



COMMERCIAL

EASTPORT LOGISTICS

NEW INDUSTRIAL PROJECT FOR LEASE OR BUILD-TO-SUIT

NOW UNDER CONSTRUCTION!

micron



BLDG A

BLDG B

BLDG C

BLDG D

DEVELOPED BY

Lincoln

AERIAL
360°
TOUR

CLICK TO VIEW 360°
PANORAMIC AERIAL TOUR

PHASE I

DELIVERY Q4 2026 / Q1 2027

CONTACT



PETER OLIVER, SIOR, CCIM

208.947.0816 | peter@tokcommercial.com

MIKE GREENE, SIOR, CCIM

208.947.0835 | mikeg@tokcommercial.com

CHRIS PEARSON, SIOR

208.947.0859 | chris@tokcommercial.com

PHASE I

FOR LEASE

BUILDING RENDERINGS

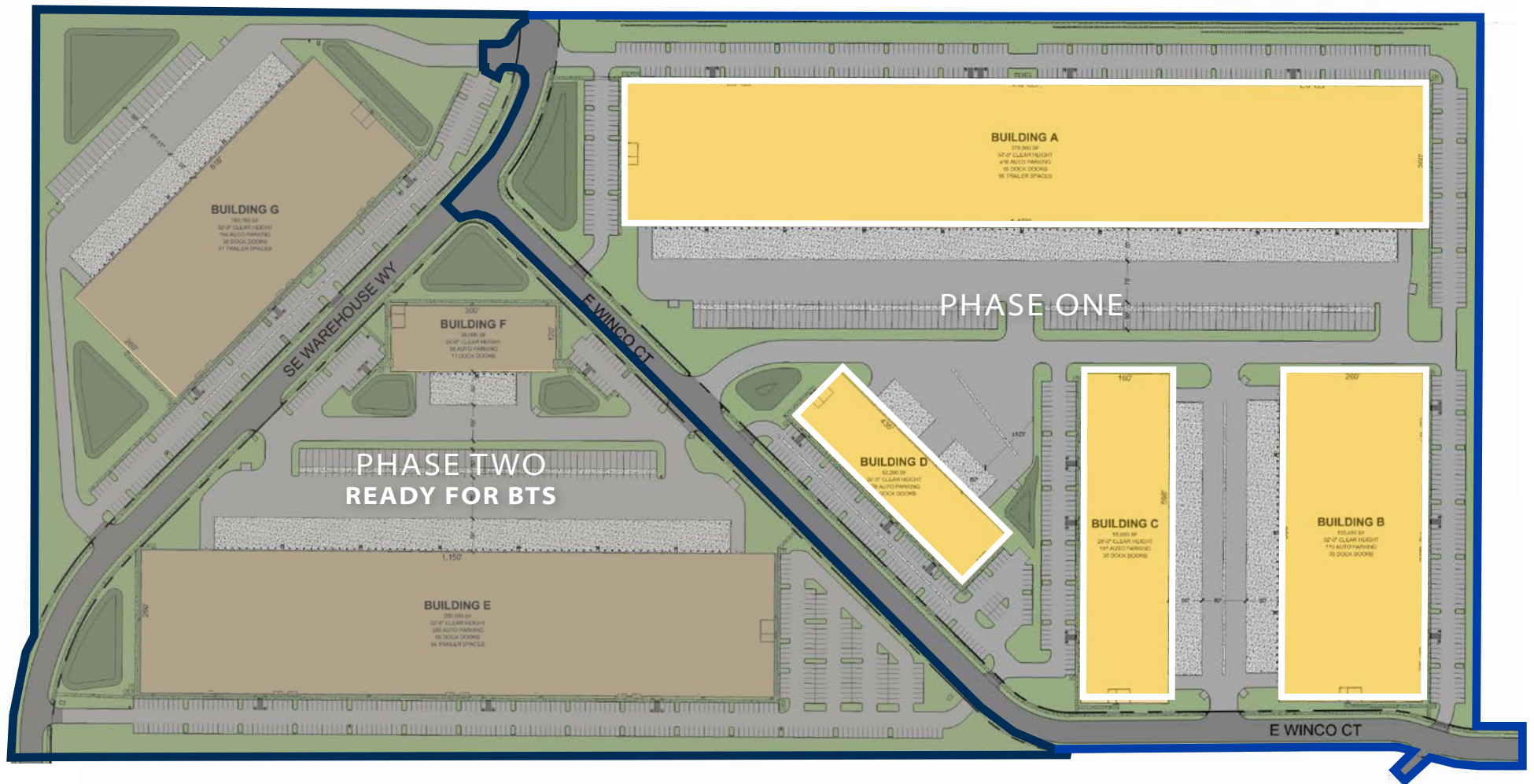


UNDER CONSTRUCTION

CAPTURED: JULY 8TH, 2026



SITE PLAN

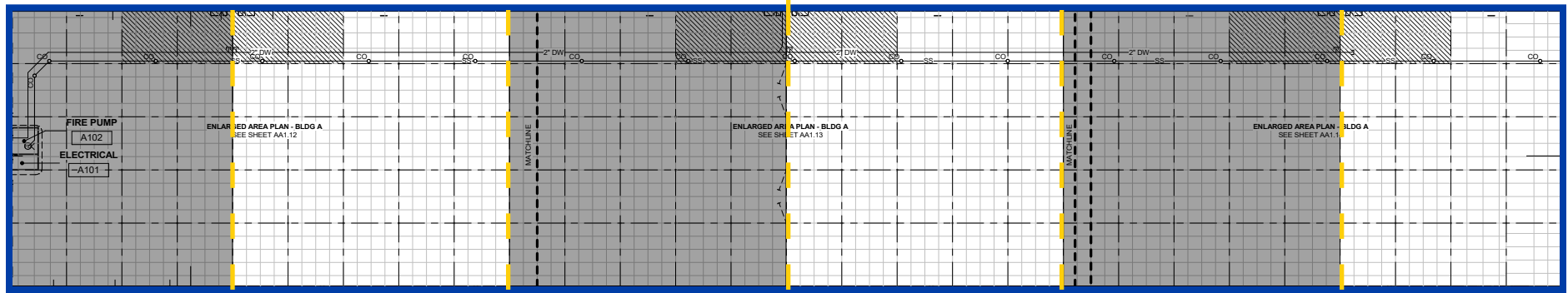


PHASE ONE	CLEAR HEIGHT	BUILDING SIZE	DIVISIBLE TO
BUILDING A	32'	378,560 SF	54,080 SF
BUILDING B	32'	155,480 SF	27,040 SF
BUILDING C	28'	95,960 SF	12,480 SF
BUILDING D	24'	52,200 SF	12,480 SF

PHASE TWO	CLEAR HEIGHT	BUILDING SIZE	DIVISIBLE TO
BUILDING E	32'	299,000 SF	40,560 SF
BUILDING F	24'	36,000 SF	18,000 SF
BUILDING G	32'	160,160 SF	19,240 SF

FLOOR PLAN

DIVISIBLE TO
54,080 SF



378,560 SF
AVAILABLE

BLDG A

PHASE I

TI CONSTRUCTION CAN START DECEMBER 2026

BASE BUILDING DELIVERY CONDITIONS

378,560 SF
AVAILABLE

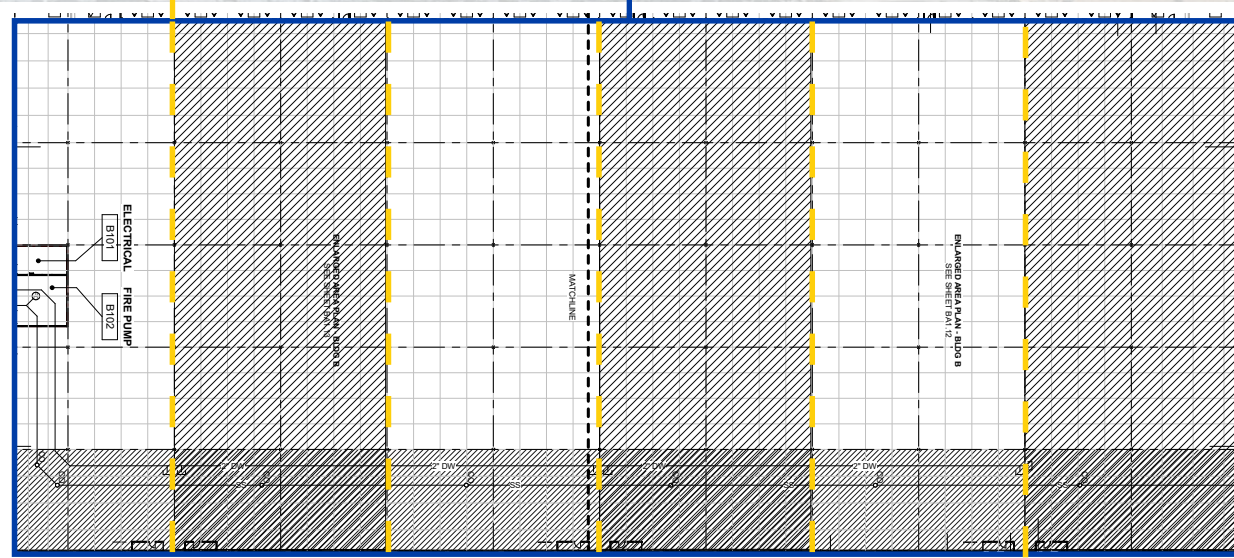
DIVISIBLE TO
54,080 SF

Estimated Delivery:	February 2027	Truck Court:	60' Concrete Apron
Building Size:	378,560 SF	Building Slab on Grade:	Thickness of 6"
Building Clear Height:	32'	Roofing and insulation:	Single Ply Roofings over R-38
Lighting Type:	Suspended	Fire Protection:	Fully Sprinkled
Column Spacing:	52' x 50'	Wall Insulation:	R-13
Building Depth:	260'	Electrical:	4,000 Amps 277/480, 3-phase power
Building Length:	1,456'	Domestic Water:	2" Water Service to Building
Speed Bay Size:	60'	Sanitary Sewer:	City of Boise
Grade Level Dock Doors:	2 Total	Natural Gas:	Intermountain Gas
Dock Positions Provided:	95 Dock Doors	Telecom:	Available at the street
Car Parking:	417 Spaces		
Trailer Parking:	96 Spaces		

FLOOR PLAN

DIVISIBLE TO
27,040 SF

AVAILABLE
155,480 SF



BLDG B

PHASE I

TI CONSTRUCTION CAN START OCTOBER 2026

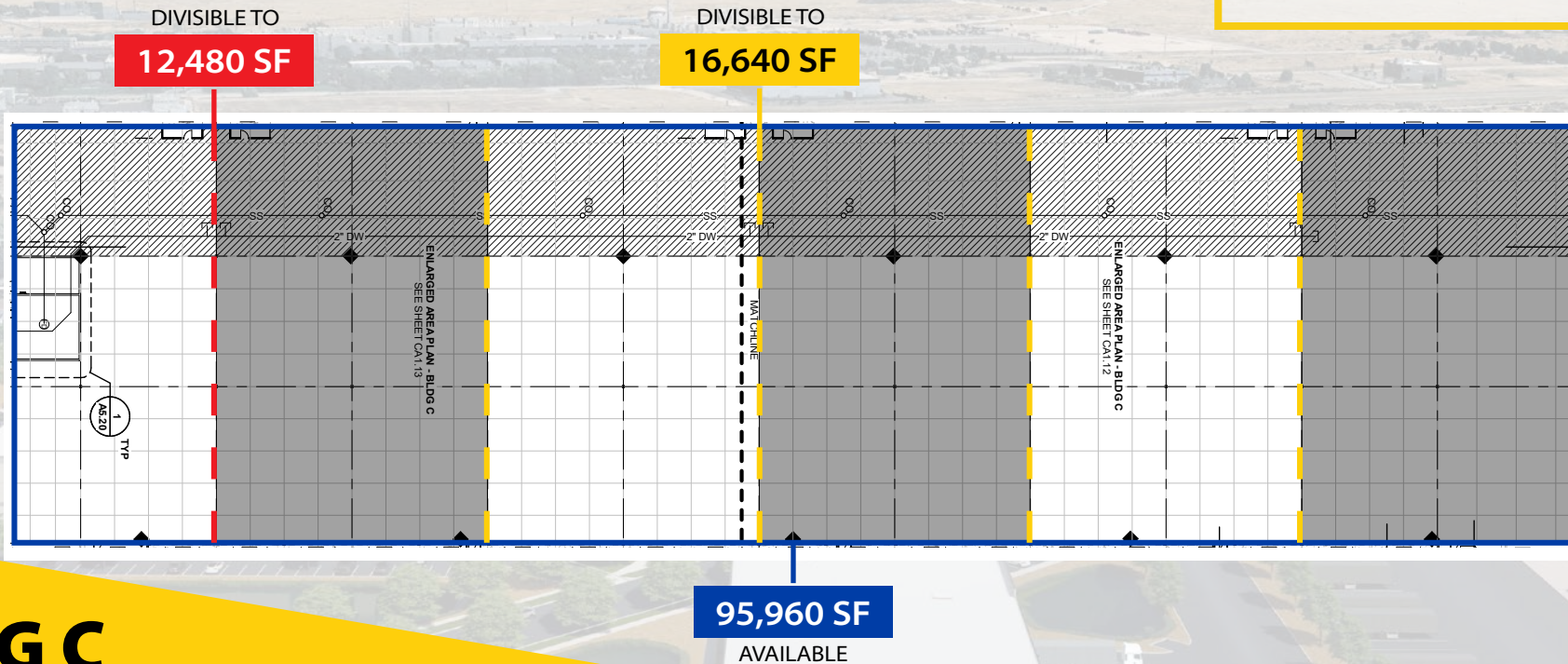
BASE BUILDING DELIVERY CONDITIONS

155,480 SF
AVAILABLE

DIVISIBLE TO
27,040 SF

Estimated Delivery:	January 2027	Truck Court:	60' Concrete Apron
Building Size:	155,480 SF	Building Slab on Grade:	Thickness of 6"
Building Clear Height:	32'	Roofing and insulation:	Single Ply Roofings over R-38
Lighting Type:	Suspended	Fire Protection:	Fully Sprinkled
Column Spacing:	52' x 50'	Wall Insulation:	R-13
Building Depth:	260'	Electrical:	2,000 Amps 277/480, 3-phase power
Building Length:	598'	Domestic Water:	2" Water Service to Building
Speed Bay Size:	60'	Sanitary Sewer:	City of Boise
Grade Level Dock Doors:	2 Total	Natural Gas:	Intermountain Gas
Dock Positions Provided:	35 Dock Doors	Telecom:	Available at the street
Car Parking:	119 Spaces		
Trailer Parking:	N/A		

FLOOR PLAN



BLDG C

PHASE I

TI CONSTRUCTION CAN START FEBRUARY 2027

BASE BUILDING DELIVERY CONDITIONS

95,960 SF
AVAILABLE

DIVISIBLE TO
16,640 - 12,480 SF

Estimated Delivery:	May 2027	Truck Court:	60' Concrete Apron
Building Size:	95,680 SF	Building Slab on Grade:	Thickness of 6"
Building Clear Height:	28'	Roofing and insulation:	Single Ply Roofings over R-38
Lighting Type:	Suspended	Fire Protection:	Fully Sprinkled
Column Spacing:	52' x 50'	Wall Insulation:	R-13
Building Depth:	160'	Electrical:	2,000 Amps 277/480, 3-phase power
Building Length:	1,456'	Domestic Water:	2" Water Service to Building
Speed Bay Size:	60'	Sanitary Sewer:	City of Boise
Grade Level Dock Doors:	2 Total	Natural Gas:	Intermountain Gas
Dock Positions Provided:	35 Dock Doors	Telecom:	Available at the street
Car Parking:	100 Spaces		
Trailer Parking:	N/A		

FLOOR PLAN



BLDG D

PHASE I

TI CONSTRUCTION CAN START JANUARY 2027

BASE BUILDING DELIVERY CONDITIONS

52,200 SF
AVAILABLE

DIVISIBLE TO
13,620 - 12,480 SF

Estimated Delivery:	April 2027	Truck Court:	60' Concrete Apron
Building Size:	52,200 SF	Building Slab on Grade:	Thickness of 6"
Building Clear Height:	24'	Roofing and insulation:	Single Ply Roofings over R-38
Lighting Type:	Suspended	Fire Protection:	Fully Sprinkled
Column Spacing:	52' x 60'	Wall Insulation:	R-13
Building Depth:	120'	Electrical:	2,000 Amps 277/480, 3-phase power
Building Length:	435'	Domestic Water:	2" Water Service to Building
Speed Bay Size:	60'	Sanitary Sewer:	City of Boise
Grade Level Dock Doors:	4 Total	Natural Gas:	Intermountain Gas
Dock Positions Provided:	14 Dock Doors	Telecom:	Available at the street
Car Parking:	127 Spaces		
Trailer Parking:	N/A		

PHASE I

BASE BUILDING DELIVERY CONDITIONS

	BUILDING A	BUILDING B	BUILDING C	BUILDING D
Estimated Delivery:	February 2027	January 2027	May 2027	April 2027
Building Size:	378,560 SF	155,480 SF	95,680 SF	52,200 SF
Building Clear Height:	32'	32'	28'	24'
Lighting Type:	Suspended	Suspended	Suspended	Suspended
Column Spacing:	52' x 50'	52' x 50'	52' x 50'	52' x 60'
Building Depth:	260'	260'	160'	120'
Building Length:	1,456'	598'	1,456'	435'
Speed Bay Size:	60'	60'	60'	60'
Grade Level Dock Doors:	2 Total	2 Total	2 Total	4 Total
Dock Positions Provided:	95 Dock Doors	35 Dock Doors	35 Dock Doors	14 Dock Doors
Car Parking:	417 Spaces	119 Spaces	100 Spaces	127 Spaces
Trailer Parking:	96 Spaces	N/A	N/A	N/A
Truck Court:	60' Concrete Apron	60' Concrete Apron	60' Concrete Apron	60' Concrete Apron
Building Slab on Grade:	Thickness of 6"	Thickness of 6"	Thickness of 6"	Thickness of 6"
Roofing and insulation:	Single Ply Roofings over R-38	Single Ply Roofings over R-38	Single Ply Roofings over R-38	Single Ply Roofings over R-38
Fire Protection:	Fully Sprinkled	Fully Sprinkled	Fully Sprinkled	Fully Sprinkled
Wall Insulation:	R-13	R-13	R-13	R-13
Electrical:	4,000 Amps 277/480, 3-phase power	2,000 Amps 277/480, 3-phase power	2,000 Amps 277/480, 3-phase power	2,000 Amps 277/480, 3-phase power
Domestic Water:	2" Water Service to Building	2" Water Service to Building	2" Water Service to Building	2" Water Service to Building
Sanitary Sewer:	City of Boise	City of Boise	City of Boise	City of Boise
Natural Gas:	Intermountain Gas	Intermountain Gas	Intermountain Gas	Intermountain Gas
Telecom:	Available at the street	Available at the street	Available at the street	Available at the street

micron

SITE

HIGHLIGHTS

- Completion Q2 of 2027
- Divisible to 12,480 SF
- Phase 1: 686,100 SF in 4 buildings.
- I-1 allows for a wide range of industrial uses.
- Prime industrial project for lease or build-to-suit.
- Hub for manufacturing, warehousing, logistics, and trucking operations.
- Access to two I-84 on ramps within 2 miles - Gowen Road to the north and Isaac's Canyon to the south.

DETAILS

Submarket:	Boise Airport
Bldg Type:	Industrial
Zoning:	I-1 Light Industrial
Site Size:	78.4 acres
Phase I:	4 bldgs; 686,100 SF Total
Phase II:	3 bldgs; 494,779 SF Total

EXCEPTIONAL CONNECTIVITY & ACCESS

TOK
COMMERCIAL



EASTPORT LOGISTICS

TOK COMMERCIAL
REAL ESTATE



NAMPA/CALDWELL
35 MINUTE DRIVE

DOWNTOWN BOISE
18 MINUTE DRIVE

BOISE AIRPORT
10 MINUTE DRIVE

GOWEN ROAD
INTERCHANGE

SITE

micron
3 MINUTE DRIVE
MICRON EXPANSION

ISAAC'S CANYON
INTERCHANGE

MTN HOME
48 MINUTE DRIVE

TWIN FALLS
1 HR 48 MINUTE DRIVE

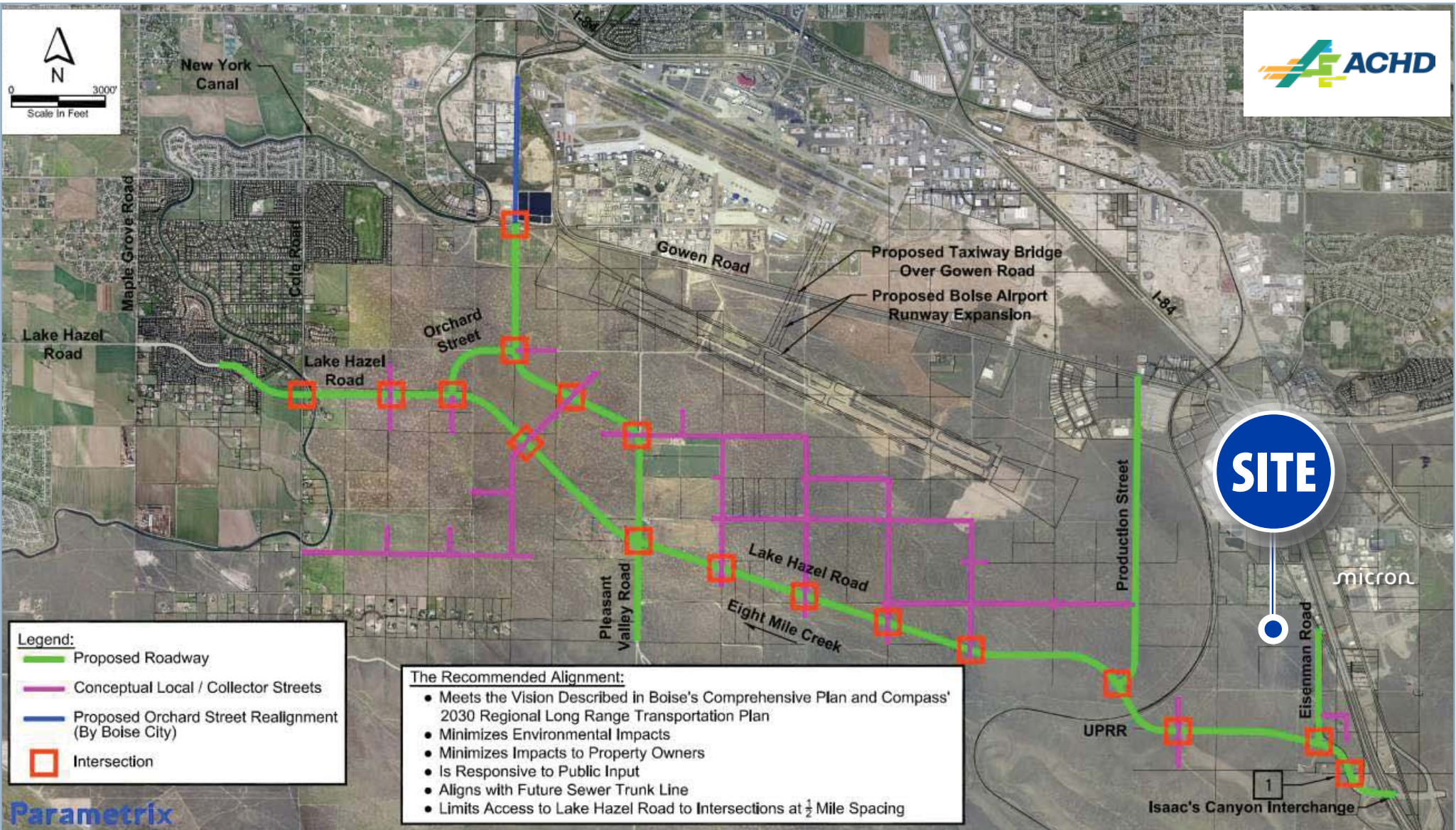
ToK
COMMERCIAL

EASTPORT LOGISTICS

ToK COMMERCIAL
REAL ESTATE

LAKE HAZEL EXTENSION

CONNECTING SOUTH BOISE



COMPASS 2021-2027

REGIONAL
TRANSPORTATION PLAN

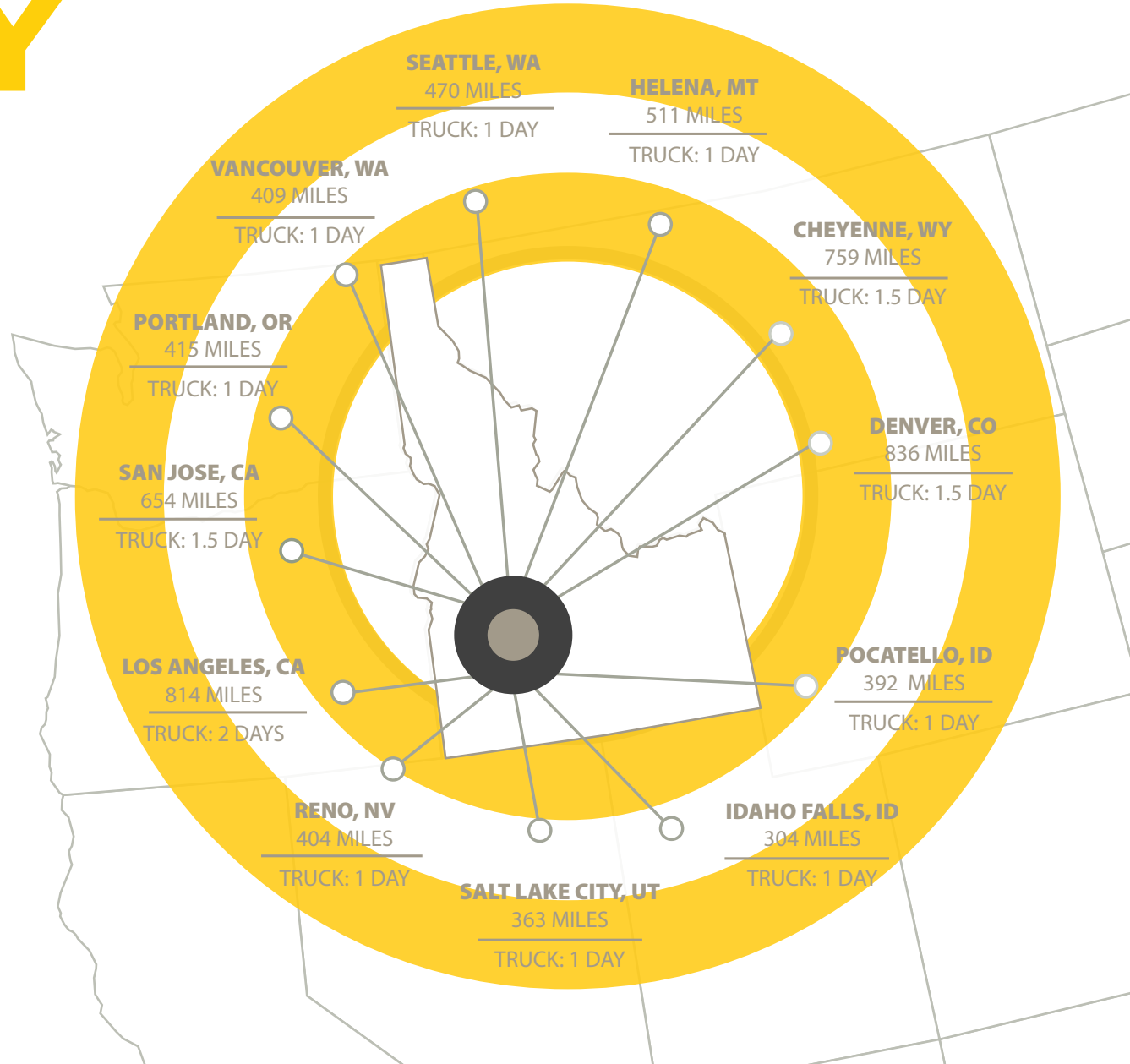
CLICK FOR FULL PLAN

No.	Street Name	Location	Description	Source ¹	Key # ² (STIP, IFYWP, CIP)	Reasons for Inclusion in Regional Conformity		
						Regionally Significant	Functional Class	Federally Funded
73.	Eisenman Rd.	Lake Hazel Rd. to Gowen Rd.	Widen roadway from 2 lanes to 3 lanes	Draft 2020 CIP	RD2020-0360	No	Minor arterial	No
93.	Lake Hazel Rd.	Railroad Crossing to Eisenman Rd.	Construct new 5-lane road	Draft 2020 CIP, CIM 2040 2.0	RD2020-0765	Yes	Principal arterial	No

ONE DAY DRIVE TO EVERYTHING IN THE WEST

The Boise Valley is home to a variety of the nation's leading manufacturing, distribution and agricultural companies, including Micron Technology, J R Simplot Company, Amazon, Albertsons, Winco Foods, Boise Cascade and more.

The Boise Valley offers unique geographical advantages, serving as a primary corridor for major distribution with only a one day drive or less to most distribution hubs across the Western States.



IDAHO BUSINESS INCENTIVES

ENHANCED TAX ADVANTAGES

Idaho Incentives at a Glance



Idaho's vibrant population, pro-business culture, unmatched quality of life and conservative approach to governing — both from a regulatory and budget standpoint — create an environment for businesses and employees to thrive.

Recently, Idaho lowered corporate and top personal income tax rates to a flat tax of 5.8%, making Idaho even more competitive for both existing businesses and attracting new businesses to the state.

ALL BUSINESSES ARE ELIGIBLE FOR:

- 3% investment tax credit on all new tangible personal property (machinery and equipment).
- Personal property tax exemption on the first \$250,000 of personal property, such as equipment and furnishings.
- 5% tax credit on qualified research expenses.
- Idaho's electricity companies offer energy conservation rebates through efficient energy use up to \$100,000 per year, per site. For more information contact your local provider.

IDAHO BUSINESS ADVANTAGE

Businesses that invest at least \$500,000 in new facilities and create at least 10 new jobs paying \$40,000 annually plus benefits, with additional jobs paying an average of \$15.50 per hour during project period, may qualify for:

- An enhanced investment tax credit on tangible personal property of 3.75%.
- A new jobs tax credit from \$1,500-\$3,000 for new jobs paying \$24.04 per hour or more.
- A 2.5% investment tax credit on real property.
- A 25% rebate on sales tax paid during the project period.
- Upon request of the business, the local county commissioners may also authorize a partial or full property tax exemption for up to 5 years.

TAX REIMBURSEMENT INCENTIVE (TRI)

If your business is adding or bringing high-paying jobs to Idaho, you may be eligible for the Idaho Tax Reimbursement Incentive.

To qualify, a company must create 20 new jobs in rural communities (population of 25,000 or less) or 50 in urban areas. These jobs must be at or above the average county wage.

This post-performance incentive awards a maximum credit of 30% on income, payroll withholdings and sales taxes for up to 15 years.

For information on doing business in Idaho, contact us
info@commerce.idaho.gov | 800.842.5858 | commerce.idaho.gov

100% SALES TAX EXEMPTION

Production Sales Tax Exemption - Tax exemption on equipment and raw materials used directly in manufacturing, processing, mining, fabrication or logging operations; for clean rooms and semiconductor equipment manufacturing; and for equipment or material used in research activities. Processing materials, substances, or commodities for use as fuel for the production of energy are also exempt.

Utility and Industrial Fuels Sales Tax Exemption - Tax exemption on utilities and industrial fuels such as power, water, natural gas and telephone.

IDAHO SEMICONDUCTORS FOR AMERICA ACT

The Idaho Semiconductors for America Act, provides qualifying Idaho semiconductor companies with a sales and use tax exemption on the purchase of qualifying construction and building materials. To be eligible, companies must qualify for the U.S. CHIPS and Science Act of 2022.

DATA CENTER SALES TAX EXEMPTION

New data centers choosing to locate in Idaho will be eligible for sales tax exemption on server equipment as well as construction materials used in the construction of the data center facility.

WORKFORCE DEVELOPMENT TRAINING FUND PROGRAMS

The Idaho Workforce Development Council awards grants to reimburse approved training costs to eligible applicants creating jobs in Idaho. Learn more at wdc.idaho.gov.

COLLEGE SAVINGS PROGRAM EMPLOYER TAX CREDIT

Employers are eligible to receive a 20% tax credit for contributions made to an employee's IDEal college savings account. The tax credit is capped at \$500 per employee, per taxable year.

STEP GRANT EXPORT PROMOTIONS

The State Trade Expansion Program (STEP) Grant supports Idaho businesses looking to expand into international markets through exports. Companies can use funding for trade missions, foreign sales trips, international trade shows and many other activities.

ECONOMIC DEVELOPMENT GRANTS

Idaho Commerce offers the Idaho Gem Grant, Community Development Block Grant (CDBG) and the Rural Community Investment Fund (RCIF) for qualifying cities, counties, and tribes to improve public infrastructure that will allow a business to expand and subsequently create new jobs.

IDAHO BROADBAND GRANT PROGRAM

The Idaho Office of Broadband manages several grant programs to expand broadband access and connectivity across Idaho.

CAP ON PROPERTY TAX

Businesses that invest a minimum of \$1 billion in capital improvements, in a county, will receive a county property tax exemption on all property in excess of \$400 million in value per year.

CAPITAL INVESTMENT PROPERTY TAX EXEMPTION

Businesses considering new, non-retail facilities may receive a partial or full property tax exemption for up to 5 years from local county commissioners. Required investments for property tax exemption range from \$500,000 to \$3 million depending on the county.

OPPORTUNITY FUND

The opportunity fund is a deal closing fund for qualifying projects.

Updated: 5/16/2024

CLICK FOR ADDITIONAL
INFORMATION ON INCENTIVES

