

# EASTPORT LOGISTICS

NEW INDUSTRIAL SITE FOR LEASE OR BUILD TO SUIT | BOISE, ID 83716

**TOK**  
COMMERCIAL



**78.4 ACRE  
PLANNED  
INDUSTRIAL HUB**

DEVELOPMENT BY

**LPCWEST**

LINCOLN PROPERTY COMPANY



**MIKE GREENE, SIOR, CCIM**  
208.947.0835  
mikeg@tokcommercial.com

**PETER OLIVER, SIOR, CCIM**  
208.947.0816  
peter@tokcommercial.com

**CHRIS PEARSON, SIOR**  
208.947.0859  
chris@tokcommercial.com

Prime industrial sites for lease or build-to-suit.

M-2D allows for a wide range of industrial uses.

Variety of building sizes from 36,053 to 378,560 square feet.

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.

**Submarket:** Boise Airport  
**Bldg Yype:** Industrial  
**Zoning:** M-2D Heavy Industrial  
**Site Size:** 78.4 acres  
**Phase I:** 4 bldgs; 686,100 SF Total  
**Delivery:** Late 2024  
**Phase II:** 3 bldgs; 494,779 SF Total  
**Delivery:** Mid 2025

**CONTACT**

**HIGHLIGHTS**

**DETAILS**



# PLANNED INDUSTRIAL HUB



INTERSTATE 84

**TOX**  
COMMERCIAL

## PROJECT HIGHLIGHTS

- 24' - 32' Clear Heights
- 1,307 Car Parking Spaces
- 168 Trailer Parking Spaces
- 7 Building Industrial Project
- 1,180,879 Leasable Square Feet
- 196 Dock Doors with 60' speed bays
- Switchgear for 277/480, 3-Phase Power
- 6" Concrete Slab on Grade
- Single Ply Roofing over R-38 Insulation
- Concrete Tilt Construction with Smooth Cast Finish
- R-13 Stick Pin Wall Insulation at Exterior Walls to Roof
- Fully Sprinkled Wet System Fire Sprinklers with Fire Alarm
- 60' Concrete Apron Truck Court with 3,500 PSI Concrete Paving



# EXCEPTIONAL CONNECTIVITY & ACCESS

# Tok

COMMERCIAL

## DOWNTOWN BOISE

BOISE AIRPORT

78.4 ACRES

GOWEN ROAD INTERCHANGE

WinCo FOODS

EISENMAN RD

Micron

FUTURE CONNECTION TO LAKE HAZEL ROAD

84 INTERSTATE 84

Mr. Gas

S FEDERAL WAY

ISAAC'S CANYON INTERCHANGE



**NAMPA/CALDWELL**  
35 MINUTE DRIVE

**DOWNTOWN BOISE**  
18 MINUTE DRIVE

**BOISE AIRPORT**  
10 MINUTE DRIVE

GOWEN ROAD  
INTERCHANGE

78.4  
ACRES

ISAAC'S CANYON  
INTERCHANGE

**MTN HOME**  
48 MINUTE DRIVE

**TWIN FALLS**  
1 HR 48 MINUTE DRIVE



# APPROVED SITE PLAN [TO BE DEVELOPED IN TWO PHASES]

## PHASE TWO

## PHASE ONE



PHASE TWO	Clear Height	Building Size	Divisible To
Building E	32'	296,618 SF	27,870 SF
Building F	24'	36,053 SF	18,720 SF
Building G	32'	162,108 SF	27,040 SF

PHASE ONE	Clear Height	Building Size	Divisible To
Building A	32'	378,560 SF	54,080 SF
Building B	32'	155,480 SF	22,360 SF
Building C	28'	99,860 SF	13,760 SF
Building D	24'	52,200 SF	12,480 SF

# PHASE ONE BASE BUILDING DELIVERY CONDITIONS

	<b>BUILDING A</b>	<b>BUILDING B</b>	<b>BUILDING C</b>	<b>BUILDING D</b>
<b>Building Size:</b>	378,560 SF	155,480 SF	99,860 SF	52,200 SF
<b>Building Clear Height:</b>	32'	32'	28'	24'
<b>Lighting Type:</b>	Suspended	Suspended	Suspended	Suspended
<b>Column Spacing:</b>	50' x 50'	52' x 50'	50' x 50'	52' x 60'
<b>Building Depth:</b>	260'	260'	160'	120'
<b>Building Length:</b>	1,456'	598'	1,456'	435'
<b>Speed Bay Size:</b>	60'	60'	60'	60'
<b>Grade Level Dock Doors:</b>	2 Total	2 Total	2 Total	4 Total
<b>Dock Positions Provided:</b>	95 Dock Doors	35 Dock Doors	37 Dock Doors	37 Dock Doors
<b>Car Parking:</b>	433 Spaces	130 Spaces	102 Spaces	130 Spaces
<b>Trailer Parking:</b>	88 Spaces	N/A	N/A	N/A
<b>Truck Court:</b>	60' Concrete Apron	60' Concrete Apron	60' Concrete Apron	60' Concrete Apron
<b>Building Slab on Grade:</b>	Thickness of 6"	Thickness of 6"	Thickness of 6"	Thickness of 6"
<b>Roofing and insulation:</b>	Single Ply Roofings over R-38	Single Ply Roofings over R-38	Single Ply Roofings over R-38	Single Ply Roofings over R-38
<b>Fire Protection:</b>	Fully Sprinkled	Fully Sprinkled	Fully Sprinkled	Fully Sprinkled
<b>Wall Insulation:</b>	R-13	R-13	R-13	R-13
<b>Electrical:</b>	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
<b>Domestic Water:</b>	2" Water Service to Building	2" Water Service to Building	2" Water Service to Building	2" Water Service to Building
<b>Sanitary Sewer:</b>	City of Boise	City of Boise	City of Boise	City of Boise
<b>Natural Gas:</b>	Intermountain Gas	Intermountain Gas	Intermountain Gas	Intermountain Gas
<b>Telecom:</b>	Available at the street	Available at the street	Available at the street	Available at the street

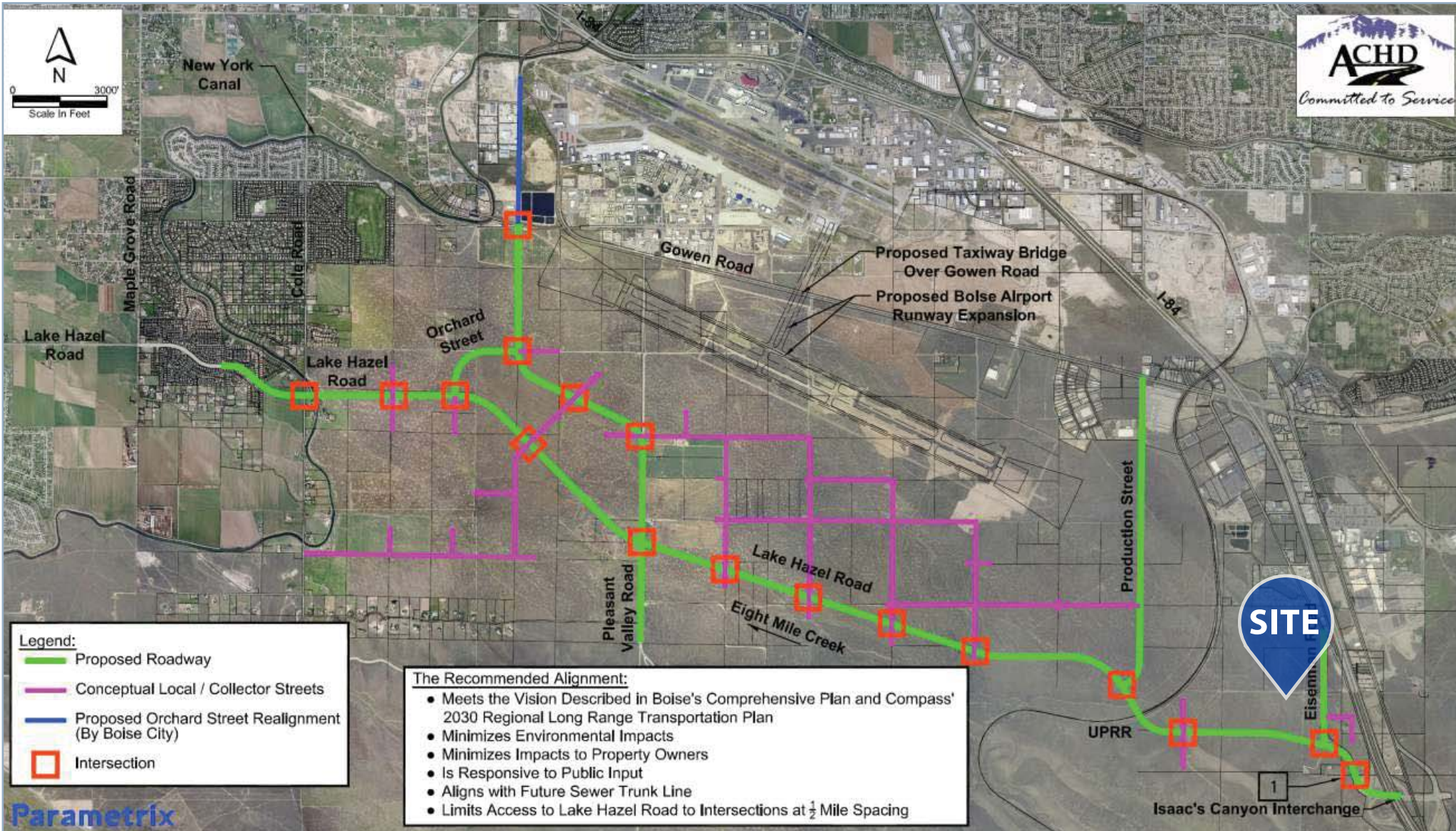


# PHASE TWO BASE BUILDING DELIVERY CONDITIONS

	<b>BUILDING E</b>	<b>BUILDING F</b>	<b>BUILDING G</b>
<b>Building Size:</b>	296,618 SF	36,053 SF	162,108 SF
<b>Building Clear Height:</b>	32'	24'	32'
<b>Lighting Type:</b>	Suspended	Suspended	Suspended
<b>Column Spacing:</b>	52' x 50'	52' x 50'	52' x 50'
<b>Building Depth:</b>	260'	120'	260'
<b>Building Length:</b>	1,150'	450'	876'
<b>Speed Bay Size:</b>	60'	60'	60'
<b>Grade Level Dock Doors:</b>	2 Total	2 Total	2 Total
<b>Dock Positions Provided:</b>	61 Dock Doors	13 Dock Doors	13 Dock Doors
<b>Car Parking:</b>	392 Spaces	60 Spaces	30 Spaces
<b>Trailer Parking:</b>	54 Spaces	13 Spaces	13 Spaces
<b>Truck Court:</b>	60' Concrete Apron	60' Concrete Apron	60' Concrete Apron
<b>Building Slab on Grade:</b>	Thickness of 6"	Thickness of 6"	Thickness of 6"
<b>Roofing and insulation:</b>	Single Ply Roofings over R-38	Single Ply Roofings over R-38	Single Ply Roofings over R-38
<b>Fire Protection:</b>	Fully Sprinkled	Fully Sprinkled	Fully Sprinkled
<b>Wall Insulation:</b>	R-13	R-13	R-13
<b>Electrical:</b>	3,000 Amps 277/480, 3-phase power	1,200 Amps 277/480, 3-phase power	2,000 Amps 277/480, 3-phase power
<b>Domestic Water:</b>	2" Water Service to Building	2" Water Service to Building	2" Water Service to Building
<b>Sanitary Sewer:</b>	City of Boise	City of Boise	City of Boise
<b>Natural Gas:</b>	Intermountain Gas	Intermountain Gas	Intermountain Gas
<b>Telecom:</b>	Available at the street	Available at the street	Available at the street



# LAKE HAZEL EXTENSION CONNECTING SOUTH BOISE



COMPASS 2021-2027

REGIONAL  
TRANSPORTATION PLAN

CLICK FOR FULL PLAN

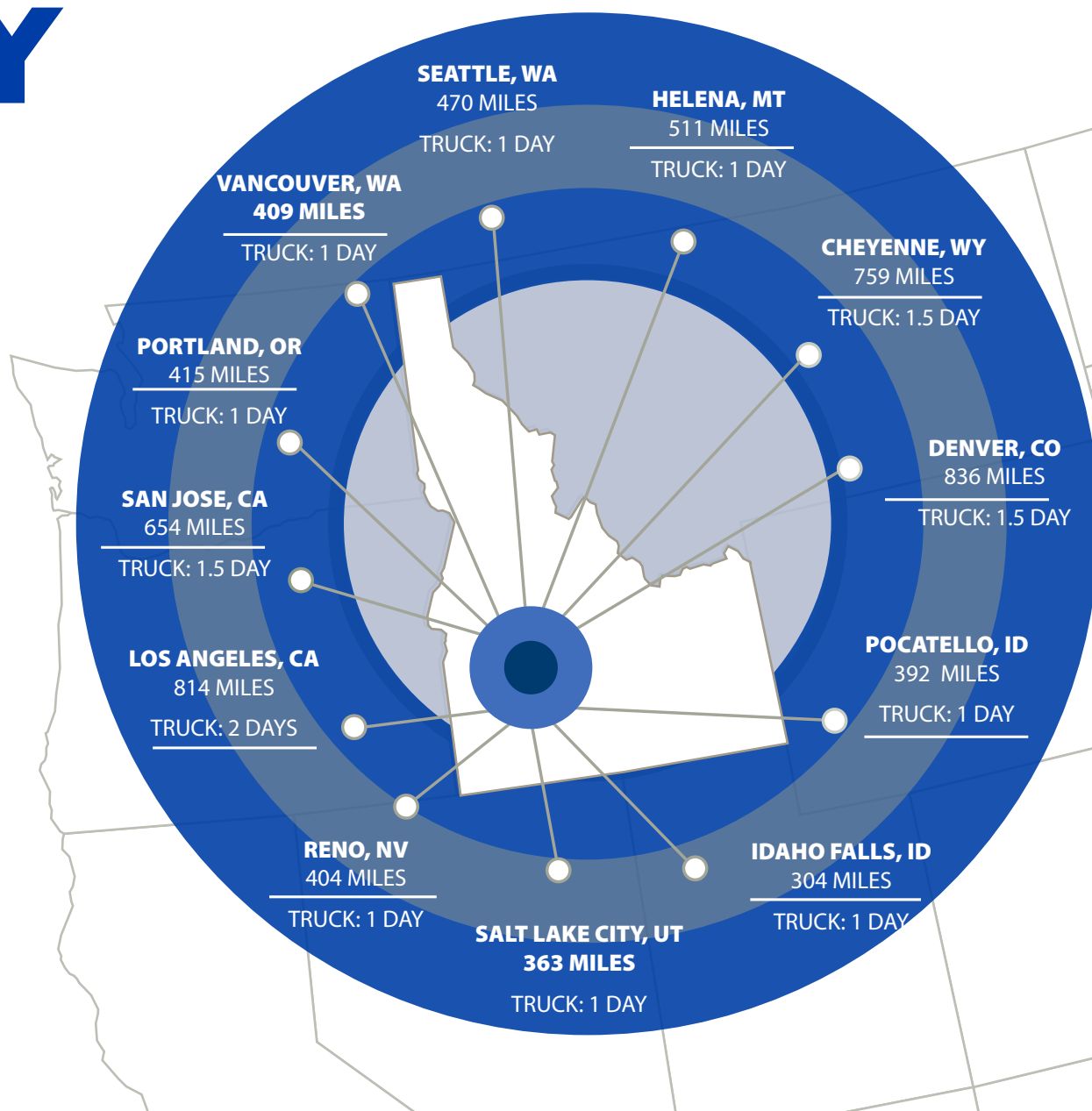
No.	Street Name	Location	Description	Source <sup>1</sup>	Key # <sup>2</sup> (STIP, IFYWP, CIP)	Reasons for Inclusion in Regional Conformity		
						Regionally Significant	Functional Class	Federally Funded
73.	Eisenman Rd.	Lake Hazel Rd. to Gowen Rd.	Widen roadway from 2 lanes to 3 lanes	Draft 2020 CIP	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

800.842.5858 | commerce.idaho.gov



## IDAHO INCENTIVES AT A GLANCE



## FINANCIAL INCENTIVES & TAX CREDITS

IT'S NO WONDER IDAHO IS SUCH AN ATTRACTIVE PLACE TO DO BUSINESS. IDAHO OFFERS LOW OPERATING COSTS, PREDICTABLE TAX STRUCTURE, AND A FISCALLY-RESPONSIBLE GOVERNMENT.

Businesses may be eligible for the following enhanced incentives:

### 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 the following:

- An enhanced investment tax credit of 3.75% up to \$750,000 or 62.5% of corporate income tax liability in any one year.
- A new jobs tax credit from \$1,500-\$3,000 for new jobs paying \$24.04 per hour or more.
- A 2.5% real property improvement corporate income tax credit up to

\$125,000 in any one year along with a 25% rebate on sales tax paid on construction materials for the new facilities.

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



ALL BUSINESSES ARE ELIGIBLE FOR:

- 3% investment tax credit on all new tangible personal property (machinery and equipment) with a carryover of 14 years OR a two year exemption from all taxes on personal property on the qualified investment (can offset up to 50% of income tax liability)
- Personal property tax exemption on the first \$100,000 of personal property, such as equipment and furnishings
- 5% tax credit on qualified research expenses
- Energy Conservation rebates through efficient energy use up to \$100,000 per year per site



RUNNING AT THE SPEED OF BUSINESS.

800.842.5858 | commerce.idaho.gov



## IDAHO INCENTIVES AT A GLANCE



### Capital Investment Property Tax Exemption

Businesses that invest at least \$3 million in new manufacturing facilities may receive a partial or full property tax exemption for up to 5 years from local county commissioners.

### 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 Opportunity Fund

The Idaho Opportunity Fund serves as a "deal closing fund" to strengthen Idaho's competitive ability to support expansion of existing Idaho businesses and recruit new companies to the state, ultimately creating new jobs and economic growth in Idaho. Funds can be used for public infrastructure improvements to a new or existing facility. This fund is awarded at the discretion of the Director of Idaho Commerce.

### Infrastructure Grants

**Community Development Block Grants** - Local cities with a population of 50,000 or less may receive up to \$500,000 in grants to help finance public infrastructure improvements that support business development.

**Rural Community Block Grants** - Local cities with a population of 25,000 or less may receive up to \$350,000 in grants to help finance public infrastructure improvements that support business development.

**Gem Grants** - Local cities with a population of 10,000 or less may receive up to \$50,000 in grants to help finance public infrastructure improvements that support business development. Communities must provide a minimum of 20% matching funds of either cash or in-kind donation.

### STEP Grant-Export Assistance

The State Trade and Export Promotion Grant Program (STEP) supports Idaho businesses looking to expand into international markets through exports. Funding can help companies participate in a Governor led trade or other foreign trade/sales mission and international trade shows.

### New Markets Tax Credit

New Markets Tax Credits (NMTC) are designed to spur economic development in economically disadvantaged communities by offering tax credits to individuals or corporations that invest and work in these communities. For more information visit [www.mtcdc.org/loans/new-markets-tax-credit](http://www.mtcdc.org/loans/new-markets-tax-credit)



### Customized Recruiting & Workforce Training Services

Idaho Department of Labor offers employers recruitment services that include online jobs posting, applicant screening, hiring fairs, online skills testing of applicants and temporary office space. Additionally, they offer the Workforce Development Training Fund (WDTF) which can reimburse businesses for employee training costs. The Department of Labor has 25 offices located across the state to assist new and existing businesses.



### COST OF LIVING INDEX 2015

SOURCE: MERIC

	Average Composite Index*
Idaho	88.2
Arizona	96.3
California	138.2
Colorado	102.2
Montana	102.1
Nevada	105.4
New Mexico	Not available
Oregon	128.5
Utah	92.5
Washington	104.1

\*National average is 100

CLICK FOR ADDITIONAL INFORMATION ON INCENTIVES

