

EAGLE IDAHO OFFICE/INDUSTRIAL PROPERTY FOR SALE OR LEASE

1345 E. State St., Eagle, ID 83616



PROPERTY DETAILS

SALE PRICE \$6,800,000

LEASE RATE 1.50 SF/mo (NNN)

AVAILABLE FOR LEASE 14,820 SF

TOTAL BLDG.SIZE 28,640 SF

YEAR BUILT 1982

REMODELED 2015

POWER 3-Phase

TOTAL SITE AREA 2.94 AC | Two Parcels

MARKET Eagle

ZONING M-1



EXECUTIVE SUMMARY

Lee & Associates is pleased to present a rare opportunity to acquire or lease a high-quality office/industrial asset in the heart of Eagle, Idaho. Eagle is one of the Treasure Valley's fastest-growing and most desirable submarkets and this is one of the only industrial buildings of its size in the area. This asset is ideal for a wide range of users like corporate headquarters, service centers, call centers, distribution, R&D, or light manufacturing.

With easy access to State Street and Highway 55, the property offers excellent access to Boise, Meridian, and the greater Treasure Valley. Surrounded by a growing residential base and numerous retail amenities, the site benefits from strong demographics and workforce availability. Currently, 14,820 SF is available for occupancy, and the remaining 13,820 SF is on a month-to-month lease. There is flexibility to demolish office space and create additional warehouse space.

INVESTMENT HIGHLIGHTS

» Premium Eagle Location

High-visibility site on State Street, minutes from Downtown Eagle and major roadways

» Flexible Use

Suitable for office and industrial uses with ability to expand or retract office

» Construction

Well-maintained building with open floor plans, high ceilings, and dock/grade loading, significant recent capital improvements

» Owner/User or Investor Opportunity

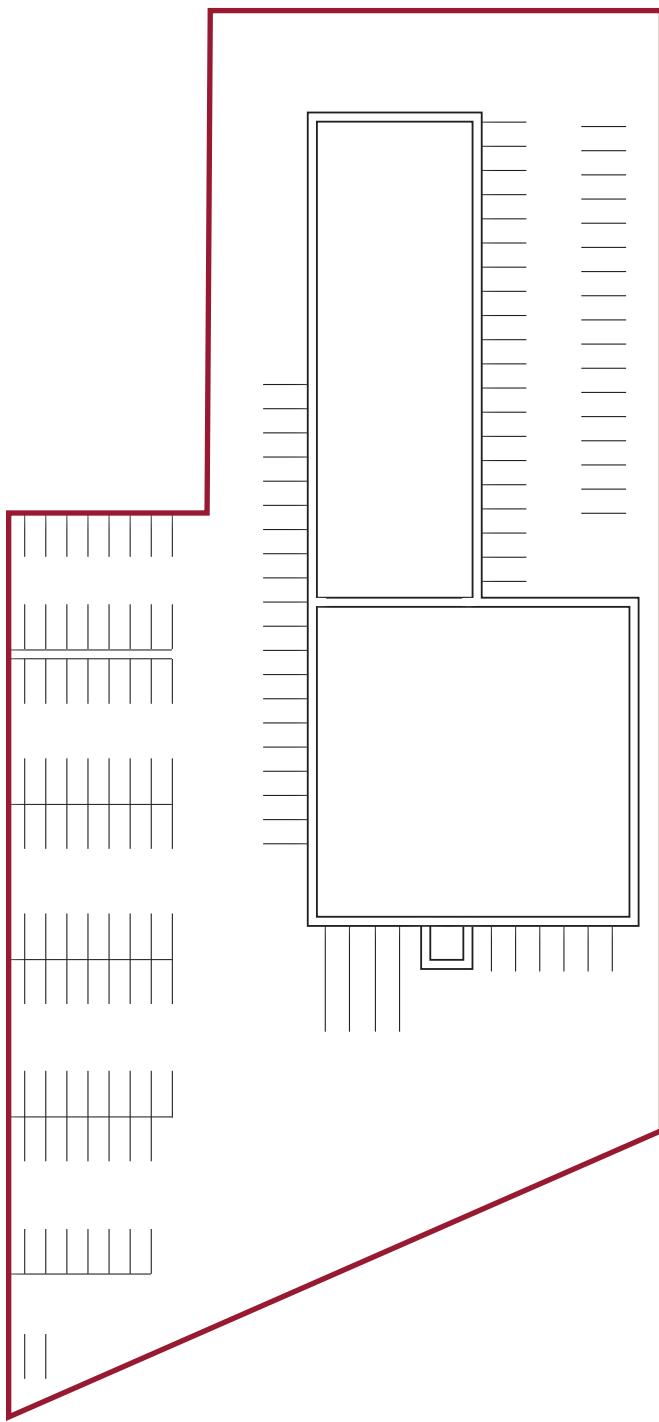
Available immediately, ideal for headquarters or investment with lease-up potential.

» Attractive Lease Terms

Competitive \$1.50/SF NNN lease, offering value for tenants in a constrained submarket



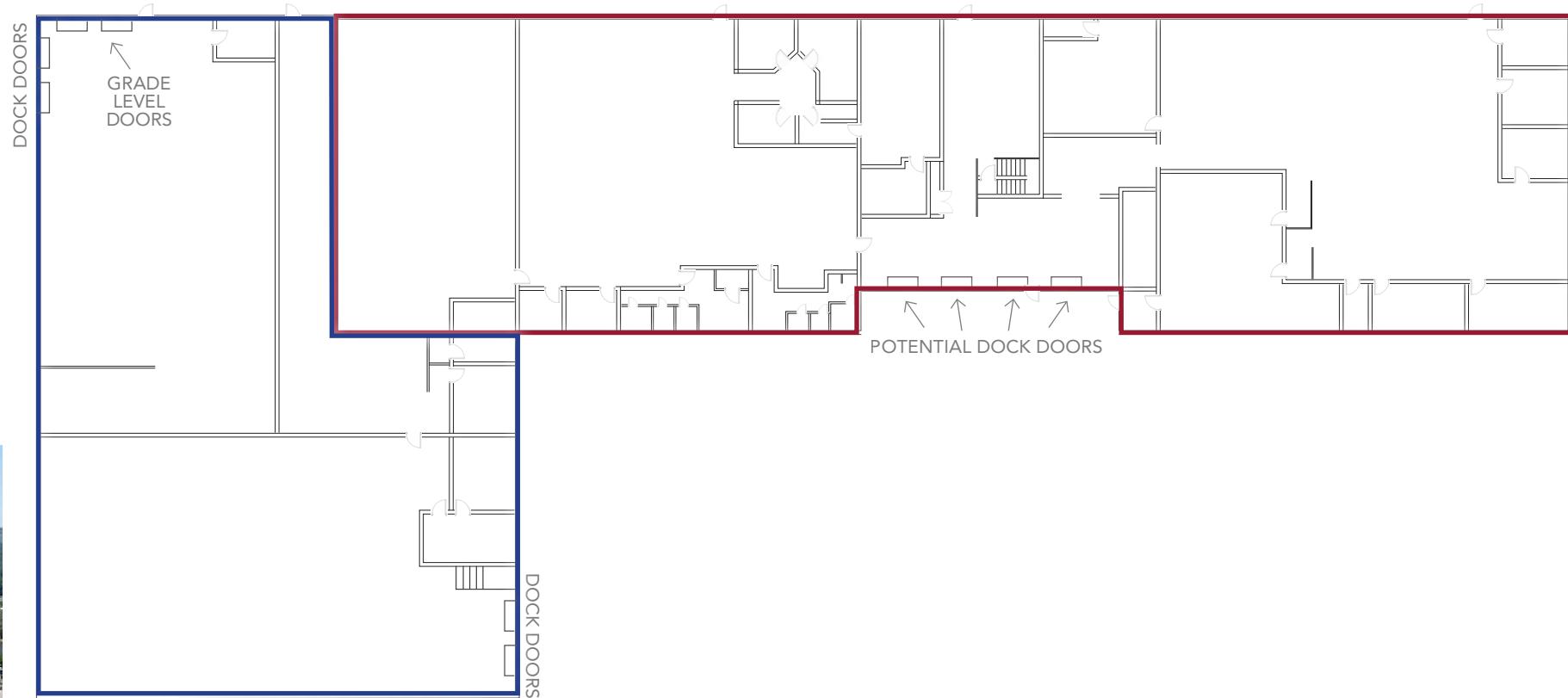
SITE PLAN



FLOOR PLAN

Available for lease

Month-to-month



** Approximate Floorplan layout shown







DOWNTOWN BOISE
16 MIN. | 8.3 MI



INTERSTATE - 8.0 MILES



BOISE AIRPORT - 12.5 MILES



E. State St.

W. State St.





OPERATING COSTS

Last 12 Months

Power	\$24,780
Gas	\$3,175
Insurance	\$2,712
Janitorial	\$45,133
Landscape	\$5,565
Snow	\$3,565
Water	\$1,320
Sewer	\$3,780
Generator	\$2,900
Taxes	\$19,094
TOTAL	\$112,115
PSF COST	\$3.91

GROWTH PROJECTION

EAGLE BOISE ADA COUNTY

POPULATION

	2-MILE	4-MILE	6-MILE
2025 Population	22,440	99,957	208,701

INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	\$139,770	\$132,882	\$122,936

HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	8,931	37,717	79,078

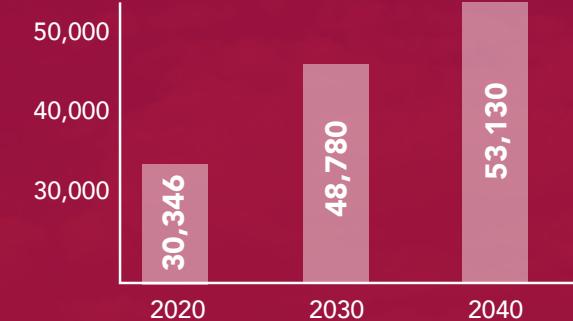
LABOR FORCE

	2-MILE	4-MILE	6-MILE
Civilian Labor Force	10,286	48,654	103,546

KEY EMPLOYERS

	# OF EMPLOYEES
West Ada School District	5,000+
St. Luke's Regional Medical Center	2,000+
Blue Cross of Idaho	1,500+
Walmart	1,500+
Scentsy Inc.	1,500+

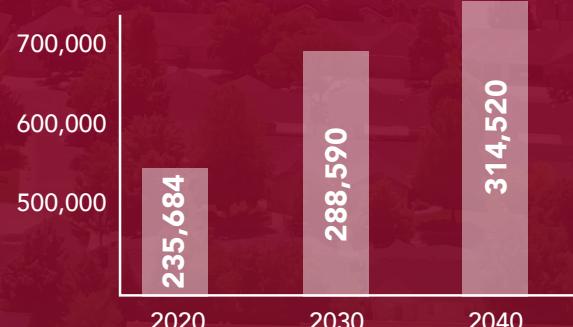
EAGLE



BOISE



ADA COUNTY



AREA OVERVIEW

EAGLE, IDAHO

Centrally located in the heart of Treasure Valley, and a short 15-minute drive from the Boise Airport, Meridian offers a plethora of amenities to include beautiful city parks, locally owned and operated restaurants, shopping, and entertainment options. Whether you want to enjoy dinner and a movie at the Village at Meridian, escape the heat at the Roaring Springs Water Park, catch a race at the Meridian Speedway, or have a picnic at one of the many city parks, the opportunities to create lasting memories are endless.

The City of Meridian is the second largest city in Idaho, and is strategically placed in the heart of the Treasure Valley just 6 miles west of Boise. It is the fastest growing city located within the Boise Metro Area (BMA) of Southwest Idaho, with an estimated population of 140,067 people. Health sciences and technology industries are a strong focus in Meridian, with an 18,000 acre health sciences and technology corridor attracting dozens of new businesses each year.





FOR MORE INFORMATION, PLEASE CONTACT

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