

Boise Airport



Site

W Gowen Rd

Gowen Rd

23,000 VPD

FedEx

amazon



Federal Way

16,500 VPD

E Lake Forest Dr

21



Micron

E Amity Rd

Colliers

Trailwind Elementary

Simplot Sports Complex
161 Acres of Public Sports Fields

Les Bois Middle School



New Listing | For Lease

2.67± Acres Yard

NE Corner of Gowen Rd. & Production St.,
Boise, ID

Steve Foster
208 472 2834
steve.foster@colliers.com

Michael McNeight
208 472 2865
michael.mcneight@colliers.com

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

Property Overview

New Land Listing- 2.67 ± acres of indusrtial zoned land available for lease in Southeast Boise. Excellent location with great visibility and exposure at the NE corner of Gowen Road and Production Street. Great for fenced and secured storage or laydown yard. Perfect for subcontractors working on Micron Fab needing vehicle or equipment storage, etc.

| | |
|-----------------|--------------------------------|
| Property Type | Land for Lease |
| Land Size | 2.67± Acres |
| Location | Gowen Road & Production Street |
| Parcel | S1035346222 |
| Zoning | Industrial |
| Yard | Yes |
| Property Access | Contact Agent |
| Lease Rate | \$0.11 PSF |



Key Highlights

- **Excellent visibility**
- 2.67± acres of yard
- Fenced, laydown yard available

Nearest Transport

| | Location | Distance |
|--------------|----------|----------|
| Airport | Boise | 3 mi |
| Railroad | Boise | 3.4 mi |
| Freight Port | Portland | 428 mi |

| Demos | 1 Miles | 3 Miles | 5 Miles |
|----------------|-----------|-----------|-----------|
| Population | 16 | 34,616 | 102,536 |
| Households | 10 | 14,909 | 44,128 |
| Avg. HH Income | \$149,968 | \$116,557 | \$117,254 |

Location



Steve Foster
208 472 2834
steve.foster@colliers.com

Michael McNeight
208 472 2865
michael.mcneight@colliers.com

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). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Paragon, LLC.