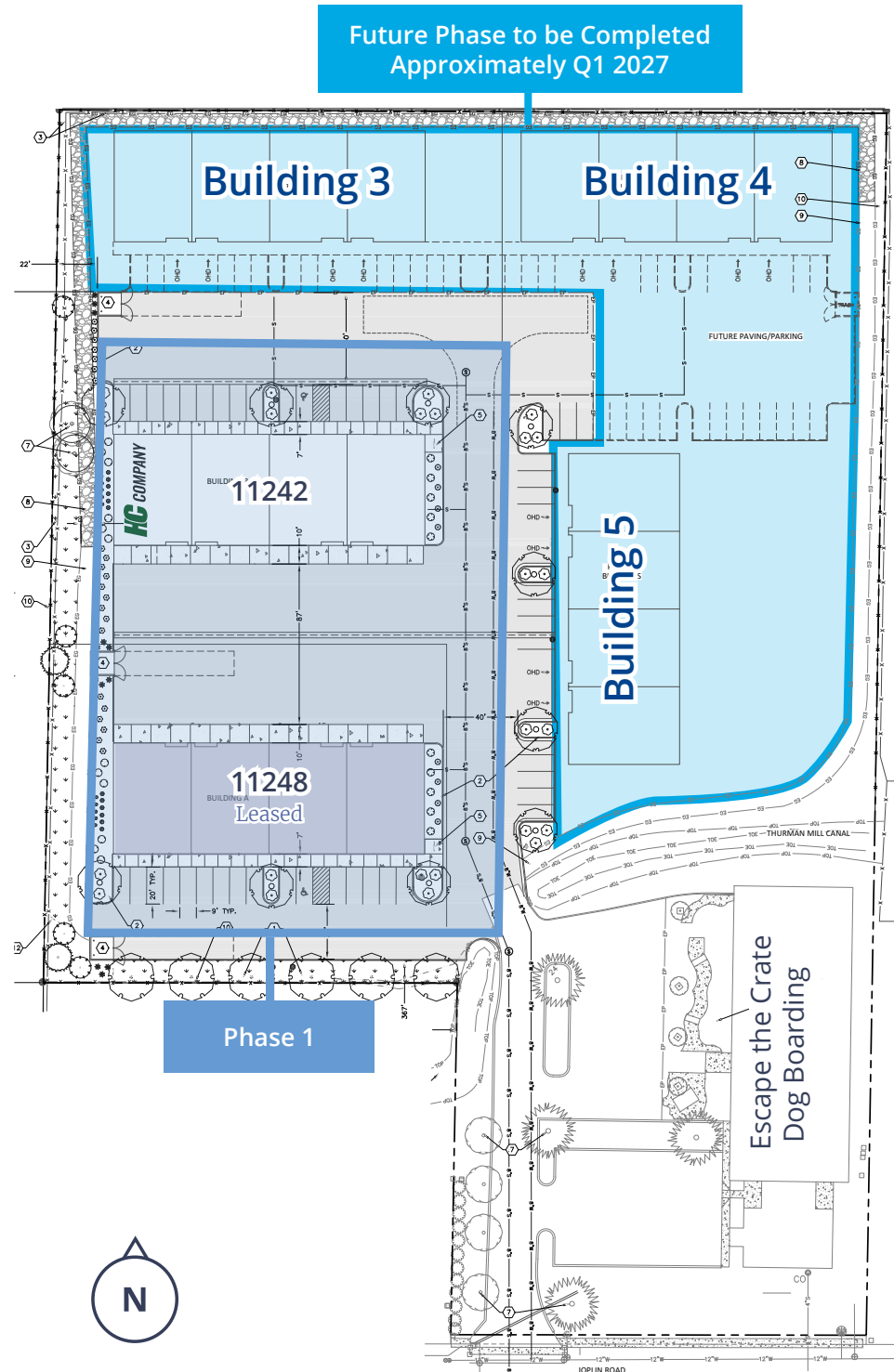
Property Type	Industrial / Flex
Building Size	10,000 SF
Land Size	±4 Acres
Parking	2.0 : 1,000 SF
Lease Type	NNN

Site Plan/Zoning

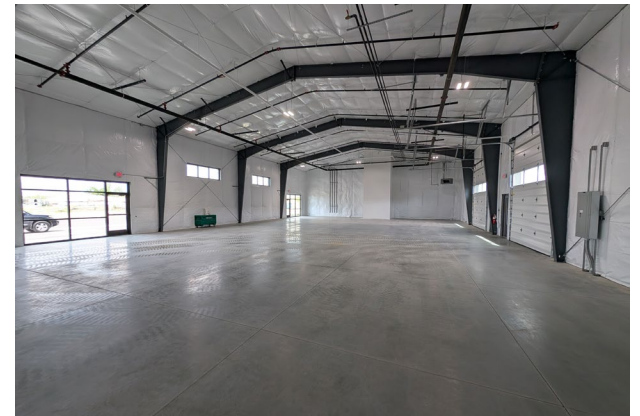
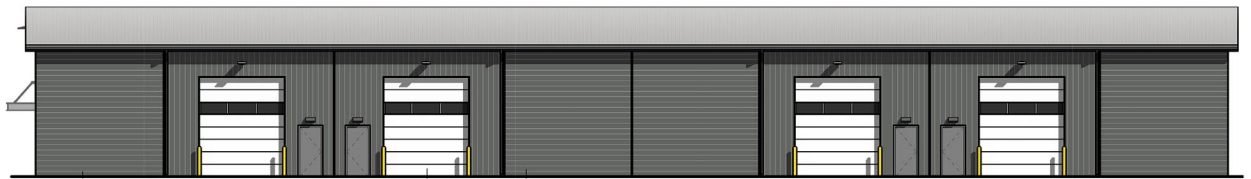
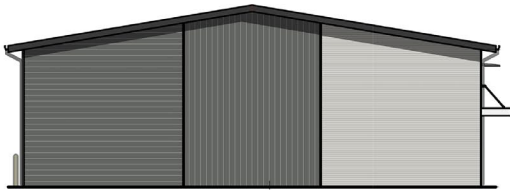
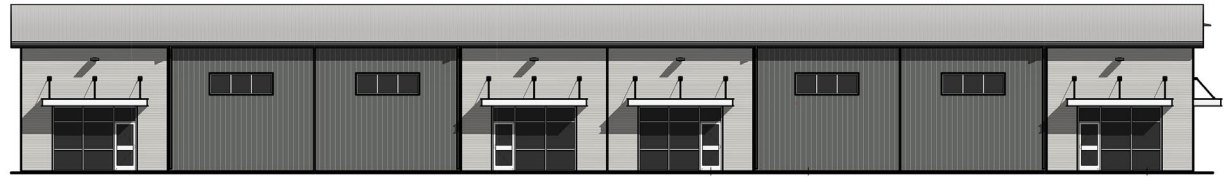
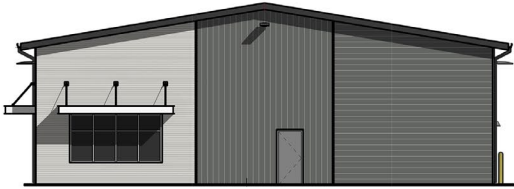
Address	11242 W Joplin Rd.
Zoning	I-1 - Industrial Light
Overlay Districts	None
Sensitive Lands	None

Industrial Zoning Districts

The I-1 zoning district is intended to accommodate light manufacturing, assembly, fabrication and technology-related land uses that may require significant transportation services but that typically do not operate during nighttime hours and are generally compatible with nearby commercial and residential areas.



Phase 1 Elevations



Joplin Industrial Park Conceptual Rendering:



Property Photos



Location



755 West Front Street, Suite 300
 Boise, Idaho 83702
 +1 208 345 9000
 colliers.com/idaho

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Paragon, LLC.