



INDUSTRIAL WAREHOUSE SPACE FOR SUBLEASE

361 N. STEELHEAD WAY #361
BOISE, IDAHO 83704

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±10,500 SF
IMMEDIATE AVAILABILITY

INDUSTRIAL WAREHOUSE FOR SUBLEASE

Property Overview

CBRE is pleased to present a 10,500 square foot industrial warehouse available for sublease in Central Boise. The property features one (1) dock-high doors, two (2) pull through grade-level doors, a small office, and a restroom. Power includes 600 amps, 3-phase, 208 volts.

Ideally located with excellent access to I-84 and downtown Boise, the site is surrounded by key retail destinations including Franklin Towne Plaza and Boise Towne Square Mall—making it an exceptional last-mile distribution opportunity.

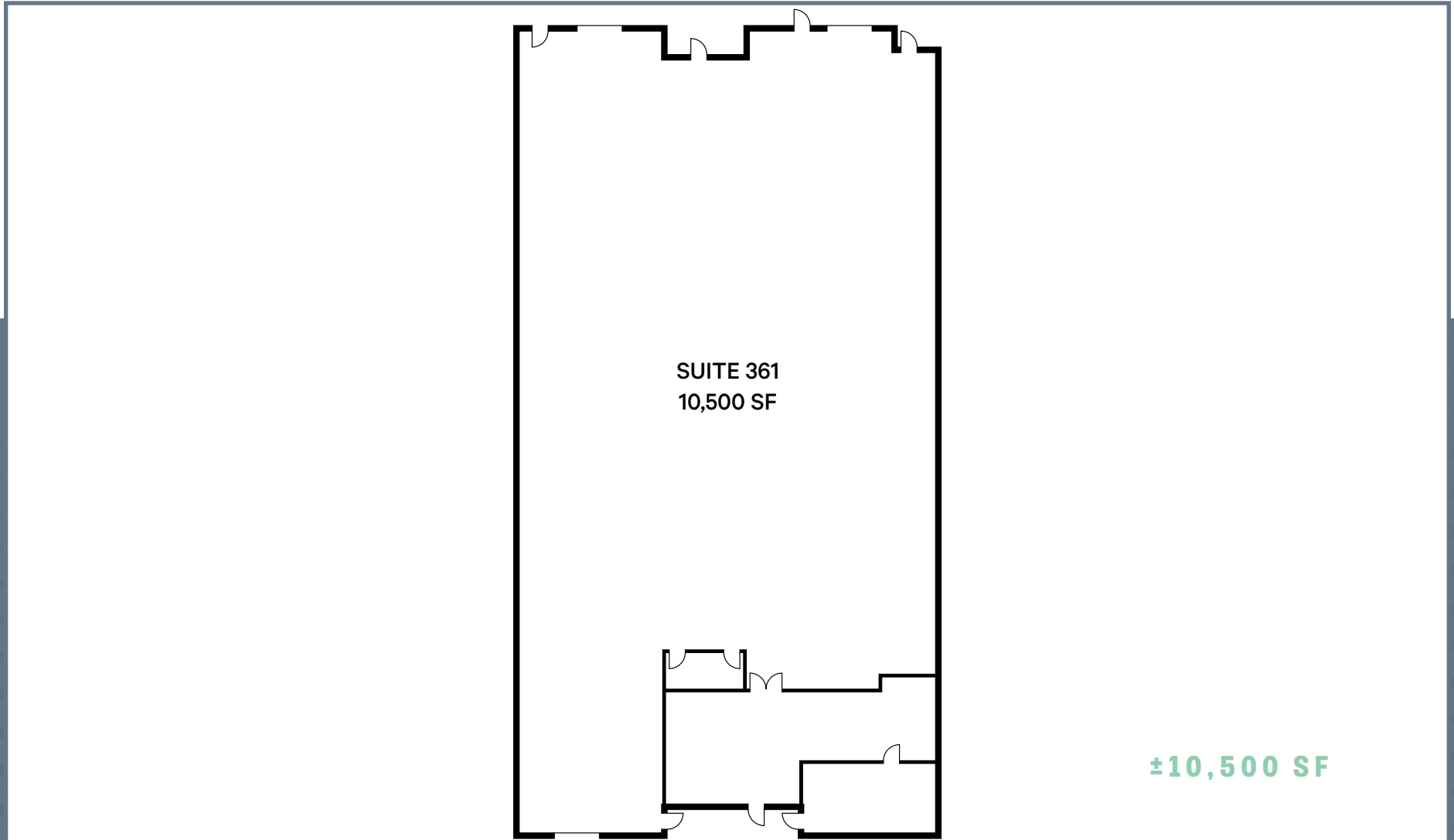
Property Highlights

Available SF	±10,500
Lease Rate	\$0.79 psf/mo
Master Lease Expiration	October 31, 2026
Year Built	1985
Dock Doors	1
Grade Level	Two (2) 10' w x 12' h
Clear Height	20'
Power	600 AMP, 3 Phase , 208 Volt
Zoning	I-1 Industrial Light



FLOOR PLAN

361 N. Steelhead Way | Boise, ID | 83704



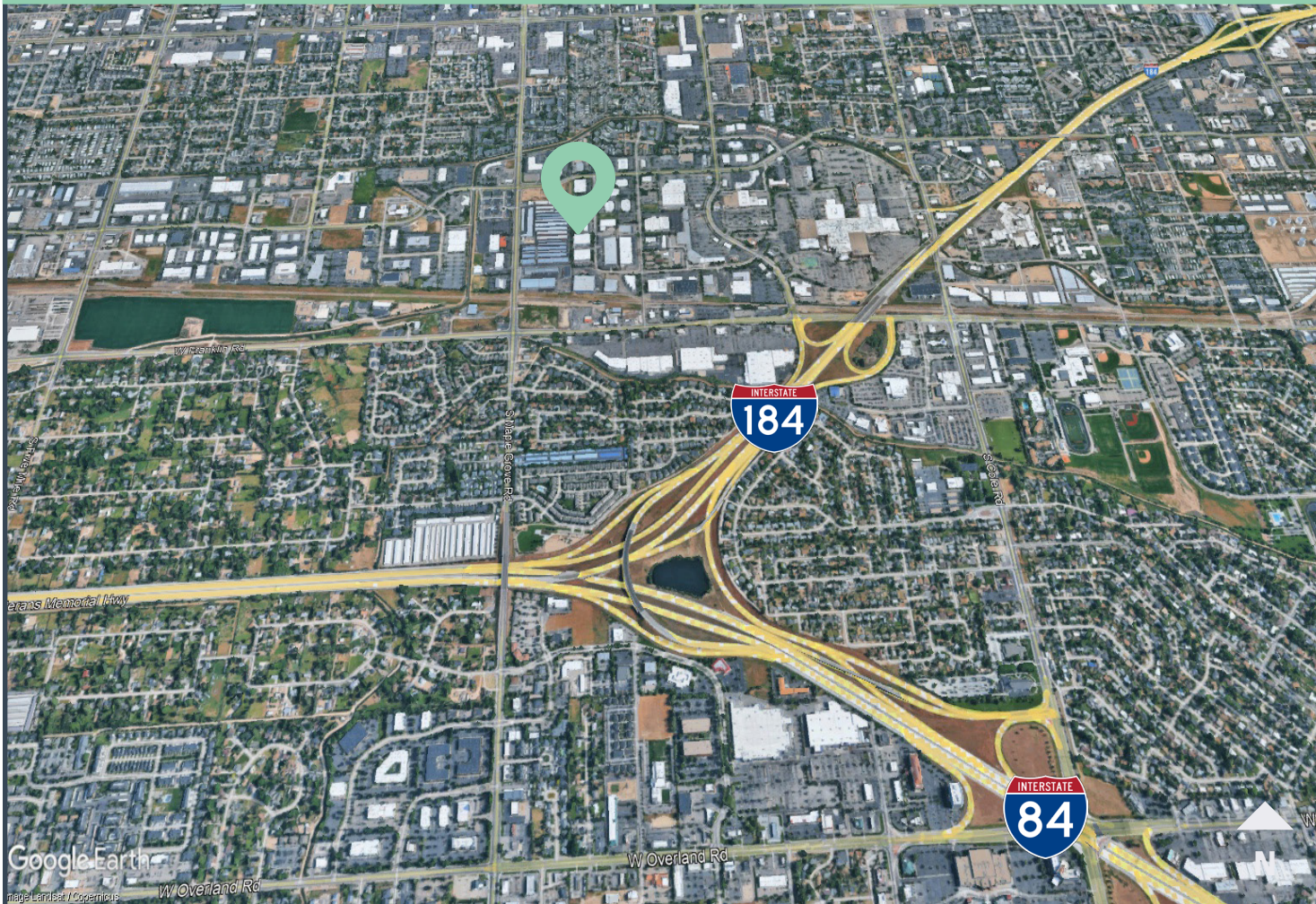
AERIAL VIEW

PRIME INDUSTRIAL INFILL WITH
STRONG REGIONAL CONNECTIVITY



AERIAL MAP

GREAT LAST MILE DISTRIBUTION LOCATION



FREEWAY ACCESS
0.8 MILES

BOISE AIRPORT
6.4 MILES

DOWNTOWN BOISE
5.3 MILES

MERIDIAN, IDAHO
5.6 MILES



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CBRE

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