



121 N. PHILLIPPI ST. | BOISE

FOR SALE | \$6,000,000 | \$172 SF

JOHN STEVENS, CCIM
208.947.0814
john@tokcommercial.com

- Fully occupied buildings, at below market rents, with short remaining lease terms, creating opportunities for near term upside and owner-users
- Average in place rents are \$0.45 SF/mo modified gross
- Leases expire in 2025, 2026, 2029

PROPERTY DETAILS

PROPERTY SIZE:	Approx. 34,814	LOT SIZE:	1.586 Acres
PROP. TYPE:	Industrial	CLEAR HEIGHT:	up to 22'
BLDG. SIZE:	35,440 SF	SUBMARKET:	Central
DIVISIBILITY:	to 4,300 SF	ZONING:	I-1
YEAR BUILT:	1987	PARKING:	2 Per 1,000 SF
RECESSED DOCKS:	2	GRADE DOORS:	4
POWER:	3 phase 120/208		

CONTACT



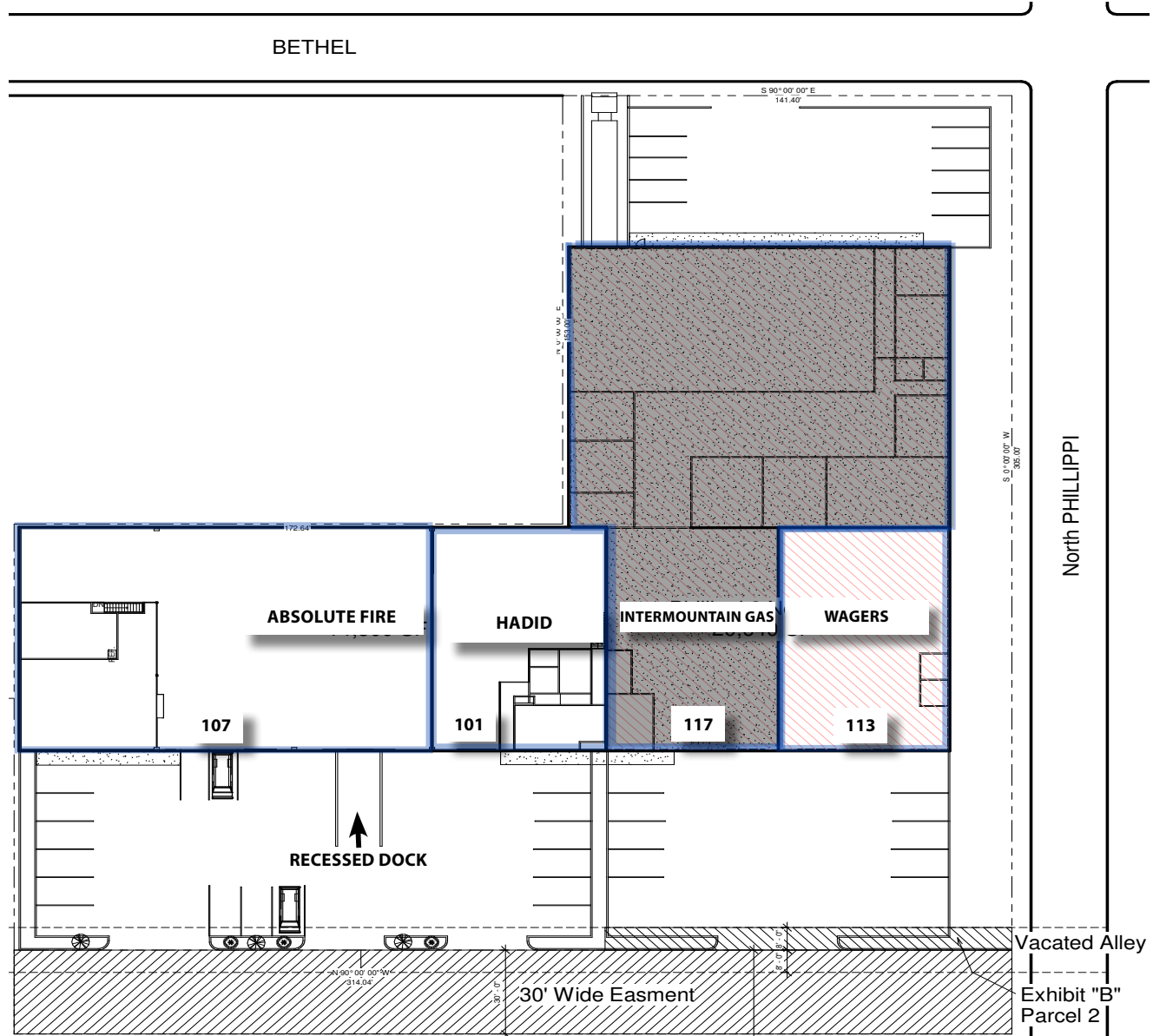
HIGHLIGHTS



DETAILS



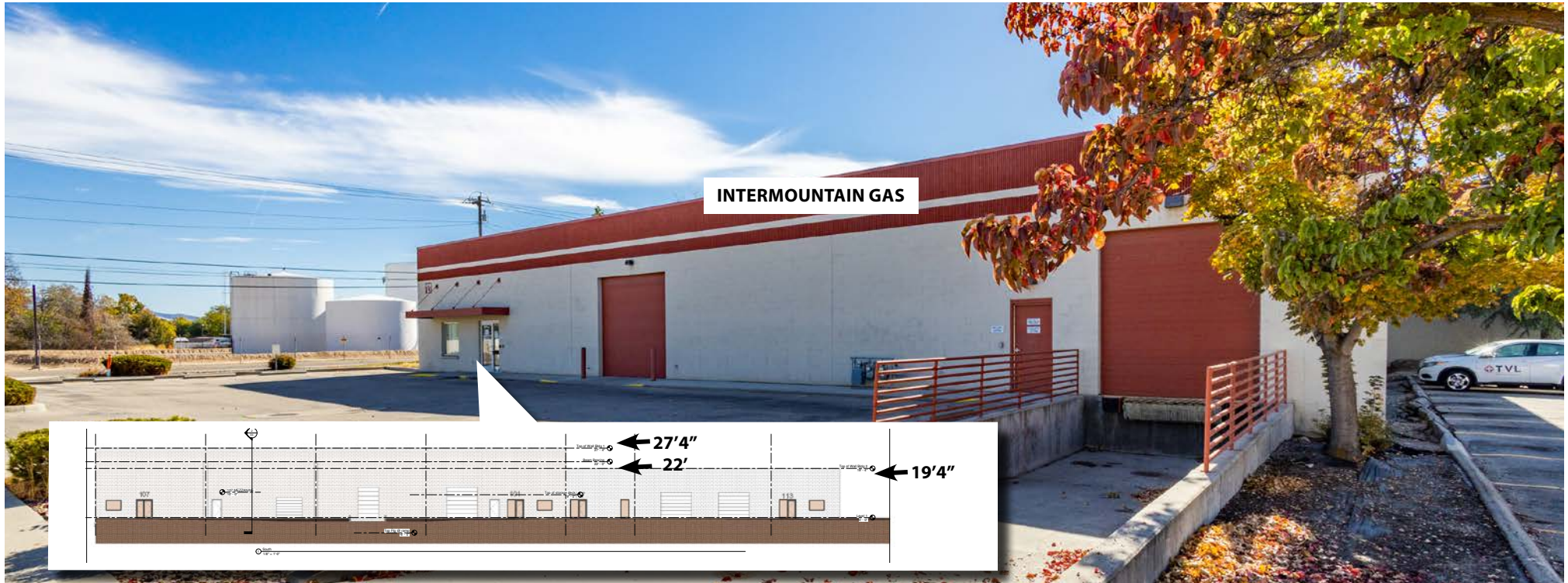
BUILDING PLAN



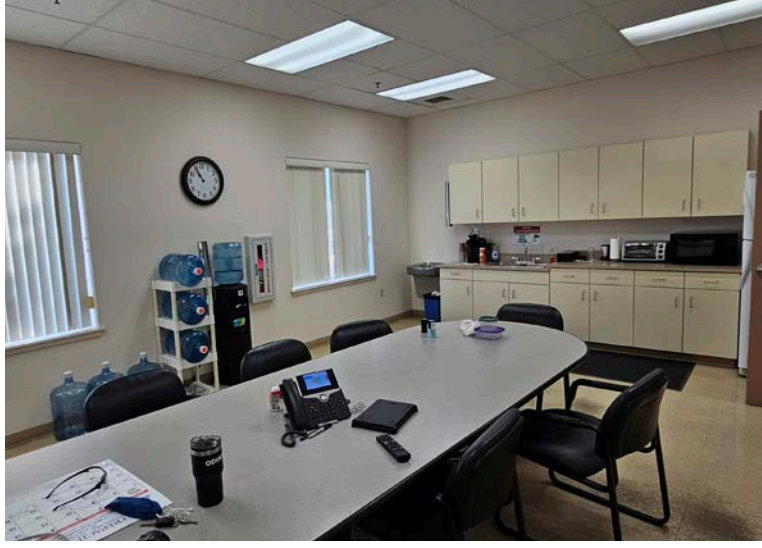
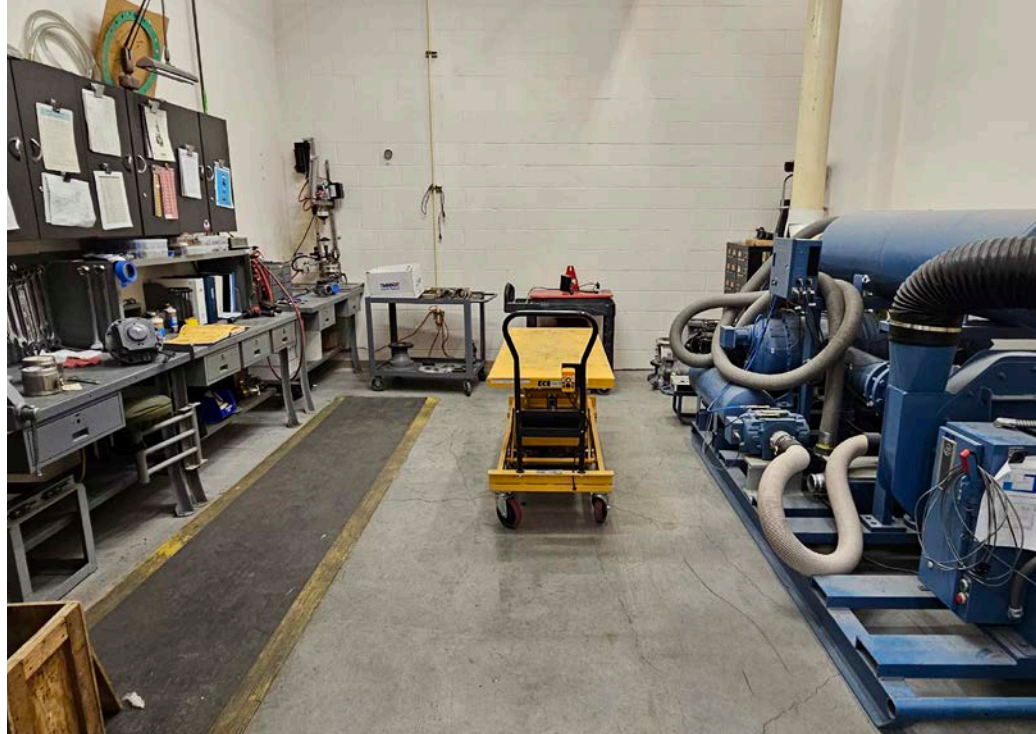
UPDATED: 12.3.2024

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.

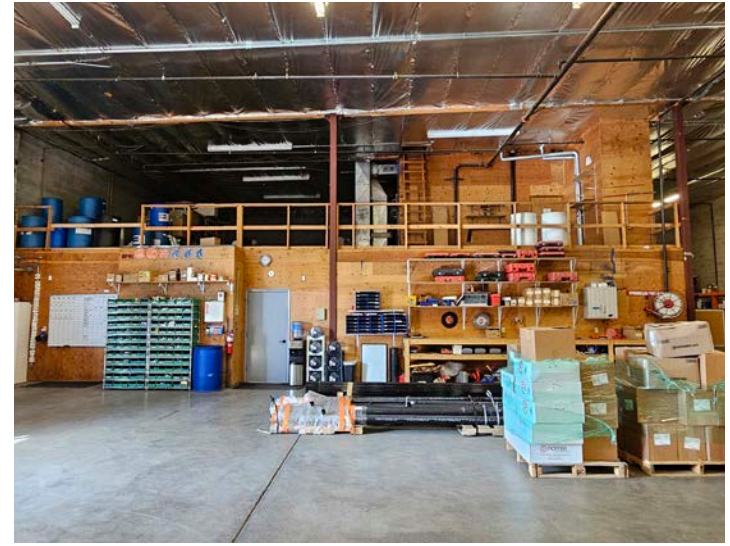
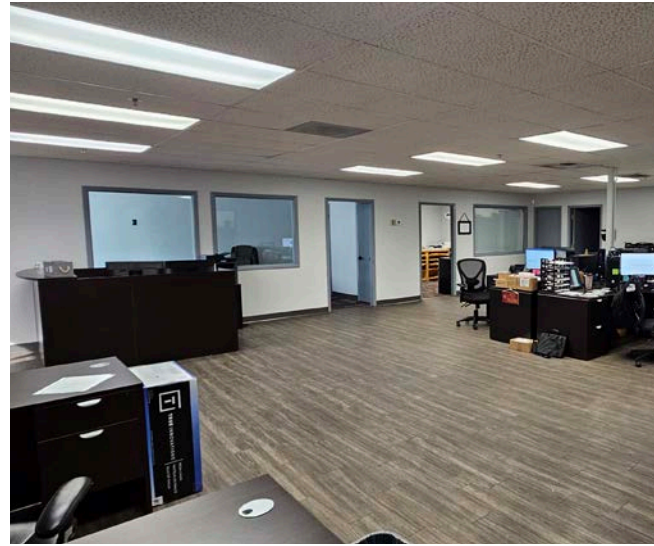
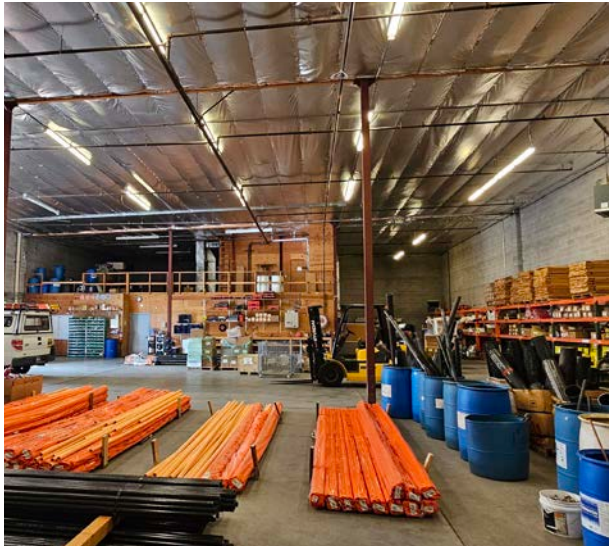
EXTERIOR PHOTOS



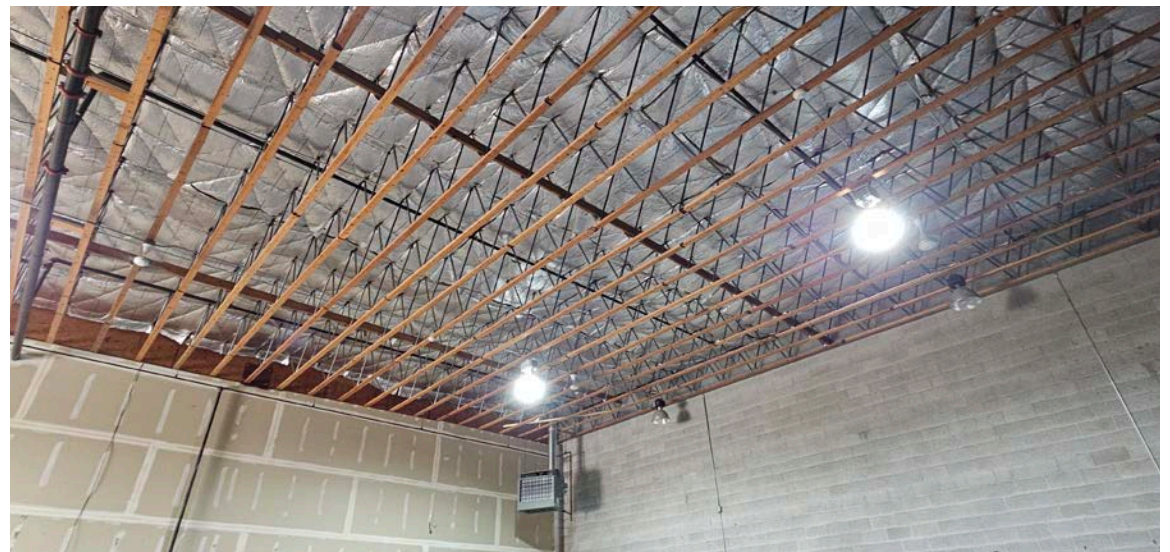
INTERIOR PHOTOS | INTERMOUNTAIN GAS



INTERIOR PHOTOS | ABSOLUTE FIRE



INTERIOR PHOTOS | HADID



PHILLIPPI RENT ROLL

Rent Roll -121 N. Phillippi St., Boise ID 83706	Expiration Date	SF	Rent/Mo. 2024	Rent/Yr.	Sec. Deposit	Elec., Gas, Trash	Maintain: Plumbing, Elec., Roof, Foundation, Walls	Prop Tax & Insurance	Water, Sewer, Landscaping
101 Michael Hadid (mail order items, clothing, etc.)	09/30/2025	4,400	\$2,426	\$29,106	\$ 2,200.00	Tenant	Landlord	Landlord	Landlord
107 Absolute Fire Protection	7/31/2029	10,400	\$3,640	\$43,680	\$ 1,900.00	Tenant	Landlord	Landlord	Tenant pays utilities
117 Intermountain Gas Co. (meter shop)	10/31/2026	15,714	\$7,425	\$89,100	\$ -	Tenant	Landlord	Tenant	Landlord
113 Wagers, Inc.(Idaho Candy Co.)	03/31/2025	4,300	\$2,070	\$24,840	\$ 1,850.00	Tenant	Landlord	Landlord	Tenant pays utilities
		34,814	\$15,561	\$186,726	\$ 5,950.00				
		Rent per SF	\$0.45	\$5.36					



PHILLIPPI FINANCIALS

	<u>General (B&RP)</u>	<u>Total Phillipi (B&RP)</u>		
Ordinary Income/Expense				
Income				
Rental Income	0.00	187,089.81		
Total Income	<u>0.00</u>	<u>187,089.81</u>		
Expense				
Bank Fees/expenses	0.00	0.00		
Exterior Maintenance	0.00	0.00		
Fire Sprinkler System				
Fire Sprinkler Alarm Monitoring	0.00	1,250.00		
Fire Sprinkler System - Other	<u>0.00</u>	<u>1,009.00</u>		
Total Fire Sprinkler System	<u>0.00</u>	<u>2,259.00</u>		
Insurance				
Insurance - Other	18,596.00 *	0.00		
Total Insurance	<u>18,596.00</u>	<u>0.00</u>		
Interior Maintenance	0.00	0.00		
Landscape	0.00	3,031.00		
Lease Commission	0.00	0.00		
Management Fees	0.00	0.00		
Plumbing	0.00	0.00		
Professional Fees				
Accounting	0.00	0.00		
Legal	<u>0.00</u>	<u>0.00</u>		
Total Professional Fees	<u>0.00</u>	<u>0.00</u>		
Taxes				
Property	0.00	51,173.00		
State	<u>0.00</u>	<u>0.00</u>		
Total Taxes - 2023	<u>0.00</u>	<u>51,173.00</u>		
			Utilities	
			Sewer	0.00 598.13
			Water	<u>0.00</u> <u>1,948.26</u>
			Total Utilities	<u>0.00</u> <u>2,546.39</u>
			Warehouse Utilities	
			Electricity	<u>0.00</u> <u>249.44</u>
			Total Warehouse Utilities	<u>0.00</u> <u>249.44</u>
			6250 · Postage and Delivery	289.00 0.00
			6300 · Repairs	
			6310 · Building Repairs	<u>0.00</u> <u>1,060.74</u>
			Total 6300 · Repairs	<u>0.00</u> <u>1,060.74</u>
			6580 · Supplies	
			6600 · Office	<u>0.00</u> <u>0.00</u>
			Total 6580 · Supplies	<u>0.00</u> <u>0.00</u>
			Total Expense	<u>18,885.00</u> <u>60,319.57</u>
				(B&RP) (B&RP)
			Net Ordinary Income	<u>-18,885.00</u> <u>126,770.24</u>
			Net Income	<u><u>-18,885.00</u></u> <u><u>126,770.24</u></u>

*Seller's total insurance for portfolio (Amity & Phillippi)

PHILLIPPI'S AERIAL



PHILLIPPI'S AERIAL





TOK
COMMERCIAL



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

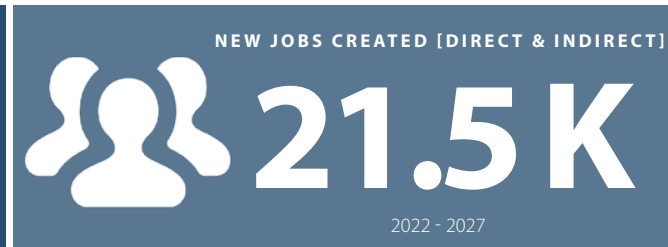
 [Growing Idaho: **Taxpayers' getting their money's worth** from Micron expansion](#)

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](#)





CLICK HERE TO ACCESS 

101 N. PHILLIPPI ST. | BOISE



JOHN STEVENS, CCIM / 208.947.0814