

INDUSTRIAL OUTDOOR STORAGE FOR LEASE

10206 S. Federal Way, Boise, ID 83716



**5.76 ACRES
FULLY IMPROVED**



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

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PROPERTY DETAILS

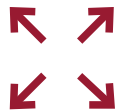
LEASE RATE	Contact Agents
LEASE TYPE	NNN
SITE AREA	5.76 AC 250,906 SF
UTILITIES	Available at site
SECURED	Yes
BASE MATERIAL	Crushed road mix
MARKET	Boise
ZONING	M2
PARCEL	S1618427810



EXECUTIVE SUMMARY

Lee & Associates is pleased to present a ±5.76-acre Industrial Outdoor Storage (IOS) opportunity located in one of Boise's most strategic and rapidly expanding Industrial corridors. The property is situated directly across from Micron Technology's (MU) campus, which is currently undergoing a significant 50 billion dollar expansion to become one of the largest chip processing plants in the U.S.

The site offers immediate access to Interstate 84 via the Eisenman Road interchange, providing efficient regional and interstate connectivity. Access is via a private drive, allowing for streamlined ingress and egress, particularly for large trucks and equipment. Efficient site dimensions supports circulation and layout for variety of operations. M-2 Zoning makes this site suitable for a variety of industrial uses.



**IMMEDIATE I-84
ACCESS WITH STRONG
VISIBILITY FROM
FEDERAL WAY**



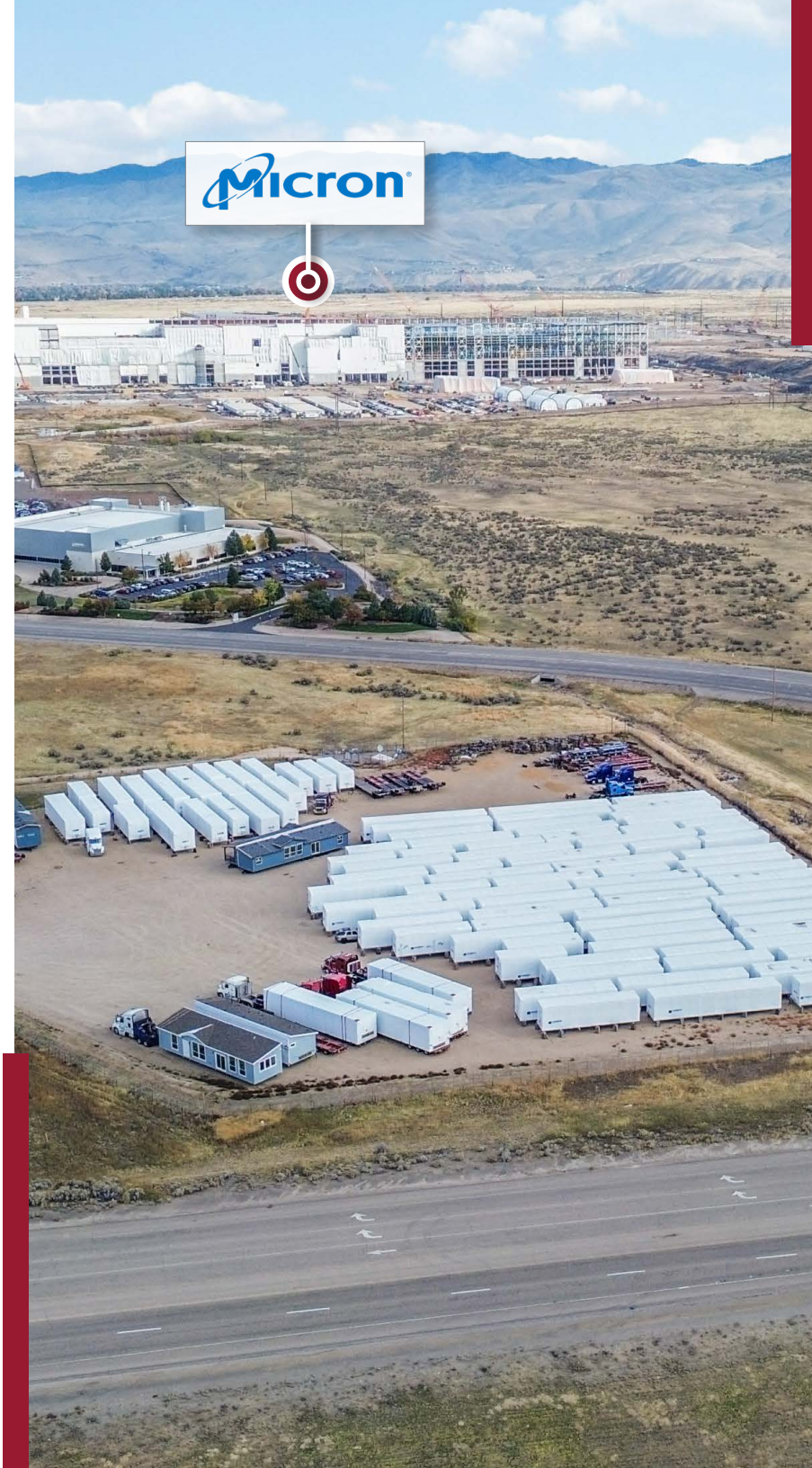
**IDEAL FOR IOS,
CONTRACTOR YARDS,
AND LOGISTICS USES**



**±5.76 ACRES OF
GRAVELED, USABLE
YARD**



**MISSION CRITICAL
LOCATION NEAR MICRON
TECHNOLOGY AND
BOISE AIRPORT**





Iron Line
FedEx Ground

Oregon Trailhead

Idaho IceWorld

Federal Way
S Eisenman Rd

I-84 ENTRANCE
5 MIN. | 2.3 MILES



Micron Building
17c lobby

Micron Building 6



I-84 ENTRANCE
1 MIN. | 0.6 MILES



Aviation
Navigation Arrow





I-84 ENTRANCE
1 MIN. | 0.6 MILES



S. FEDERAL WAY

PHOTRONICS

E. MEMORY RD.



BOISE AIRPORT - 6.3 MILES



POPULATION

	2-MILE	4-MILE	6-MILE
2025 Population	881	18,431	51,185

INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	\$126,767	\$142,209	\$133,059

HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	307	6,631	19,412

LABOR FORCE

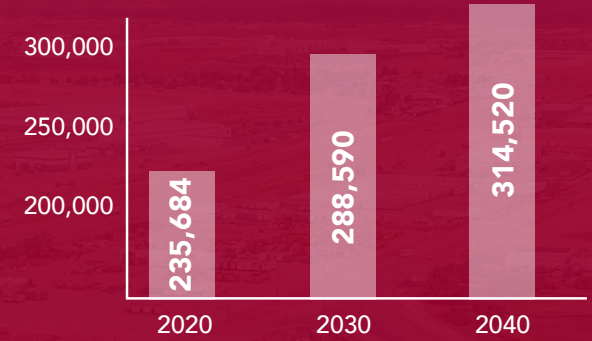
	2-MILE	4-MILE	6-MILE
Civilian Labor Force	460	9,503	25,797

KEY EMPLOYERS

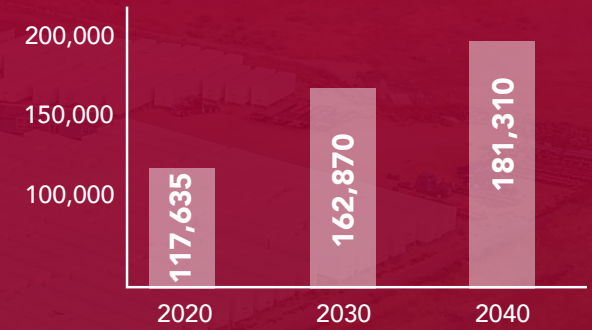
	# OF EMPLOYEES
Albertsons	273,000+
Micron Technology	31,400+
State of Idaho	26,100+
St Luke's Health Systems	12,825+
WinCo Foods	12,000+

GROWTH PROJECTION

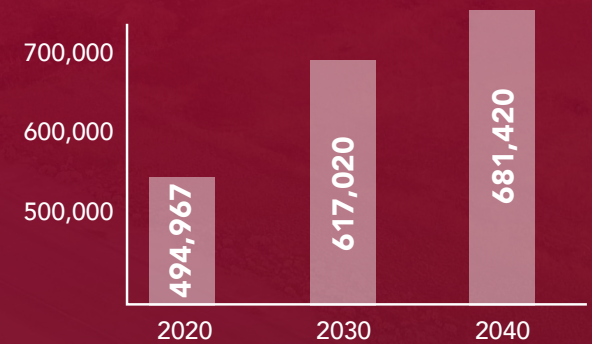
BOISE



MERIDIAN



ADA COUNTY



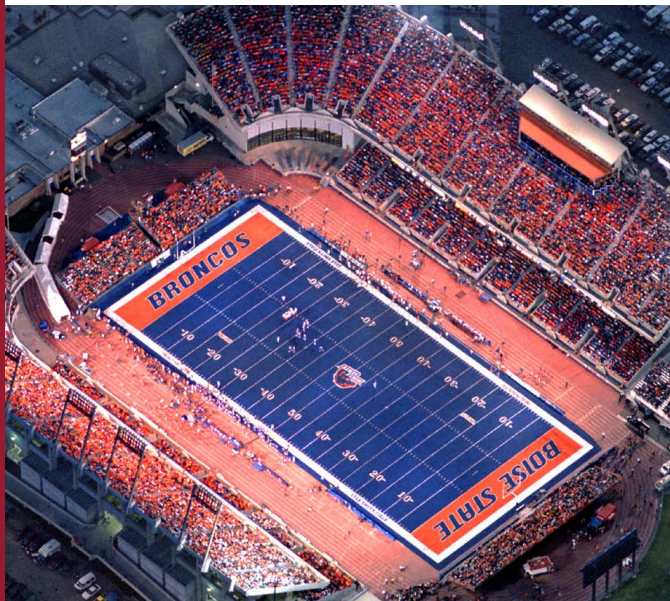
AREA OVERVIEW

BOISE, IDAHO

Boise, Idaho, is a dynamic city that serves as the state's capital and its largest metropolitan area. Nestled in the heart of the Treasure Valley, Boise is cradled by the Boise River to the south and the foothills of the Rocky Mountains to the north, offering residents and visitors alike a striking blend of urban sophistication and outdoor adventure. The city's downtown area is a vibrant hub, featuring a mix of modern architecture, historic buildings, and a thriving cultural scene with galleries, theaters, and a variety of restaurants and shops.

The mild climate and scenic landscapes make it a year-round destination for outdoor activities. Residents enjoy access to extensive trails for hiking and biking, particularly in the nearby Boise National Forest and along the Boise River Greenbelt, a 25-mile path that runs through the city. The Boise River itself is popular for fishing, kayaking, and summer float trips, contributing to the city's reputation as an outdoor enthusiast's paradise.

Boise is also known for its strong sense of community and high quality of life, often ranking highly in national surveys for livability, safety, and affordability. The city's welcoming atmosphere, combined with its scenic beauty and economic opportunities, has made it an increasingly popular destination for new residents and businesses alike.





FOR MORE INFORMATION, PLEASE CONTACT

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