



# Diamond Warehouse

701 W. DIAMOND ST  
BOISE, IDAHO

**For Sublease**  
**±6,000 SF**  
**\$1.15 / SF Modified Gross**

Jake Miller, SIOR  
Senior Vice President  
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Harry Sawyer, MSRE  
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Associate  
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**CBRE**

# Property Highlights

Industrial

Building Type

±6,000SF

Available Sqft

25'

Column Spacing

\$1.15 / SF

Modified Gross Lease

24'

Clear Height

1996

Year Built

Available  
Now

Status

Engineered  
Panel

Construction

09/30/2027

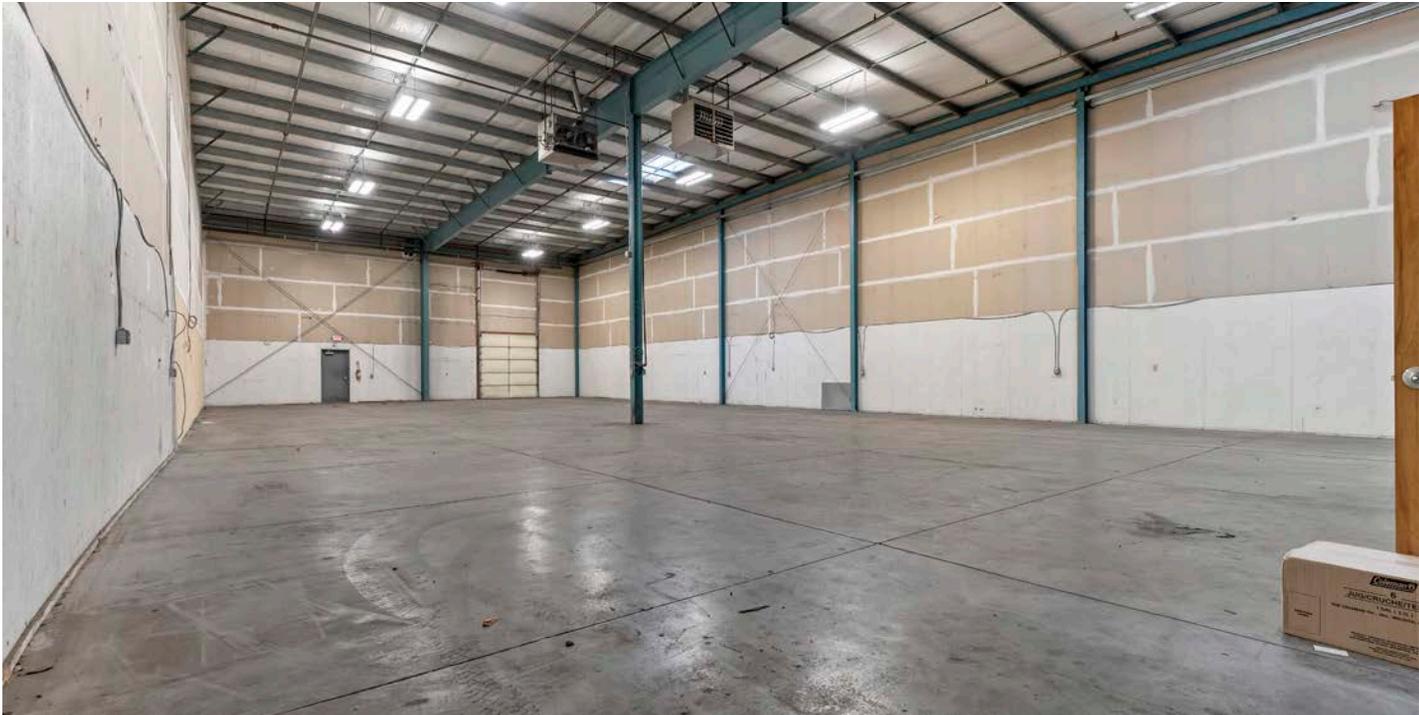
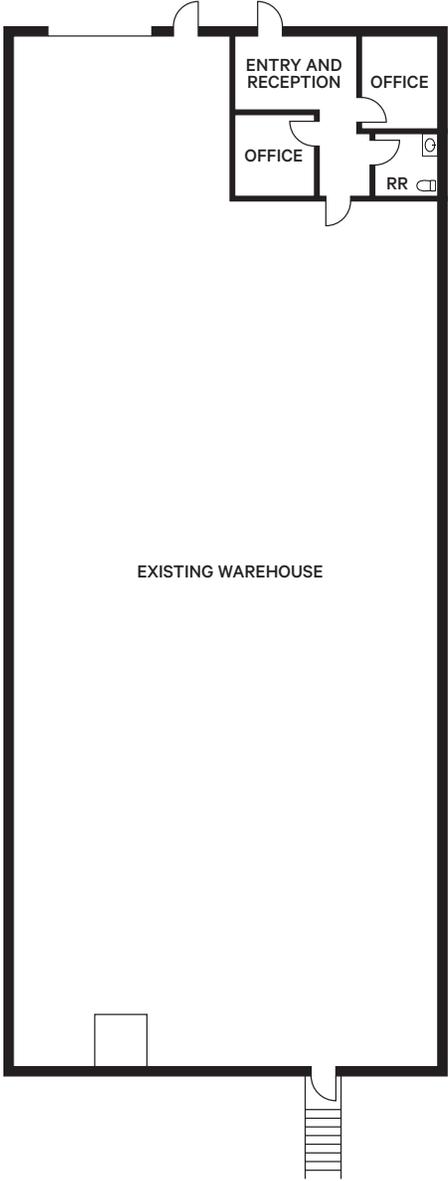
Master Lease  
Expires; Option to  
Renew Direct

1 Dock High  
1 Drive In

Doors



# Floor Plan



# Location Highlights

## ACCESS:

- Boise Airport ± 9 min / 3 miles
- I-84 Interstate ± 4 min / 1.3 miles
- Micron Expansion ± 4 min / 1.2 miles
- Downtown Boise ± 11 min / 3.5 miles



TRAVELCENTERS  
OF AMERICA

Hotel 28



FREEWAY  
INTERCHANGE

Diamond  
Warehouse

Boise Airport



n Field Air  
Guard Base

W Ellsworth St

Hillcrest

E Amity Rd

S Market St Vietnam Veterans Memorial Hwy

S Apple St

S Apple St

E Bergeson St

W Canal St

W Victory Rd

W Airport Way

W Panama St

W Sunrise Rim Rd

W Elder St

W Wright St

Terminal

W Cherry Ln

W Malad St

W Targhee St

W EL

W Li





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