

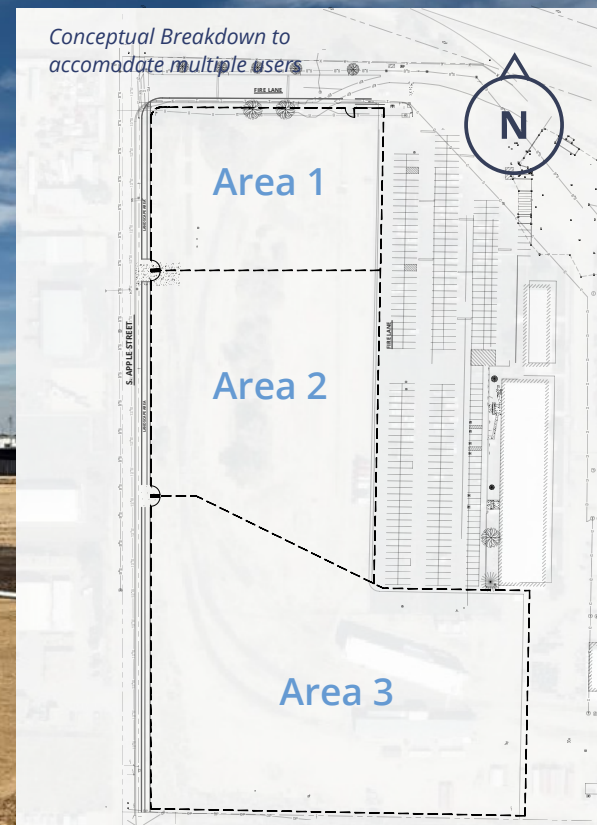
Industrial Outdoor Storage For Lease

(2-10 Acres)

4620 S. Apple Street,
Boise, ID

Colliers

Conceptual Breakdown to
accommodate multiple users



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Key Highlight

- Divisibility: 2-10 Acres available for lease
- Conveniently located at the corner of Apple Street & Federal Way
- Close proximity to Boise Airport, Micron, I-84 and Downtown Boise
- Rail served (contact agent for more details)

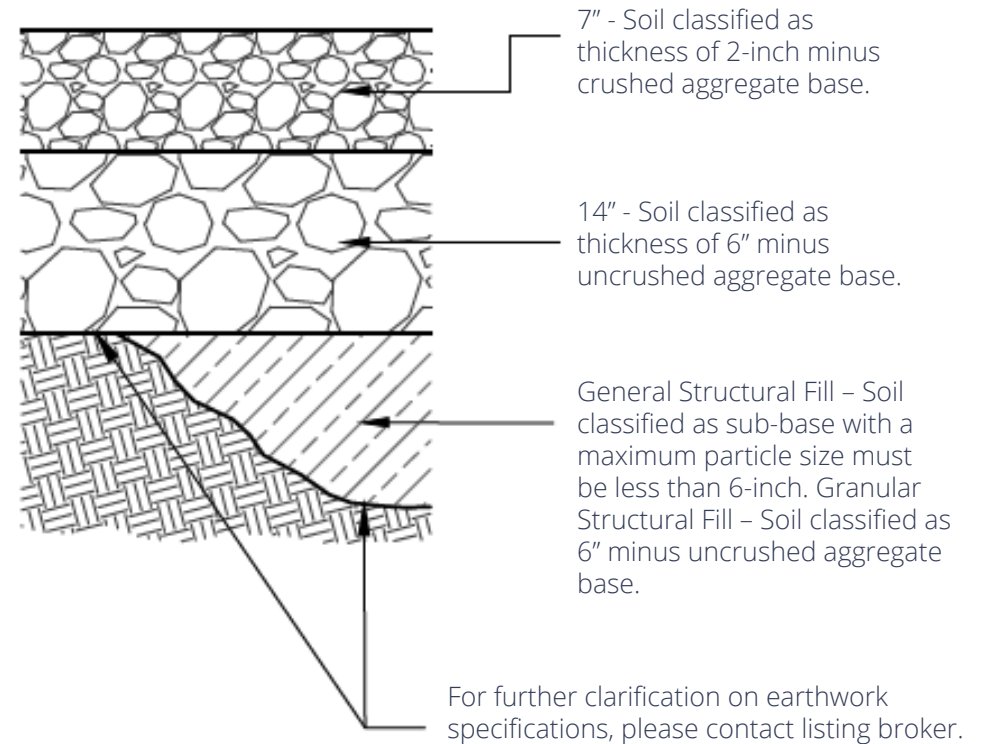
Forthcoming improvements include:

- Graded/compacted
- Crushed aggregate base
- Individual drive aisles
- Improved access and ingress/egress directly off of Apple Street
- Fenced w/ barbed wire facing out

Property Overview

Property Type	Industrial/Industrial Outdoor Storage
Land Size	10.933 Acres
Lease Rate	Contact Agent
Location	Corner of Apple Street & Federal Way
Parcel No.	S1036223150
Zoning	I-1
Property Access/ Touring Instructions	Contact Agent

Yard Specifications



General Design Specifications

Drive Aisles:

Design Section: 3 inches of RAP, 10 inches of Subbase over Woven geotextile Equivalent to Traffic Index (6.7)

Traffic Capacity - 10 fork-lifts/day (Model H70UT) + 2 Semi Trucks/day (18 Wheel 80-kip total load)

General Storage Areas:

Design Section: 3 inches Type I Base course over 10 inches of Subbase (with no geotextile) Equivalent Traffic Index (5.0)

Traffic Capacity -0.3 Fork-Lifts per day or 2 Fork-Lifts per week (Model H70UT)* + 0.3 Semi Truck per day or 2 trucks per week (18 Wheel 80-kip total load)

Storage Capacity – Approximately 500 psf of product

**Fork-Lift traffic on general storage area is based on straight travel NO Turning*

Property Gallery





Google Map



Street View

Location



Demos	1 Miles	3 Miles	5 Miles
Population	14,940	71,774	130,633
Households	7,186	31,782	57,459
Avg. Income	\$125,416	\$116,478	\$118,059

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