

FOR LEASE

±900,981 SF
divisible



red river

LOGISTICS CENTER

7250 S Apple Avenue | Boise, ID

CBRE



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Property Highlights

Project is Located within the Gateway East Urban Renewal District

[CLICK FOR MORE INFO](#)

- › **Stand Alone Class A Industrial Building**
- › Largest Spec. Industrial Building Ever Built in the State of Idaho
- › ±900,981 SF (Divisible)
- › Only Available Opportunity for Large Tenants
- › Building Designed as a Cross-Dock Facility
- › Industry Leading 40' Clear Height Throughout
- › Up to 172 Dock Doors Available
- › Ample Employee and Trailer Parking Available Across the Site
- › Access to Multiple I-84 On-Ramps
- › Located in the Desirable Airport Submarket
- › City of Boise Heavy Industrial District (M2D), Allows for Greatest Variety of Industrial Uses

Site Plan

WITH DIVISIBILITY OPTIONS

Building Features

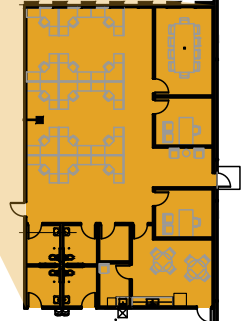
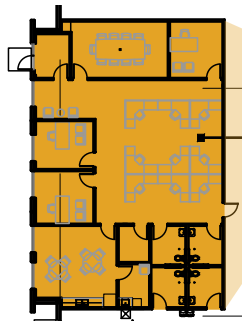
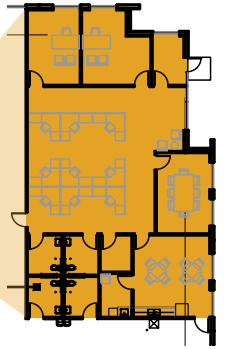
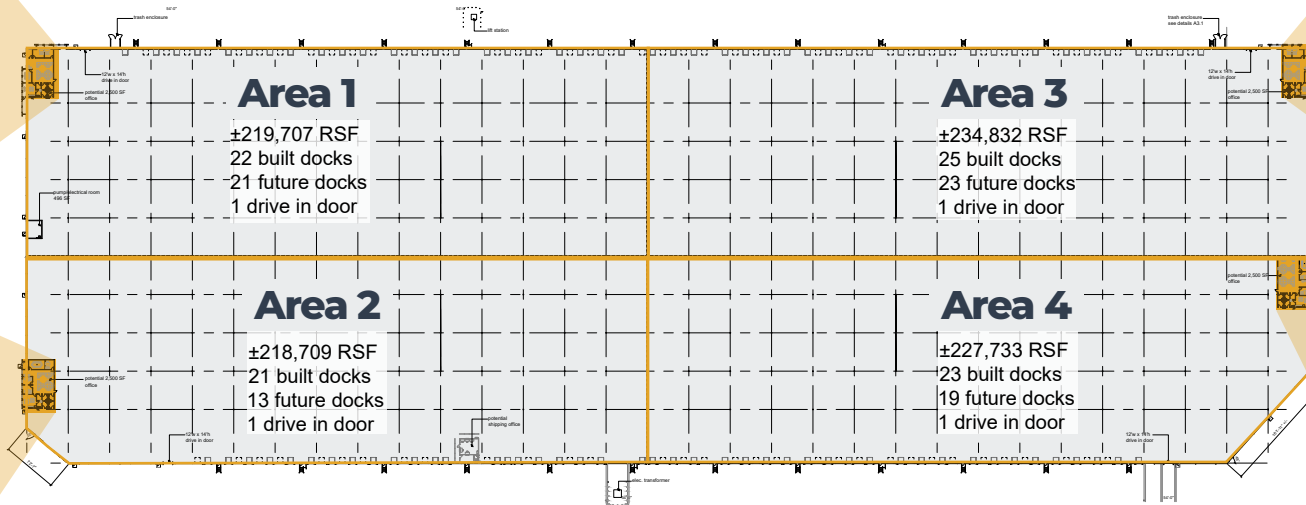
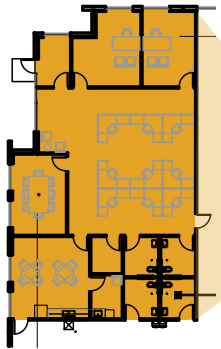
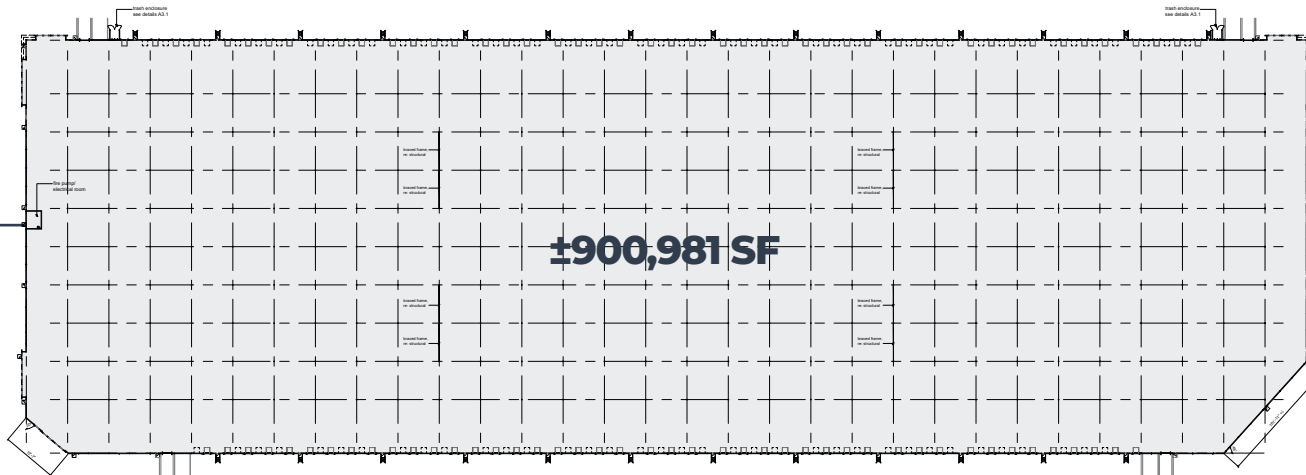
- › Building Size: ±900,981 SF (Divisible)
- › Minimum Divisibility ±218,709 SF
- › Office: To Suit
- › Site Area: 93.72 Acres
- › Clear Height: 40'
- › Dock High Doors: 91 Built 81 Future | 172 Total
- › Auto Parking: 465 Spaces 330 Future | 795 Total
- › Fire Protection: ESFR
- › Electrical Service: 4000 Amps 480/277v
- › Roofing: 45 Mil White TPO w/R-25 Insulation
- › Lighting: LED, 30 F.C.
- › Building Dimensions: 1,674' x 540'
- › Column Spacing: ±50' x 54' 54' x 70' Speed Bay
- › 2MW Reserved with Idaho Power with additional power capacity available upon request
- › 12" public water main located along Apple Avenue
- › Existing high pressure gas main adjacent to project site along Apple Avenue
- › 15" public gravity sewer connection

LEASE RATE: CONTACT AGENTS



Floor Plan

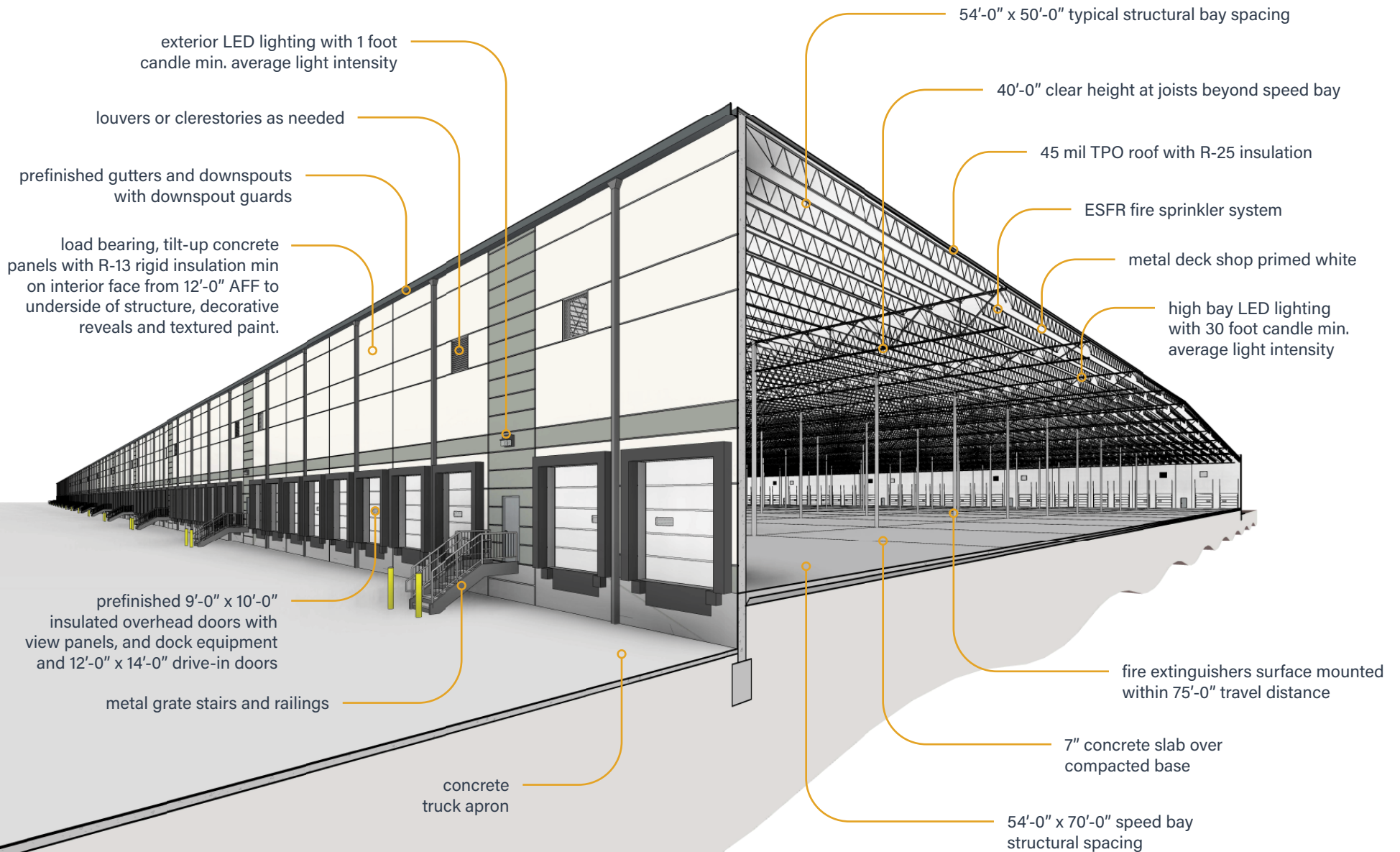
WITH DIVISIBILITY OPTIONS

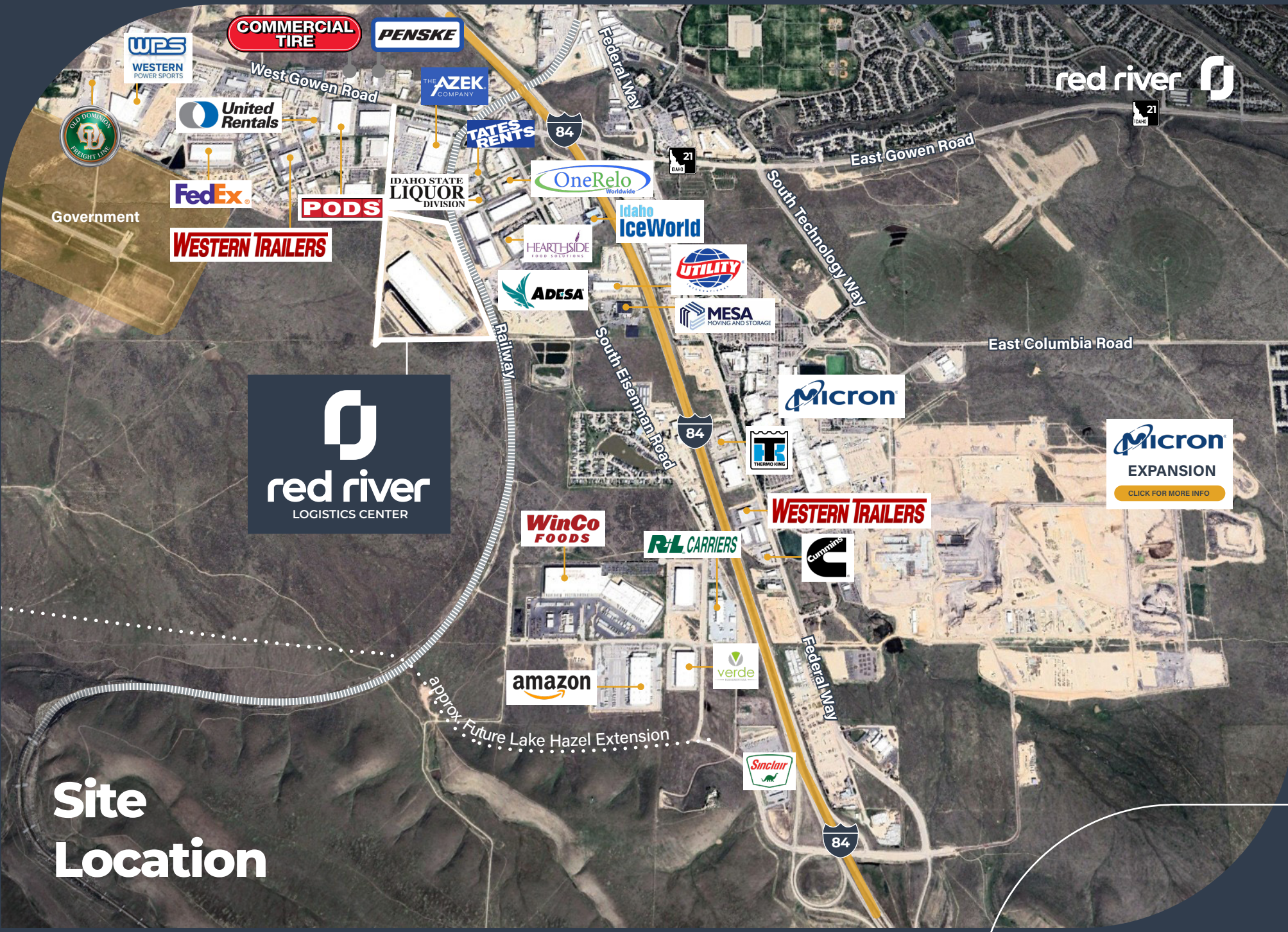






Section Exhibit





WPS
WESTERN
POWER SPORTS

COMMERCIAL
TIRE

PENSKE

United
Rentals

THE AZEK
COMPANY

TATES
RENTS

84

OneRelo
Worldwide

21

FedEx

PODS

IDAHO STATE
LIQUOR
DIVISION

Idaho
IceWorld

HEARTH
SIDE
FOOD SOLUTIONS

UTILITY

ADESA

MESA
MOVING AND STORAGE

WESTERN TRAILERS

Government


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LOGISTICS CENTER

East Columbia Road

Micron

84

THERMO KING

Micron
EXPANSION
[CLICK FOR MORE INFO](#)

WinCo
FOODS

R-L CARRIERS

WESTERN TRAILERS

CUMMINS

amazon

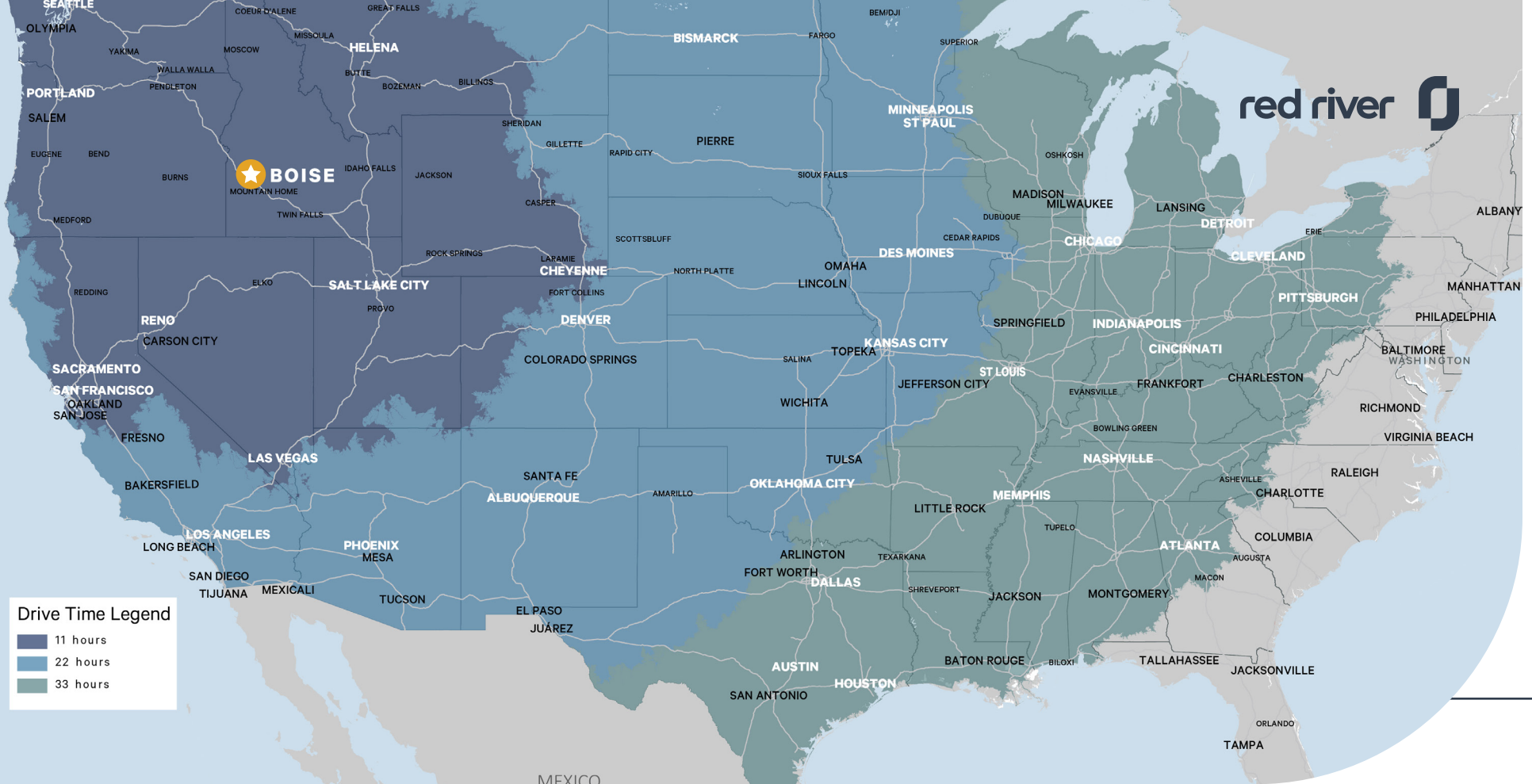
verde

Sinclair

84

Future Lake Hazel Extension

Site
Location



Drive Time Legend

- 11 hours
- 22 hours
- 33 hours

Transit Analysis From Boise, ID

| ONE DAY TRUCK SERVICE | | | ONE DAY TRUCK SERVICE | | | TWO DAY TRUCK SERVICE | | THREE DAY TRUCK SERVICE | | | |
|-----------------------|------------------|------|-----------------------|------------------|-------|-----------------------|------------------|-------------------------|------------------|-------|-------|
| Distance (mi.) | Time (est. hrs.) | | Distance (mi.) | Time (est. hrs.) | | Distance (mi.) | Time (est. hrs.) | Distance (mi.) | Time (est. hrs.) | | |
| Twin Falls, ID | 123 | 2 | Missoula, MT | 382 | 8 | Buffalo, WY | 701 | 11.25 | Atlanta | 2,167 | 31 |
| Idaho Falls, ID | 281 | 3.75 | Sacramento, CA | 557 | 8.5 | Denver, CO | 809 | 11.5 | Chicago | 1,687 | 25 |
| Salt Lake City, UT | 334 | 4.5 | Billings, MT | 607 | 9 | Bakersfield, CA | 831 | 12.5 | Cincinnati | 1,924 | 28 |
| Bend, OR | 322 | 5.25 | Casper, WY | 702 | 9 | Los Angeles, CA | 891 | 13.25 | Dallas | 1,583 | 23.50 |
| Portland, OR | 434 | 6.25 | Greeat Falls, MT | 569 | 9 | Phoenix, AZ | 910 | 14 | Detroit | 1,953 | 28 |
| Spokane, WA | 424 | 6.25 | Las Vegas, NV | 618 | 9.25 | San Diego, CA | 953 | 14 | Houston | 1,820 | 27 |
| Reno, NV | 426 | 6.5 | Redding, CA | 594 | 9.5 | Albuquerque, NM | 930 | 14.25 | Nashville | 1,921 | 28 |
| Eugene, OR | 455 | 7.5 | San Francisco, CA | 643 | 10 | | | | | | |
| Seattle, WA | 508 | 7.5 | Cheyenne, WY | 730 | 10.25 | | | | | | |
| Medford, OR | 475 | 8 | Fresno, CA | 723 | 11 | | | | | | |



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