

# SINGLE TENANT INDUSTRIAL INVESTMENT OPPORTUNITY

5090 N SAWYER AVE, GARDEN CITY ID 83714

**TOK** COMMERCIAL  
REAL ESTATE

SALE PRICE  
**\$3,500,000**

PRICE/SF  
**\$184/SF**

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# THE OFFERING

5090 N. SAWYER AVENUE PRESENTS THE OPPORTUNITY TO ACQUIRE A SINGLE-TENANT INDUSTRIAL INVESTMENT PROPERTY LEASED TO DIAMOND HEATING & COOLING, ONE OF THE TREASURE VALLEY'S MOST ESTABLISHED AND RECOGNIZED RESIDENTIAL HOME-SERVICES PROVIDERS. THE PROPERTY PROVIDES STABLE IN-PLACE INCOME FROM A LONG-TERM TENANT WITH APPROXIMATELY 2 YEARS AND 10 MONTHS REMAINING ON ITS CURRENT LEASE TERM, AND 1, 1-YEAR OPTION TO RENEW REMAINING.

THE 19,000 SF FACILITY IS SITUATED ON 1.46 ACRES IN THE HEART OF GARDEN CITY'S ESTABLISHED INDUSTRIAL CORRIDOR AND SERVES AS DIAMOND HEATING & COOLING'S HQ AND OPERATIONAL HUB. THE PROPERTY FEATURES A FUNCTIONAL MIX OF OFFICE, WAREHOUSE, TRAINING, AND SERVICE SPACE COMPLEMENTED BY A SUBSTANTIAL PAVED YARD AREA THAT SUPPORTS FLEET PARKING, EQUIPMENT STORAGE, MATERIAL STAGING, AND EFFICIENT DAY-TO-DAY OPERATIONS. THIS COMBINATION OF BUILDING FEATURES AND EFFICIENT SPACE FUNCTIONALITY ENHANCES ITS LONG-TERM UTILITY AND APPEAL TO A WIDE RANGE OF INDUSTRIAL AND SERVICE-ORIENTED USERS.

OFFERED AT JUST \$184 PER SQUARE FOOT, THE PROPERTY REPRESENTS AN ATTRACTIVE BASIS RELATIVE TO REPLACEMENT COST AND A RARE OPPORTUNITY TO ACQUIRE A WELL-LOCATED INDUSTRIAL ASSET WITH MEANINGFUL YARD CAPACITY IN THE BOISE MSA. INVESTORS BENEFIT FROM BOTH DURABLE IN-PLACE OCCUPANCY AND LONG-TERM REAL ESTATE VALUE SUPPORTED BY LIMITED INDUSTRIAL LAND AVAILABILITY, INCREASING DEVELOPMENT COSTS, AND CONTINUED REGIONAL GROWTH.

STRATEGICALLY LOCATED JUST OFF CHINDEN BOULEVARD AND MINUTES FROM I-184, THE ASSET OFFERS EXCEPTIONAL ACCESS TO BOISE, MERIDIAN, EAGLE, NAMPA, AND SURROUNDING COMMUNITIES. BACKED BY A LONG-STANDING LOCAL OPERATOR, A HIGHLY FUNCTIONAL INDUSTRIAL FACILITY, AND A CENTRAL TREASURE VALLEY LOCATION, 5090 N. SAWYER AVENUE OFFERS A COMPELLING COMBINATION OF CASH FLOW, OPERATIONAL UTILITY, AND VALUE-ORIENTED PRICING.



# PROPERTY OVERVIEW

**TOK**  
COMMERCIAL

<b>ADDRESS</b>	5090 N Sawyer Ave
<b>CITY, STATE, ZIP</b>	Garden City, ID 83714
<b>PROPERTY TYPE</b>	Single Tenant Industrial Investment
<b>BUILDING SIZE</b>	19,000 SF
<b>LOT SIZE</b>	1.46 AC
<b>FUTURE LAND USE</b>	I-L
<b>OCCUPANCY</b>	100%
<b>TENANT</b>	Diamond Heating & Cooling
<b>LEASE TERM</b>	2 Years, 10 Months Remaining on Current 1, 1-Year Option to Renew
<b>LEASE EXPIRATION</b>	April 30th, 2029
<b>ANNUAL RENTS</b>	\$198,735
<b>SALE PRICE</b>	\$3,500,000
<b>PRICE/SF</b>	\$184.00/SF



# THE HIGHLIGHTS

**ATTRACTIVE \$184/SF INVESTMENT OPPORTUNITY:** OFFERED AT JUST \$184/SF, THE PROPERTY PRESENTS A COMPELLING ACQUISITION OPPORTUNITY WITH A FUNCTIONAL INDUSTRIAL FACILITY AT AN ATTRACTIVE BASIS RELATIVE TO REPLACEMENT COST AND NEW DEVELOPMENT.

**ESTABLISHED TENANT & HEADQUARTERS LOCATION:** 100% LEASED TO DIAMOND HEATING & COOLING, A LEADING TREASURE VALLEY HOME-SERVICES COMPANY, WITH THE PROPERTY SERVING AS ITS PRIMARY OPERATIONAL HEADQUARTERS.

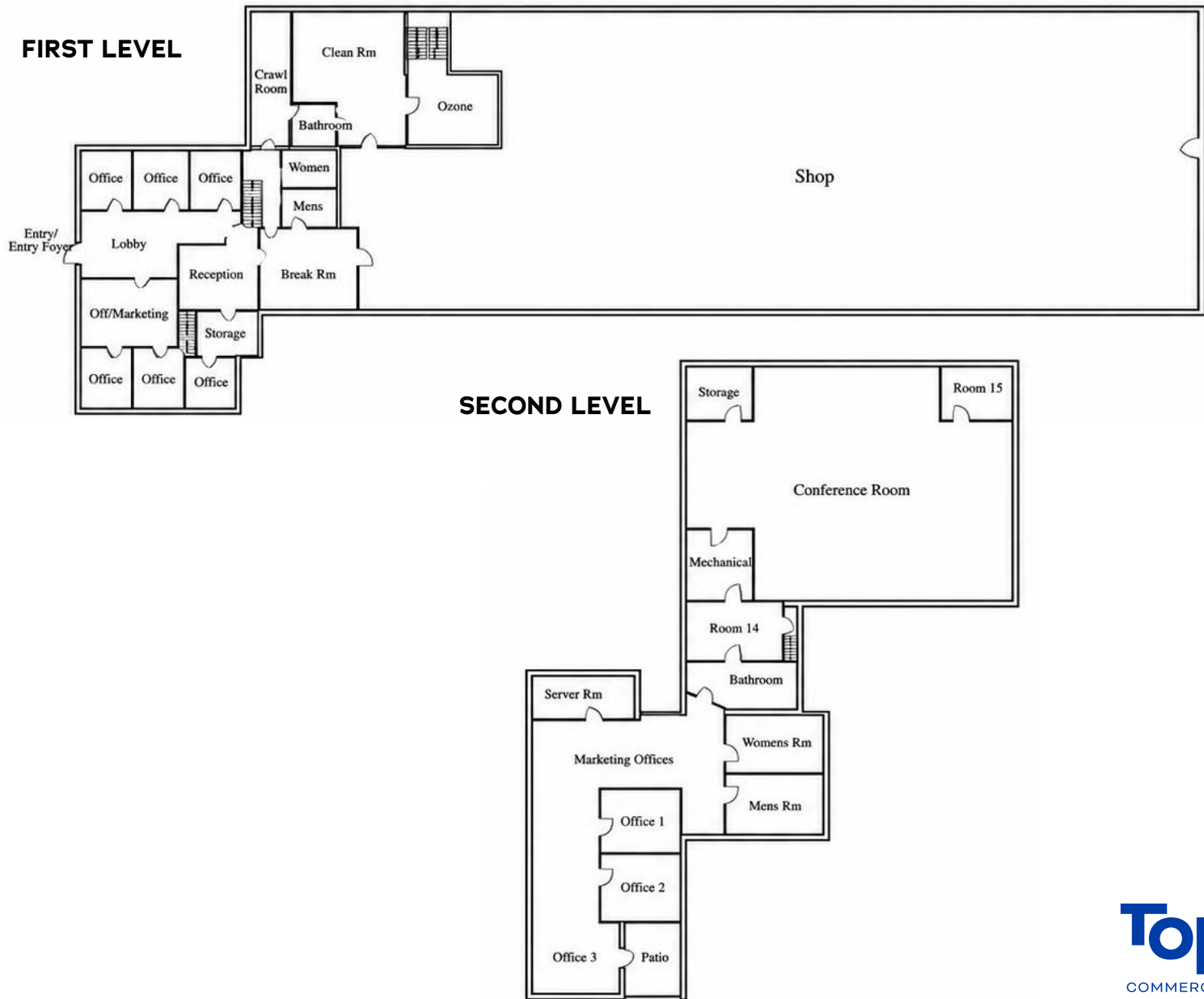
**FUNCTIONAL INDUSTRIAL FACILITY WITH VALUABLE YARD SPACE:** 19,000 SF HEADQUARTERS FACILITY SITS ON 1.46 ACRES AND INCLUDES SUBSTANTIAL PAVED YARD AREA SUPPORTING FLEET PARKING, EQUIPMENT STORAGE, MATERIAL STAGING, AND VEHICLE CIRCULATION.

**STRATEGIC GARDEN CITY LOCATION:** POSITIONED WITHIN THE BOISE AREA'S ESTABLISHED INDUSTRIAL CORRIDOR WITH IMMEDIATE ACCESS TO CHINDEN BOULEVARD, I-184, AND CONVENIENT CONNECTIVITY THROUGHOUT THE TREASURE VALLEY.

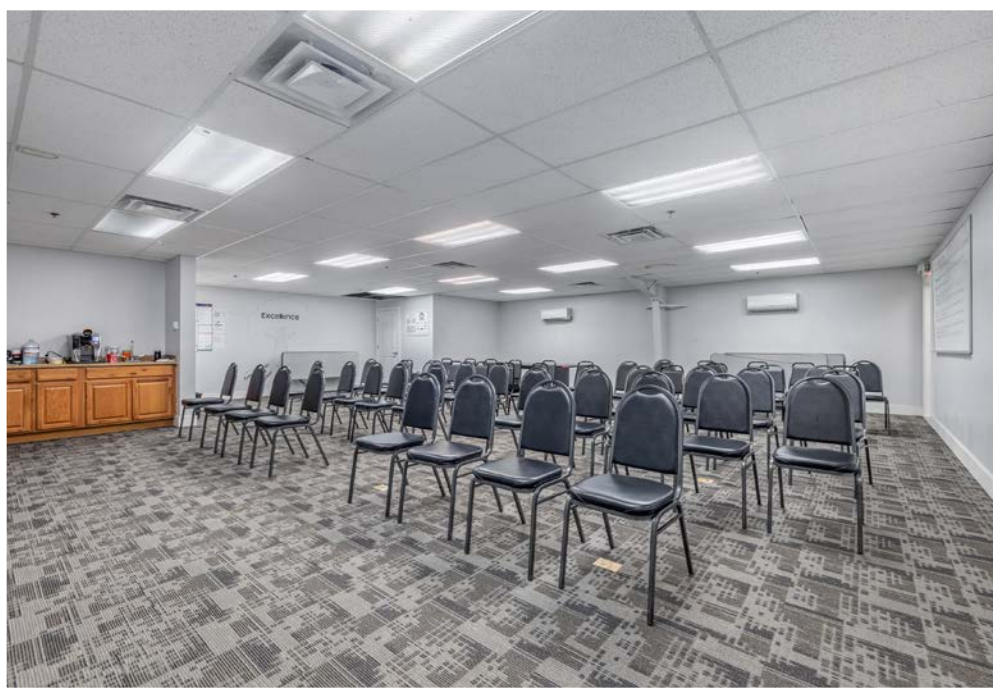
**STABLE IN-PLACE INCOME:** APPROXIMATELY 2 YEARS AND 10 MONTHS REMAIN ON THE CURRENT LEASE TERM, WITH 1, 1-YEAR OPTION TO RENEW, PROVIDING INVESTORS WITH IMMEDIATE CASH FLOW FROM AN ESTABLISHED LOCAL TENANT.



# FLOOR PLAN







[ 7 ] 5090 SAWYER AVENUE

UPDATED: 6.15.2026

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**TOK**  
COMMERCIAL



7 MINUTES | 3.5 MILES

DOWNTOWN BOISE



6 MINUTES | 2.4 MILES

I-184 (CONNECTOR TO I-84)

CHINDEN BLVD

1 MINUTE | 0.2 MILES

CHINDEN BOULEVARD

E 50TH ST

SAWYER AVE

## [ 9 ] 5090 SAWYER AVENUE

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# TENANT OVERVIEW



## DIAMOND HEATING & COOLING

Diamond Heating & Cooling is a leading residential home-services company serving the Treasure Valley, with a strong presence in Boise, Garden City, Meridian, Eagle, Nampa, and surrounding communities. Founded in 1999, the company has grown from a traditional HVAC contractor into a full-service provider offering heating, air conditioning, plumbing, electrical, indoor air quality, and emergency repair services. Operating from its Garden City headquarters, Diamond has built its reputation on customer service, technical expertise, and a commitment to integrity, earning recognition including BBB accreditation, the BBB Integrity Torch Award, and multiple local “Best HVAC Company” honors.

**11 YEAR**  
INITIAL TERM

**4/30/2029**  
LEASE EXPIRATION

**NNN**  
LEASE TYPE

**\$198,735**  
ANNUAL RENT

**1, 1-YEAR**  
RENEWAL OPTION

The company serves a broad residential customer base throughout the rapidly growing Treasure Valley region, providing installation, maintenance, repair, and replacement services for essential home systems. Diamond emphasizes a customer-first approach centered on education, transparency, and long-term relationships, supported by certified technicians and 24/7 emergency service capabilities. In addition to its service offerings, the company is actively involved in community initiatives and local partnerships, reinforcing its position as one of the region’s most recognized and trusted home-services brands. With more than 25 years of operating history and a growing portfolio of HVAC, plumbing, and electrical services, Diamond Heating & Cooling represents a stable, service-oriented tenant with deep roots in the Idaho market.

EXPO IDAHO &  
WESTERN IDAHO FAIRGROUNDS

KENT LN

**SITE**

**Fred Meyer**

SAWYER AVE

52ND ST

ADAMS ST

CHINDEN BLVD

1 MINUTE | 0.2 MILES

CHINDEN BOULEVARD

CHINDEN BLVD

26,793 VPD

6 MINUTES | 2.4 MILES

I-184 (CONNECTOR TO I-84)

**MINUTES TO PRIMARY ARTERIALS THROUGHOUT THE VALLEY**

[ 11 ] 5090 SAWYER AVENUE

# BOISE VALLEY

## AREA OVERVIEW

The Boise Valley is home to Idaho's capitol and serves as the center of commerce, politics, population, cultural events, and the blue field that personifies the Boise State Broncos. As a high desert community resting at the foot of the mountains, it is surrounded by thriving bedroom communities rich in their own histories and economies, bringing the metro area population to approximately 845,864. Experts estimate the MSA population will exceed 1,075,000 by 2050.

Although Idaho is world famous for its agriculture, it has an equally vibrant economic environment for high-tech, healthcare, education, transportation, service, tourism, and retail industries. Many nationally and globally recognized corporations have a home in the valley, including Micron Technology, Hewlett Packard, Amazon, Albertsons, J.R. Simplot Company, MotivePower, Materne, LambWeston, and many others.

Forbes consistently ranks the Boise Valley as one of the top places in the country to not only do business, but also for raising a family, entertainment, recreation and its high quality of life.



# #3

BEST PERFORMING CITY  
\*Milken Institute



**845,864**

POPULATION



**\$128,006**

AVERAGE HOUSEHOLD  
INCOME



**3.6%**

UNEMPLOYMENT  
RATE

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