



921 W. AMITY RD. | BOISE

FOR SALE | \$13,750,000 | \$126 SF

JOHN STEVENS, CCIM
208.947.0814
john@tokcommercial.com

- Fully occupied buildings, at below market rents, with short remaining lease terms, creating near term upside and/or owner-user opportunities
- Average rents are approximately \$0.48 SF/mo modified gross
- Close proximity to I-84, Boise airport and Micron
- Abuts rail-spur
- March 2026 is last lease expiration date

PROPERTY DETAILS

PROPERTY SIZE:	Approx. 108,682	LOT SIZE:	3.98 Acres
PROP. TYPE:	Industrial	CLEAR HEIGHT:	16-22'
BLDG. SIZE:	1-84,674 SF 2 & 3- 23,408 SF	SUBMARKET:	Airport
DIVISIBILITY:	Currently 4 Units	ZONING:	I-1
YEAR BUILT:	1975	GRADE DOORS:	Yes
RAIL SPUR:	Yes	DOCK HIGH DOORS:	Yes
		POWER:	120/208 (front bldg.) 277/480 (back bldg.)

CONTACT



HIGHLIGHTS



DETAILS

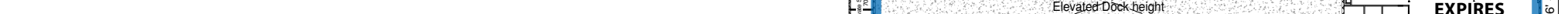


UPDATED: 7.7.2025

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL. This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

Table 1. Demographic characteristics of the study sample

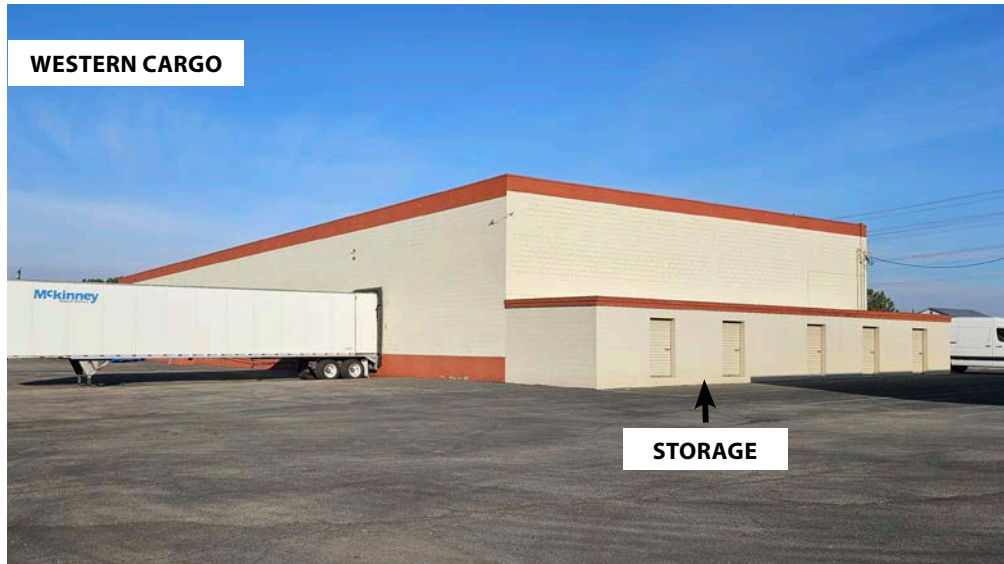
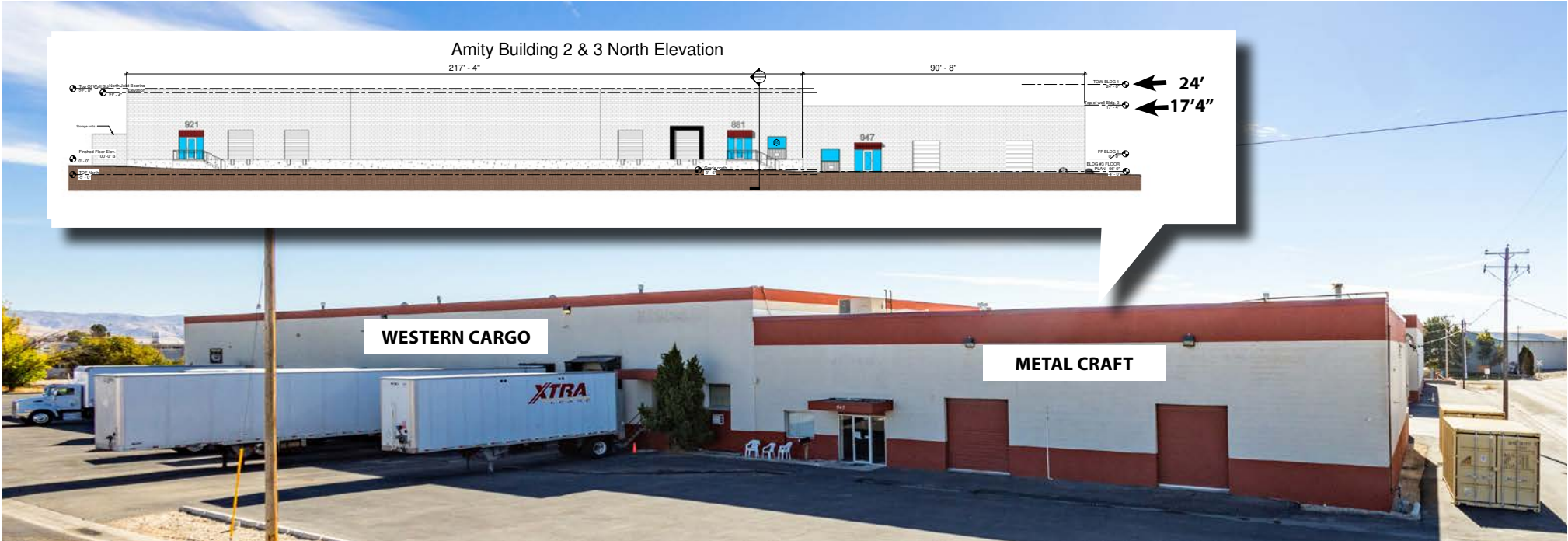
RAIL SPUR



RAIL SPUR

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL. This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

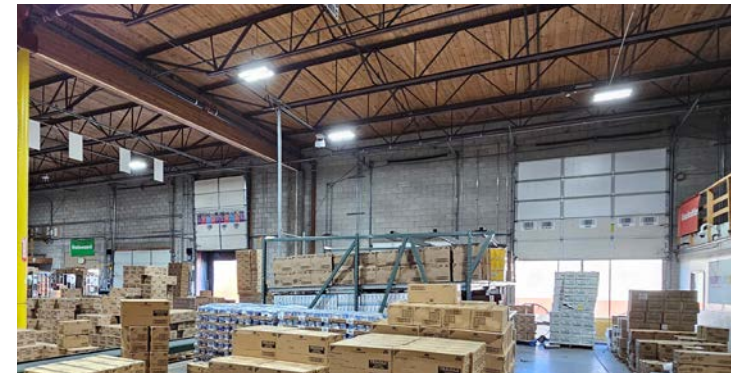
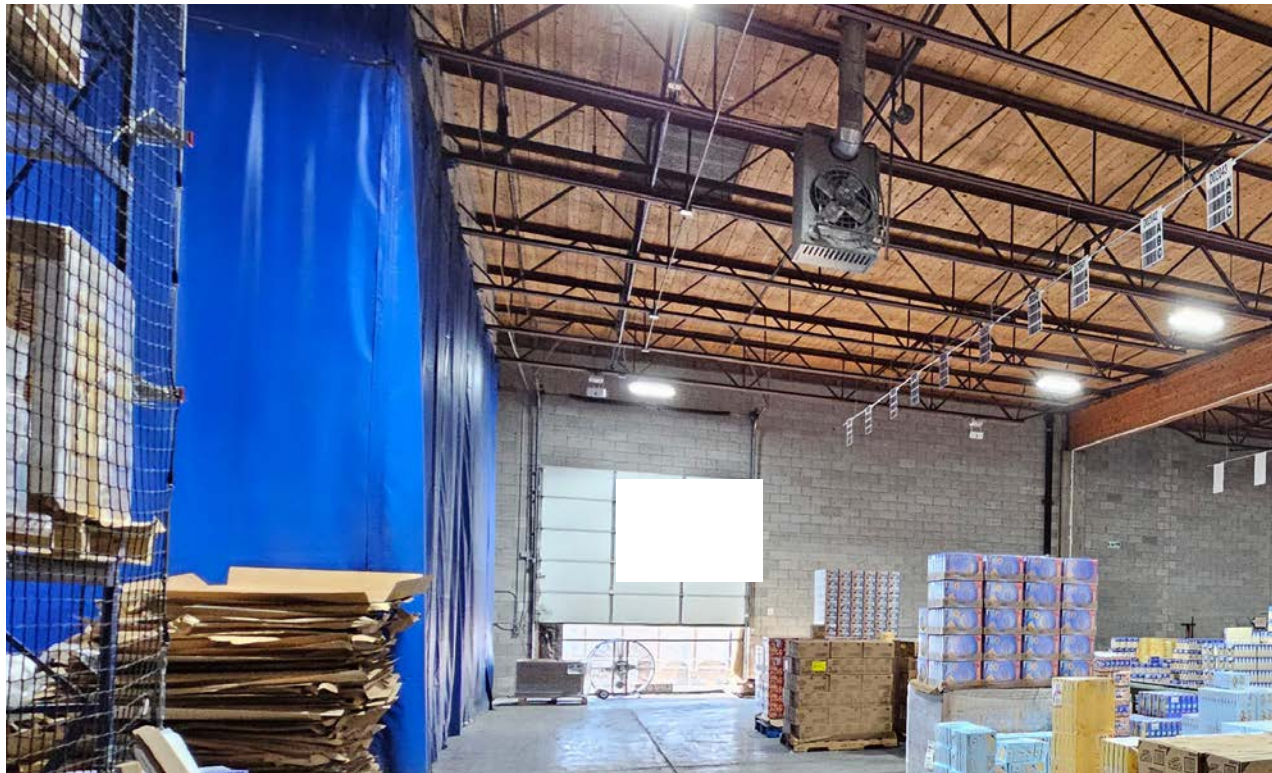
EXTERIOR PHOTOS



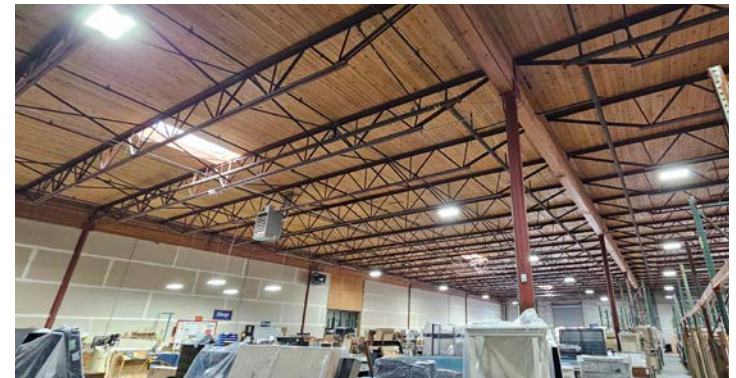
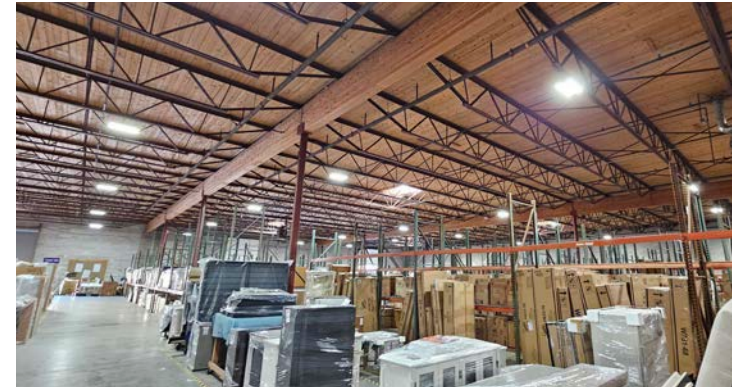
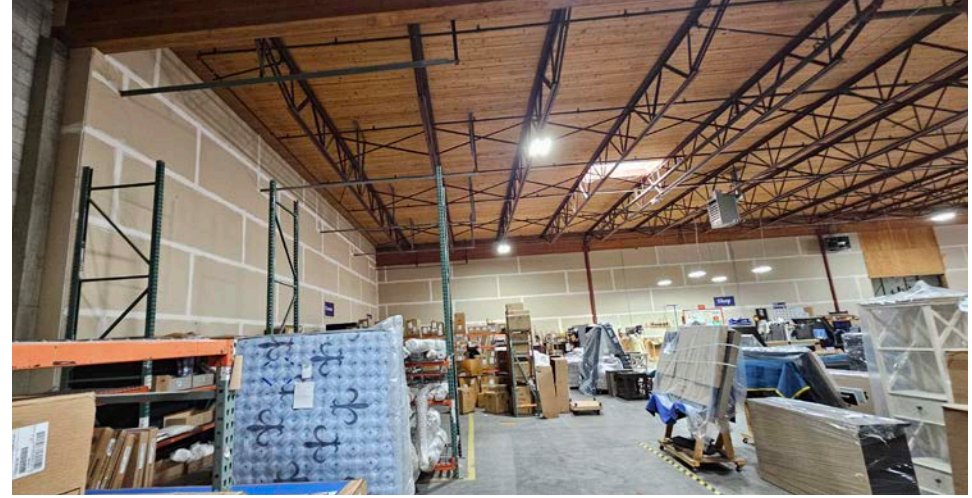
EXTERIOR PHOTOS



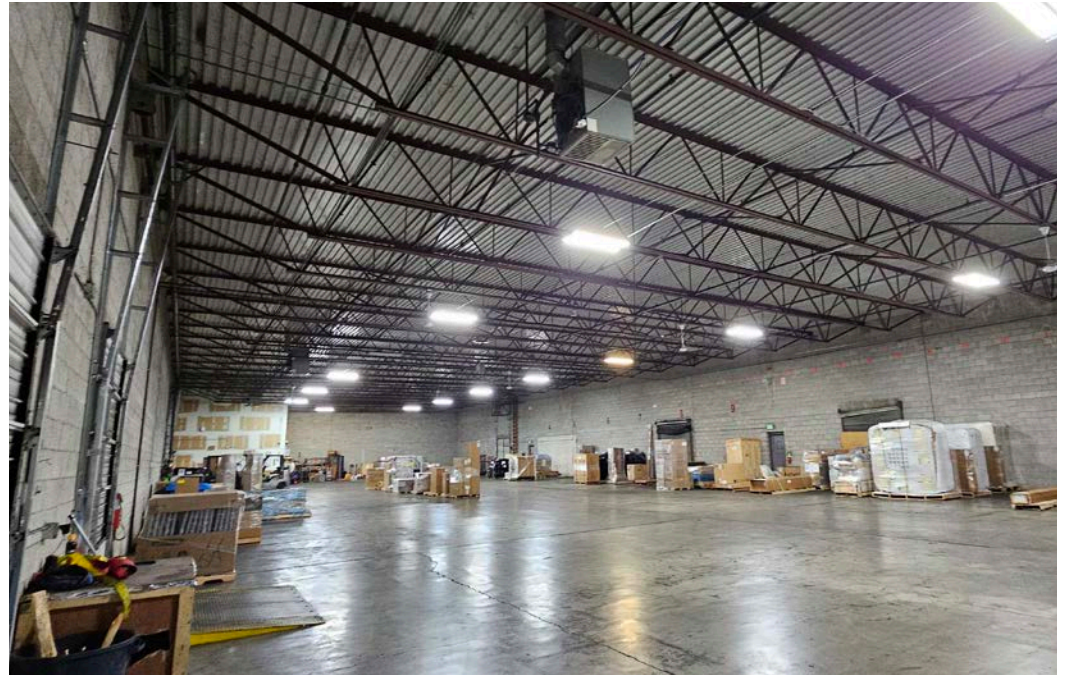
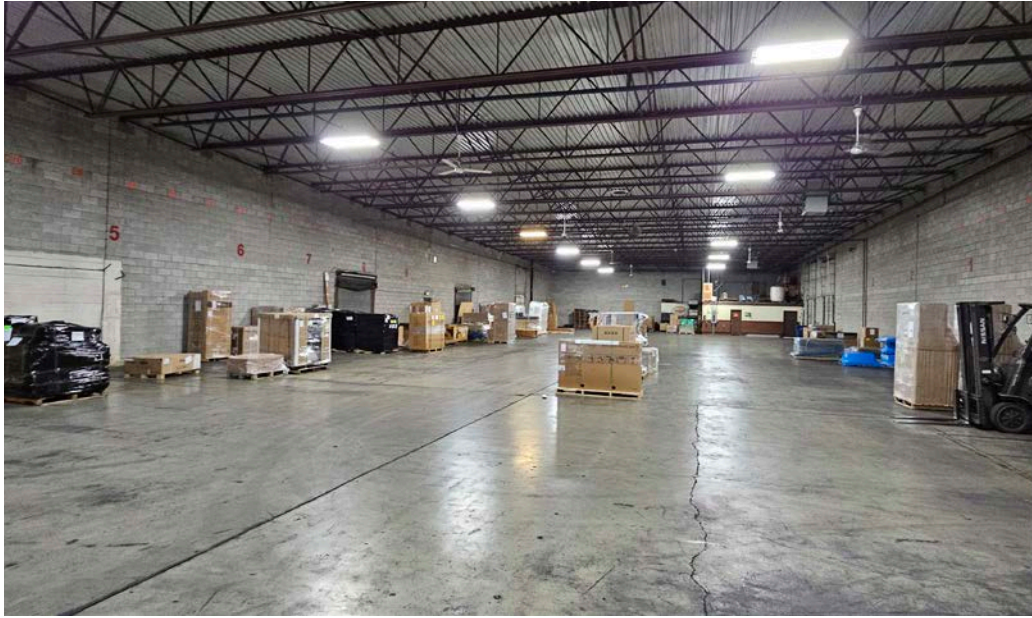
INTERIOR PHOTOS | MONDELEZ/KRAFT



INTERIOR PHOTOS | ASHLEY FURNITURE



INTERIOR PHOTOS | WESTERN CARGO



RENT ROLL

										Maintain: Plumbing, Elec., Roof, Foundation, Walls			
		Expiration	SF - per	SF - per			Sec.	Elec.,	Elec.,	Prop Tax &	Water, Sewer,		
Rent Roll - 921 W. Amity Road, Boise, ID 83705		Date	Plans	Schedule	Rent/Mo.	Rent/Yr.	Deposit	Gas, Trash	Foundation, Walls	Insurance	Landscaping		
865,875,885,905	Ashley Furniture	12/31/2025	48,666	48,600	\$	26,730	\$ 320,760	\$ 17,052	Tenant	Landlord	Landlord	Landlord	
925, 945, 955	Mondelez (formerly Nabisco/Kraft)	07/31/2025	36,008	36,200	\$	15,928	\$ 191,136	\$ -	Tenant	Landlord	Landlord	Landlord	
881 & 921	Western Cargo	MTM	16,517	16,517	\$	6,050	\$ 72,600	\$ -					
947	Metal Kraft (powder coat painting)	3/31/2026	6,891	6,890	\$	3,080	\$ 36,960	\$ 2,500	Tenant	Landlord	Landlord	Landlord	
	Storage		600	600	\$	-	\$ -						
			108,682	108,807	\$	51,788	\$ 621,456						
				Rent per SF	\$	0.48	\$ 5.71						

AMITY'S ROOF AND DRIVEWAY DATE

ROOFING:

- ASHLEY RE-ROOF: REROOFED 2022 20-YEAR WARRANTY
- MONDELEZ RE-ROOFED: REROOFED 2022 20-YEAR WARRANTY
- METAL KRAFT: REROOFED 2022 20-YEAR WARRANTY

DRIVEWAY RE-PAVED:

2015



AERIAL



AERIAL





Micron Technology, Inc. is an American producer of computer memory and data storage including dynamic random-access memory, flash memory, and USB flash drives. Micron is a Fortune 500 company that is headquartered in Boise and employs roughly 5,000 people in Idaho. A world leader in innovative memory solutions, Micron's Boise Campus has been a world-leading innovation center for memory and Research & Development (R&D) for decades.

Micron is currently in the midst of a \$15 billion expansion of its Boise Campus for a new memory fab which is estimated to create over 17,000 new Idaho jobs, including 2,000 Micron direct jobs.

MICRON TECHNOLOGY EXPANSION

WEBSITE:

 [Micron Boise Expansion - Location, Video, Details](#)

NEWS ARTICLES:

APRIL 2024

 [Micron to get **\\$6.1 billion** for Boise site with **2nd fab possible**](#)

FEBRUARY 2024

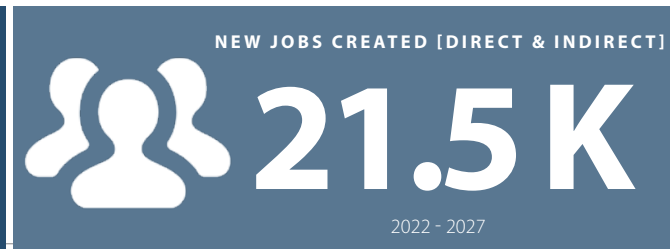
 [Growing Idaho: **Taxpayers' getting their money's worth** from Micron expansion](#)

DECEMBER 2023

 [Boise to **annex nearly 600 acres of land** for Micron expansion](#)

OCTOBER 2023

 [How Micron is building the biggest U.S. chip fab, despite China ban](#)



BUILDING 1

BUILDING 2 & 3

**SECURE
DOCUMENTS**



CLICK HERE TO ACCESS 

921 W. AMITY RD. | BOISE



JOHN STEVENS, CCIM / 208.947.0814