

EAGLE IDAHO OFFICE/INDUSTRIAL PROPERTY FOR SALE OR LEASE

1345 E. State St., Eagle, ID 83616

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

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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.

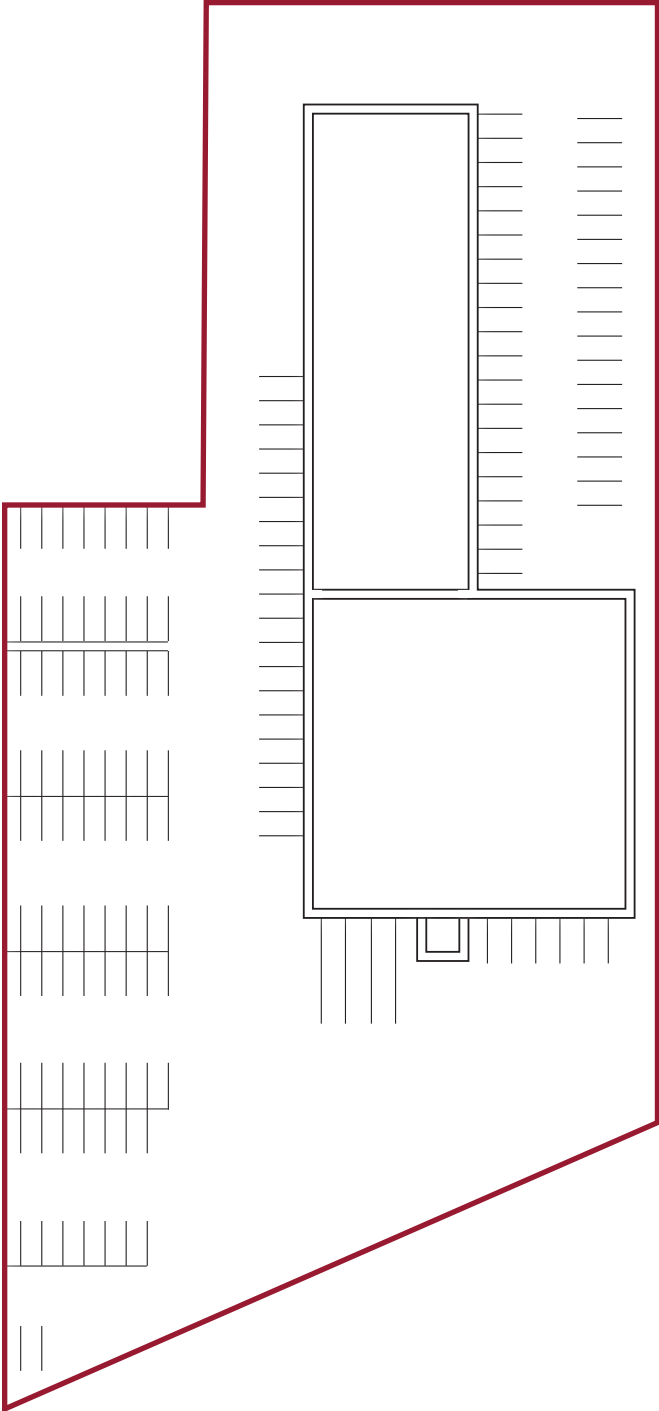
With easy access to State Street and Highway 55, the property offers excellent access to Boise, Meridian, and the greater Treasure Valley. Surrounded by a growing residential base and numerous retail amenities, the site benefits from strong demographics and workforce availability. Currently, 14,820 SF 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



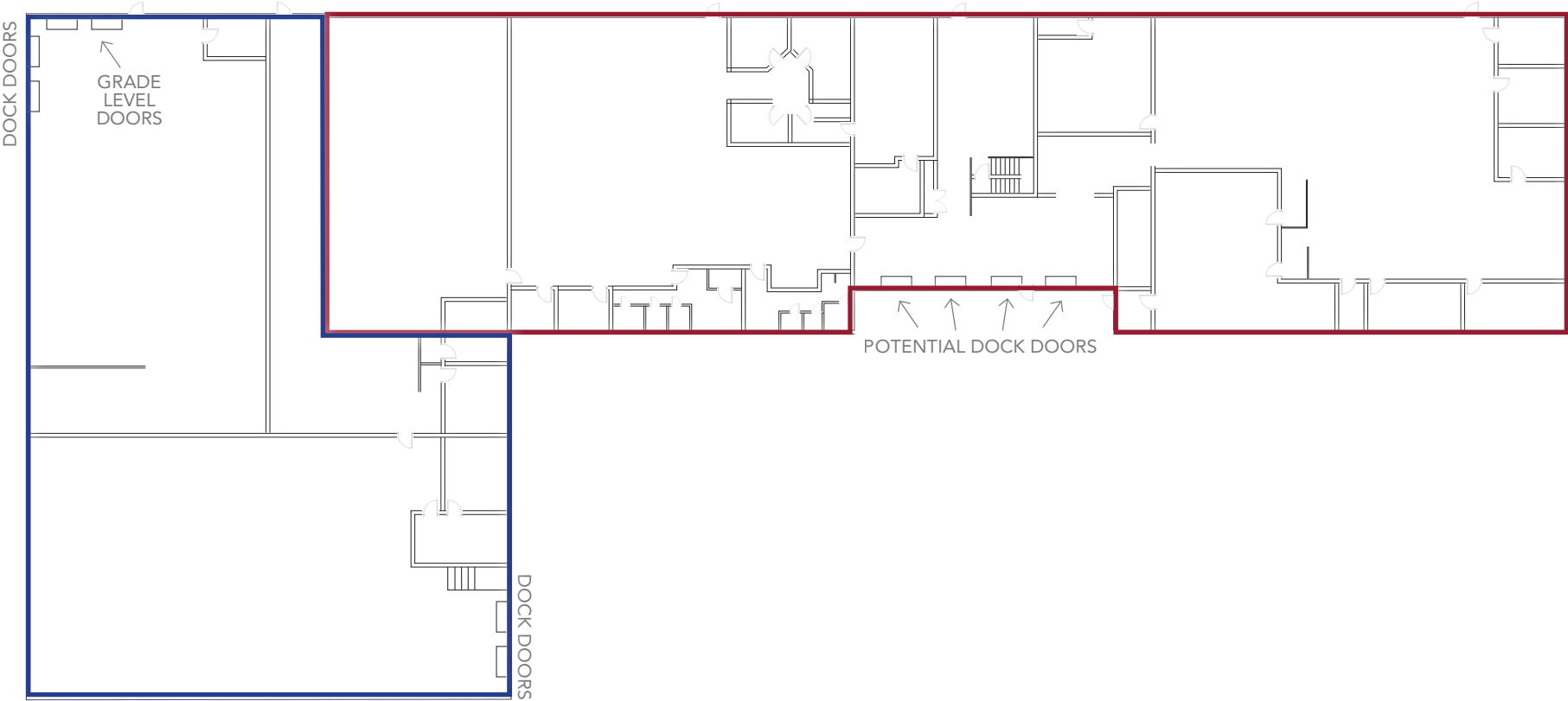
SITE PLAN



FLOOR PLAN

Available for lease

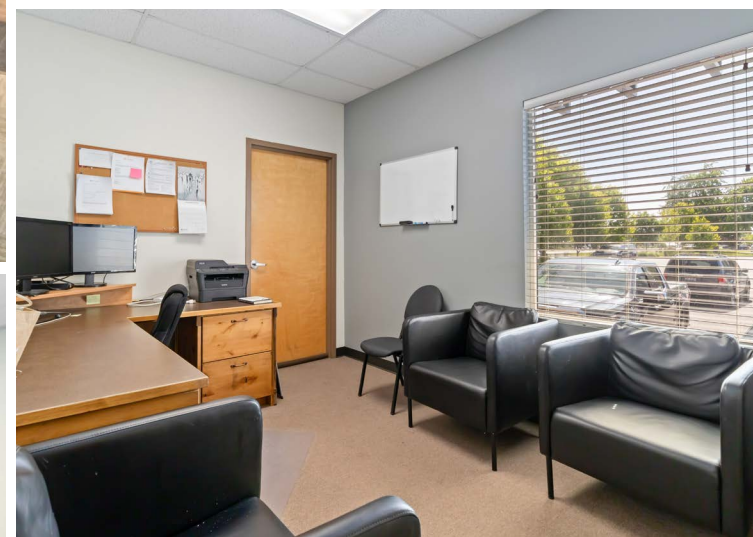
Month-to-month



** Approximate Floorplan layout shown









DOWNTOWN BOISE
16 MIN. | 8.3 MI

INTERSTATE 84 INTERSTATE - 8.0 MILES

BOISE AIRPORT - 12.5 MILES

W. State St.





E. 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

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

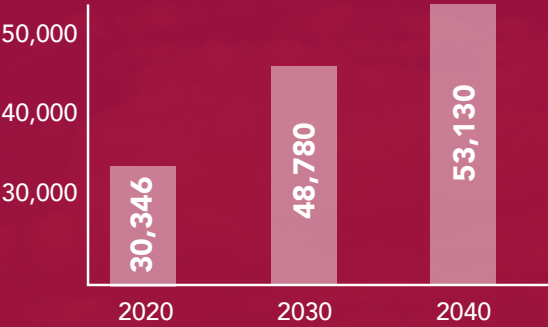
	2-MILE	4-MILE	6-MILE
Civilian Labor Force	10,286	48,654	103,546

KEY EMPLOYERS

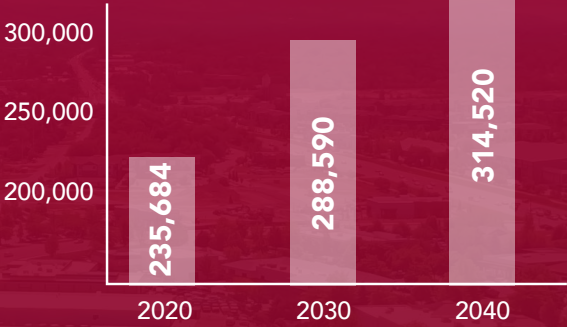
	# OF EMPLOYEES
West Ada School District	5,000+
St. Luke's Regional Medical Center	2,000+
Blue Cross of Idaho	1,500+
Walmart	1,500+
Scentsy Inc.	1,500+

GROWTH PROJECTION

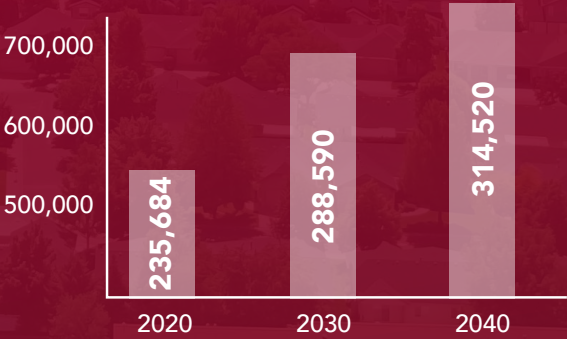
EAGLE



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.





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