

# BOISE INDUSTRIAL SPACES FOR LEASE

921 W. Amity Rd., Boise, ID 83705

6,891 SF - 108,874 SF AVAILABLE



COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC

**MATT MAHONEY, SIOR**  
Managing Principal  
208.340.9780  
mattm@leeidaho.com

**AUSTIN HOPKINS**  
Principal  
208.995.5944  
austinh@leeidaho.com

# EXECUTIVE SUMMARY

Lee & Associates is pleased to present an opportunity to lease 6,891 SF - 108,874 SF of highly functional industrial space in Boise, Idaho. The property is strategically positioned with close proximity to Interstate 84, the Boise Airport, and Micron's headquarters and manufacturing campus. Designed with logistics and manufacturing in mind, the site provides easy truck access on and off the property with minimal traffic congestion along Amity Road. This makes an efficient choice for distribution, warehousing, or light manufacturing users. LED lighting, interior and exterior paint, office refresh, and other improvements underway.



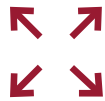
**DOCK-HIGH/GRADE  
LEVEL DOORS**



**OFFICE BUILD-OUT FOR  
ADMIN & OPERATIONS**



**EFFICIENT  
INTERSTATE ACCESS**



**18'-20' CLEAR  
HEIGHT**



# PROPERTY DETAILS

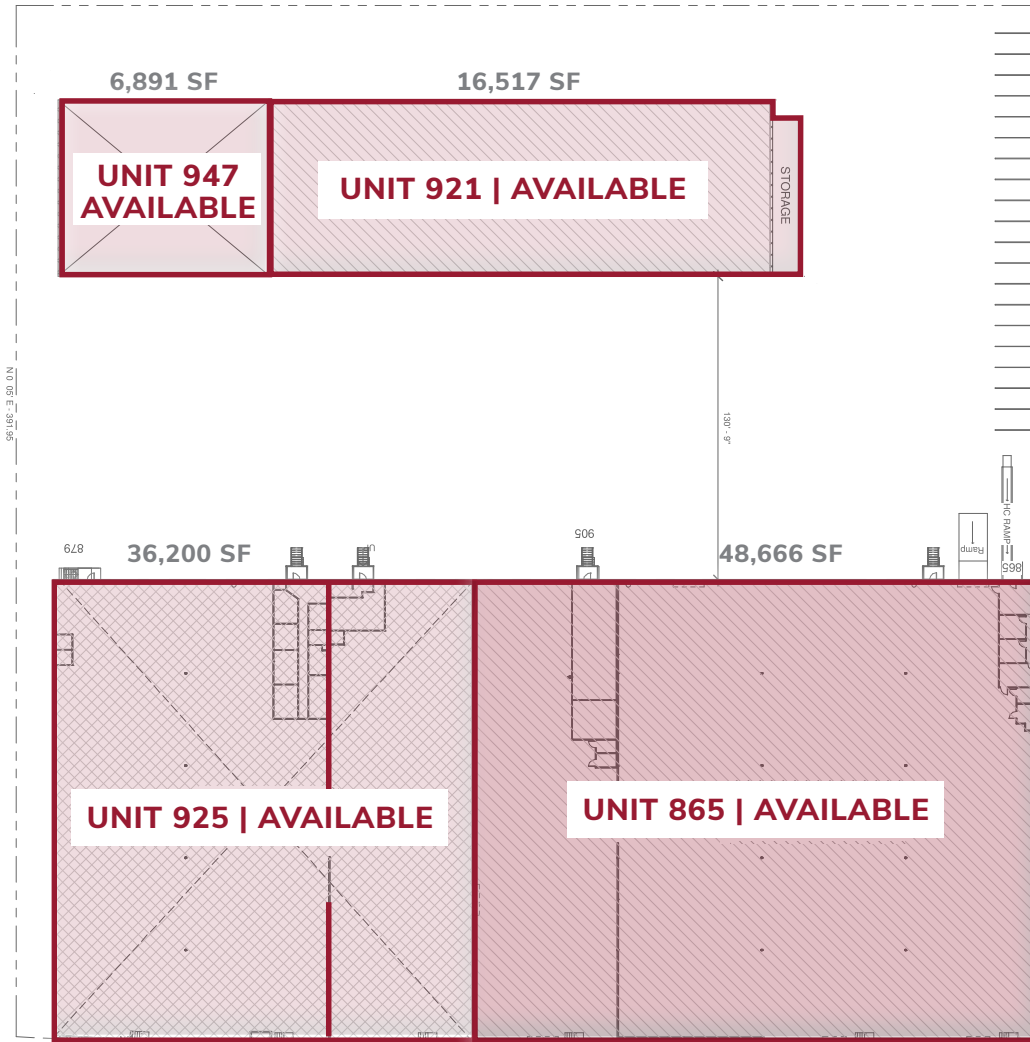
<b>LEASE RATE</b>	Contact Agent
<b>AVAILABLE</b>	Unit 865, Unit 921, Unit 925, Unit 947
<b>UNIT 865 SIZE</b>	48,666 SF
<b>UNIT 921 SIZE</b>	16,517 SF
<b>UNIT 925 SIZE</b>	12,365 - 36,200 SF
<b>UNIT 947 SIZE</b>	6,891 SF
<b>POWER</b>	<i>UNIT 865:</i> 600 Amps of 277/480v  <i>UNIT 921:</i> 300 Amps of 120/208v  <i>UNIT 925:</i> 450 Amps of 270/480v  <i>UNIT 947:</i> 150 Amps of 120/208v 400 Amps of 270/480v
<b>CLEAR HEIGHT</b>	18'-20'
<b>LOADING</b>	Dock-High & Grade Level Doors
<b>FIRE SPRINKLERS</b>	Yes
<b>ZONING</b>	I-1



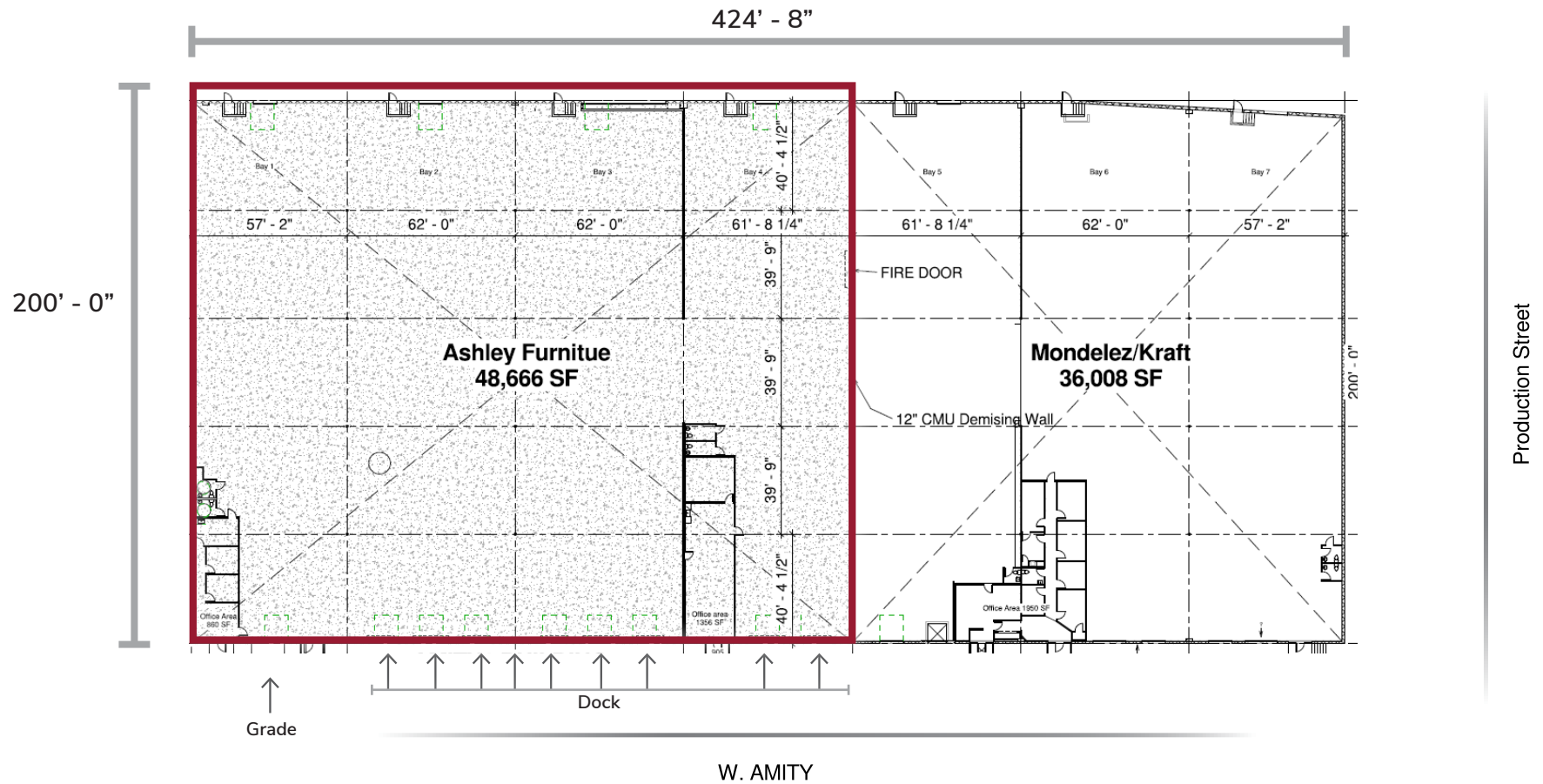
# SITE PLAN

W. AMITY

Production Street



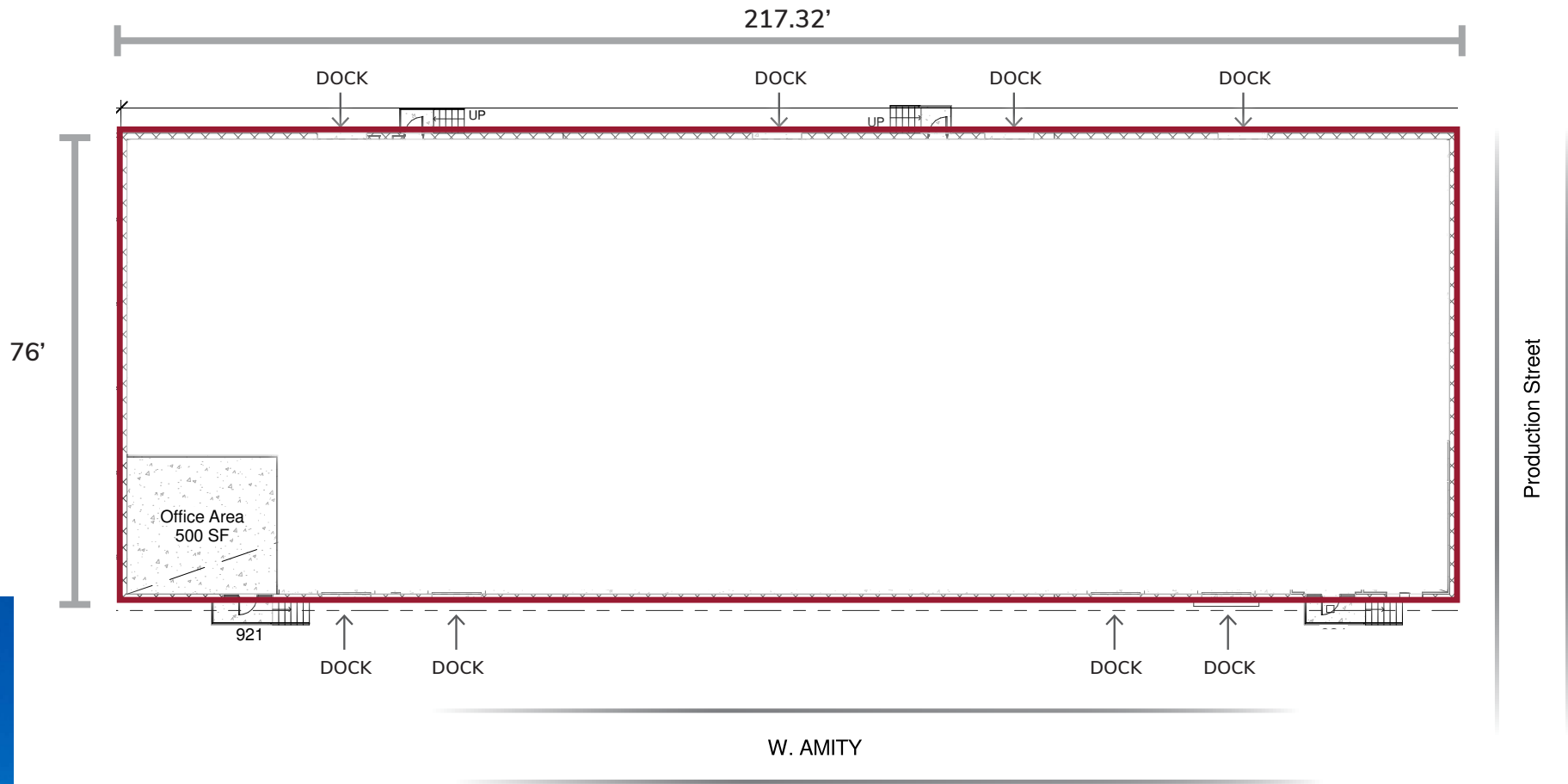
# 865 FLOOR PLAN



## UNIT 865 - 48,666 SF

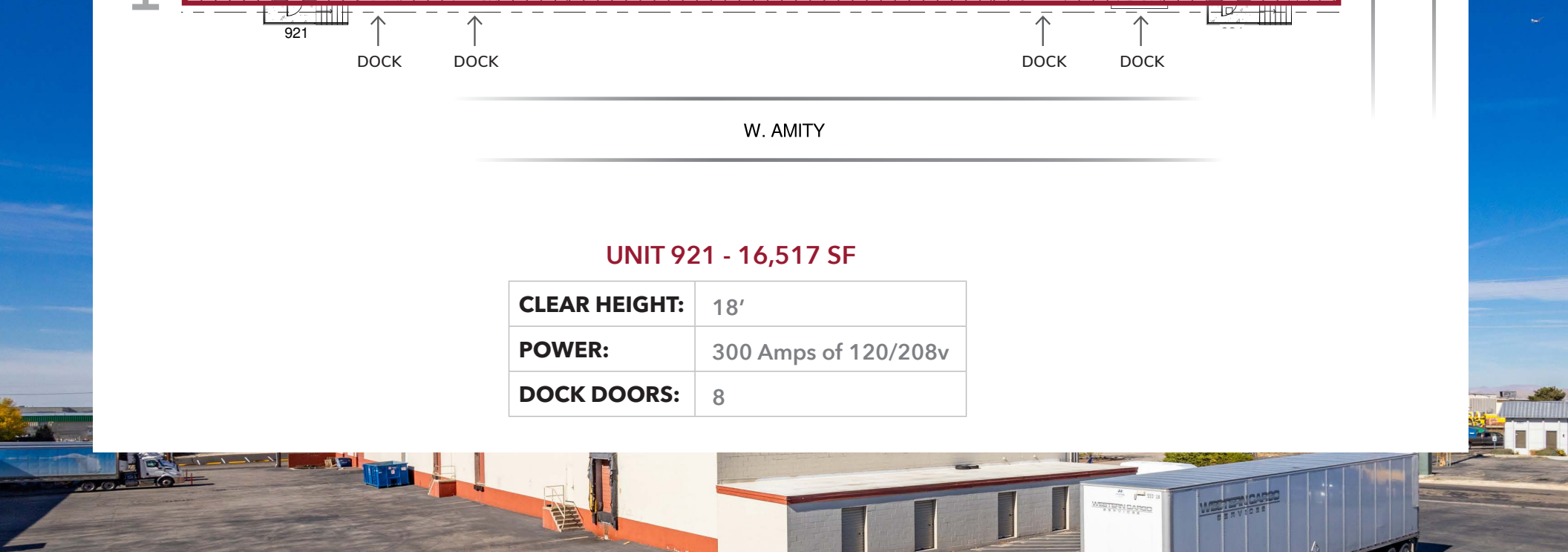
<b>CLEAR HEIGHT:</b>	20'
<b>POWER:</b>	600 amps of 277/480v
<b>DOCK DOORS:</b>	9 Total (Including 1 oversized 16' door)
<b>GRADE DOORS:</b>	1
<b>RAIL SPUR:</b>	Yes

# 921 FLOOR PLAN



## UNIT 921 - 16,517 SF

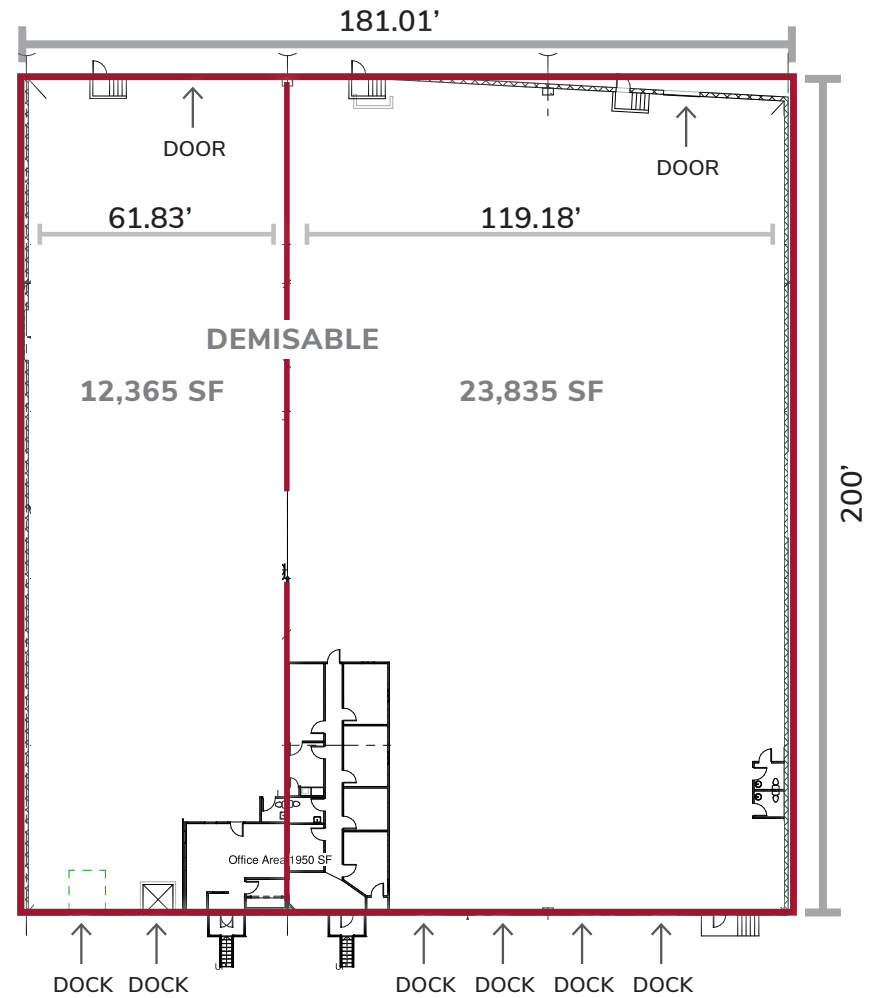
<b>CLEAR HEIGHT:</b>	18'
<b>POWER:</b>	300 Amps of 120/208v
<b>DOCK DOORS:</b>	8



# 925 FLOOR PLAN

## UNIT 925 - 12,365 SF - 36,200 SF

<b>CLEAR HEIGHT:</b>	20'
<b>POWER:</b>	450 Amps of 270/480v
<b>DOCK DOORS:</b>	6
<b>RAIL SPUR:</b>	Yes
<b>RAIL DOORS:</b>	2



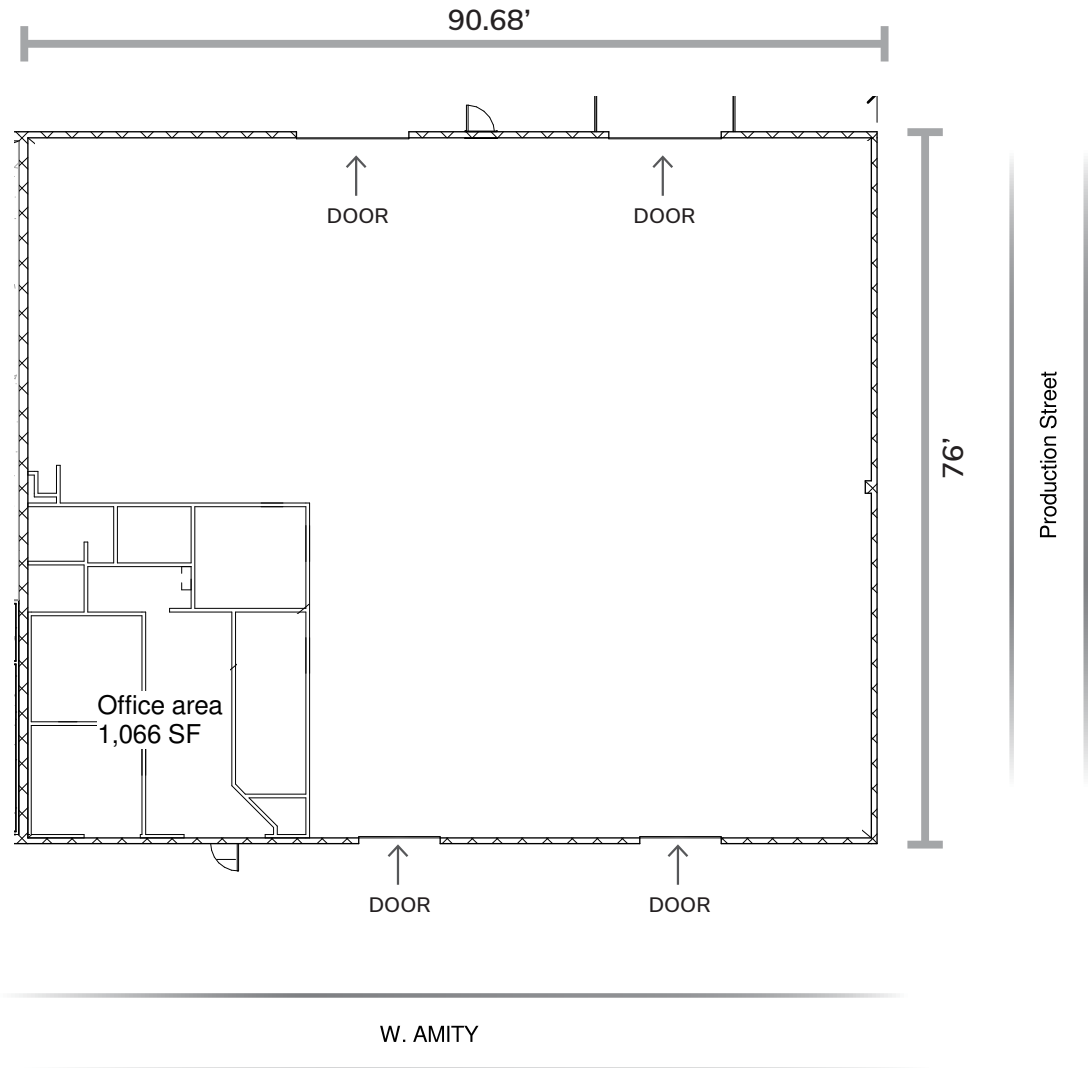
Truck Court

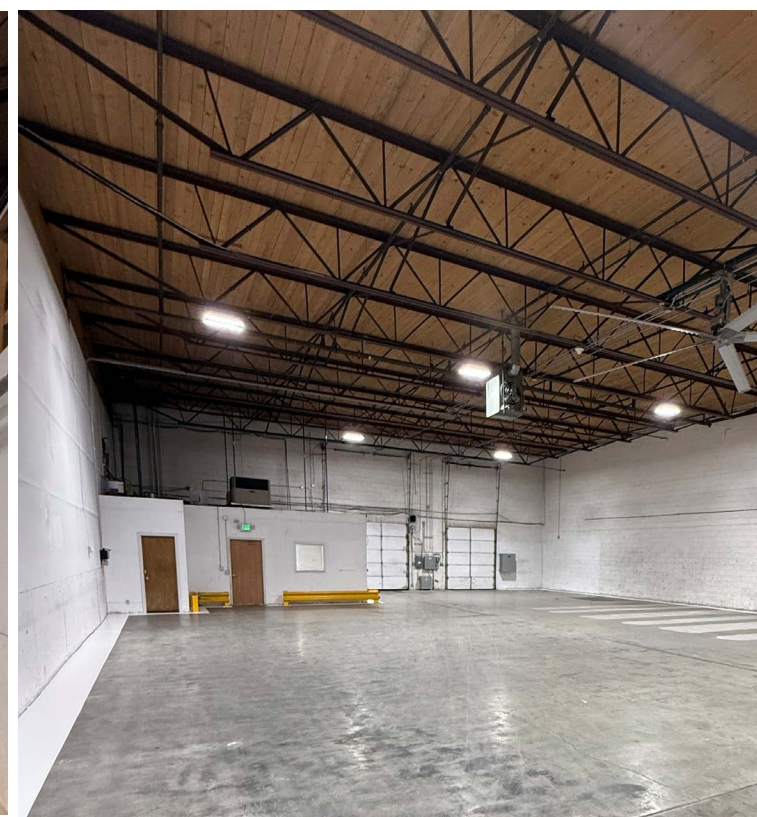
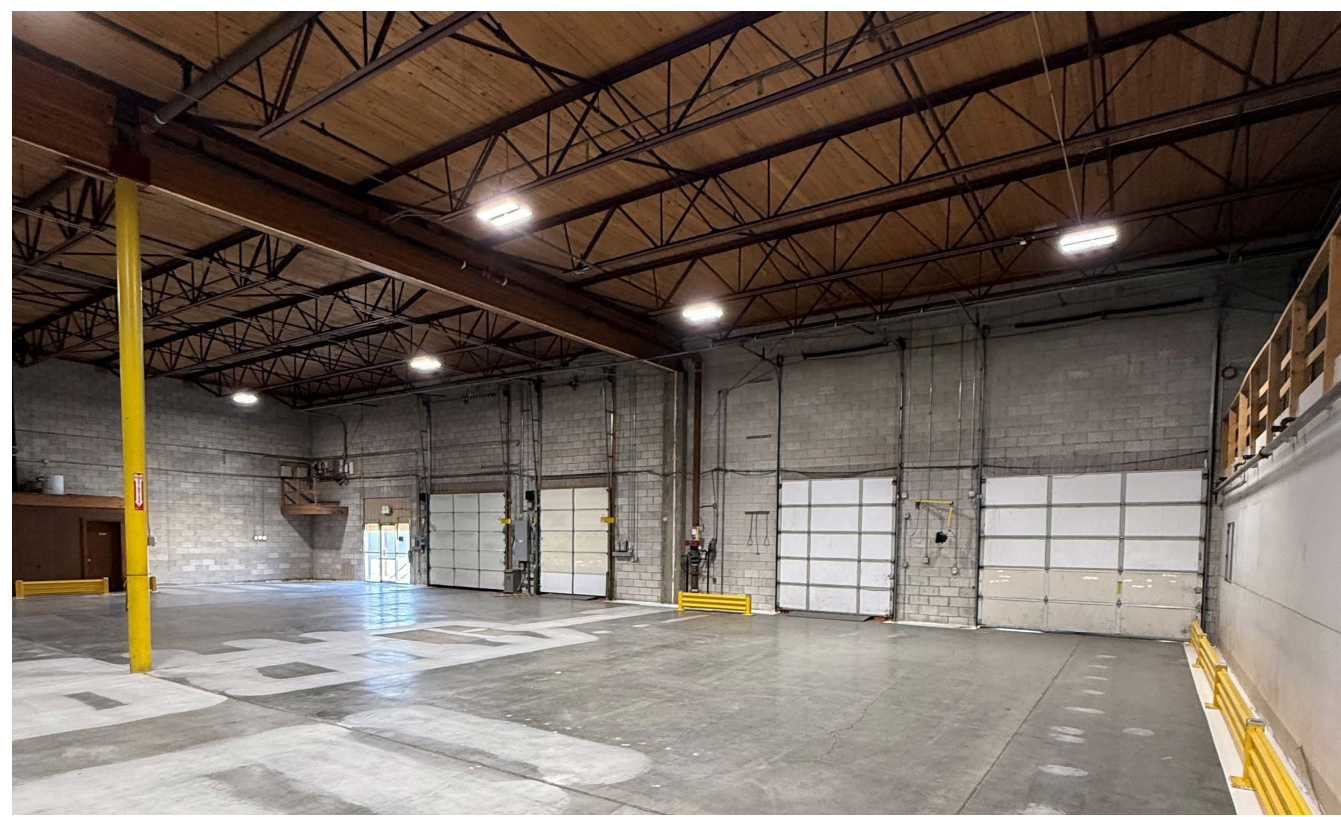
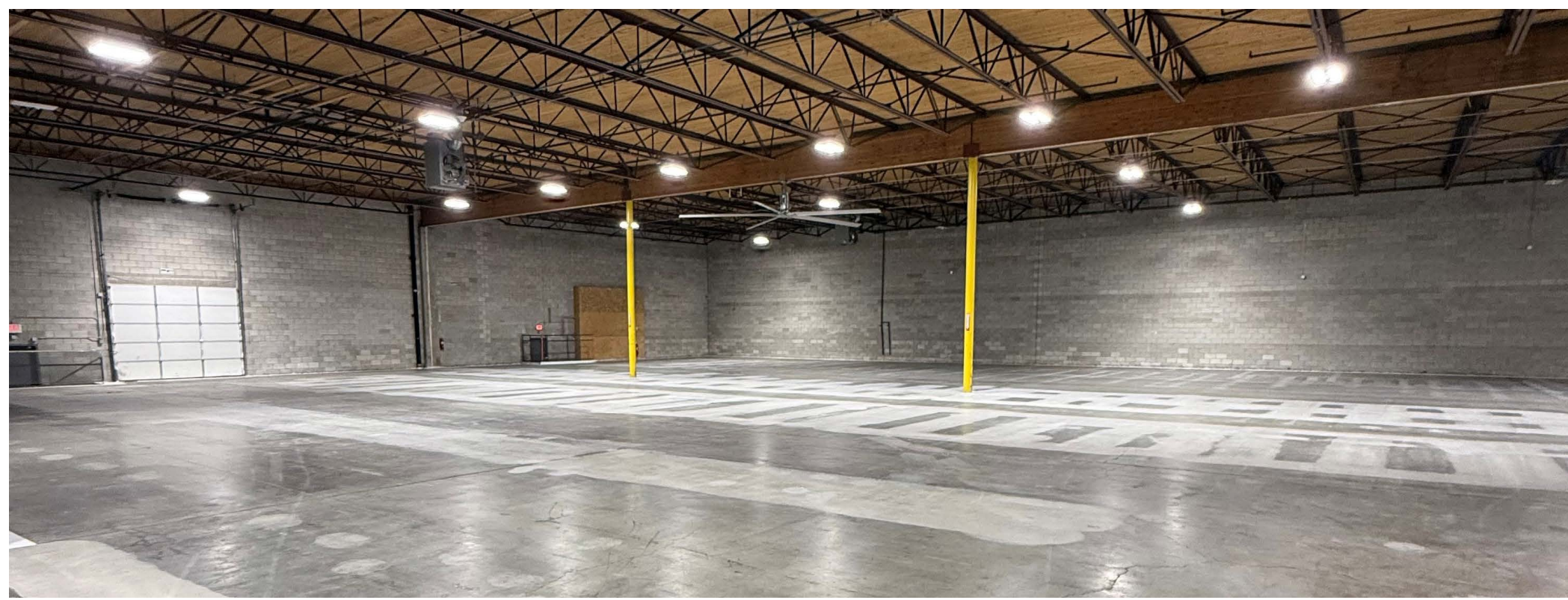


# 947 FLOOR PLAN

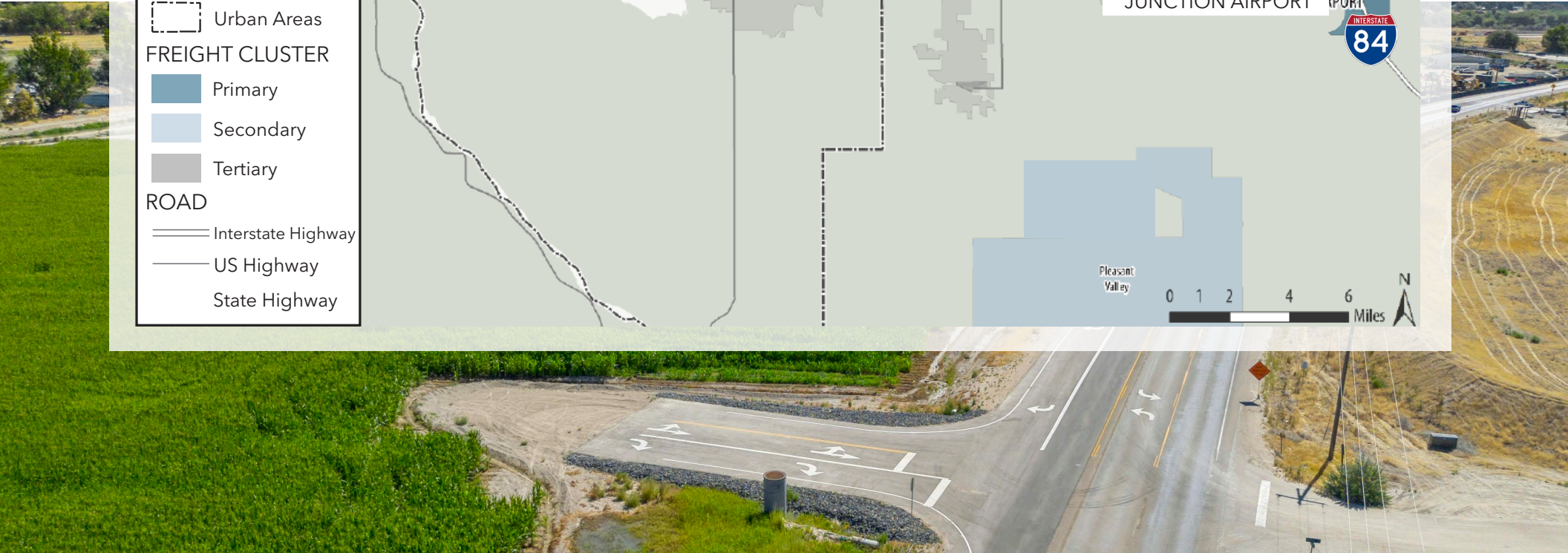
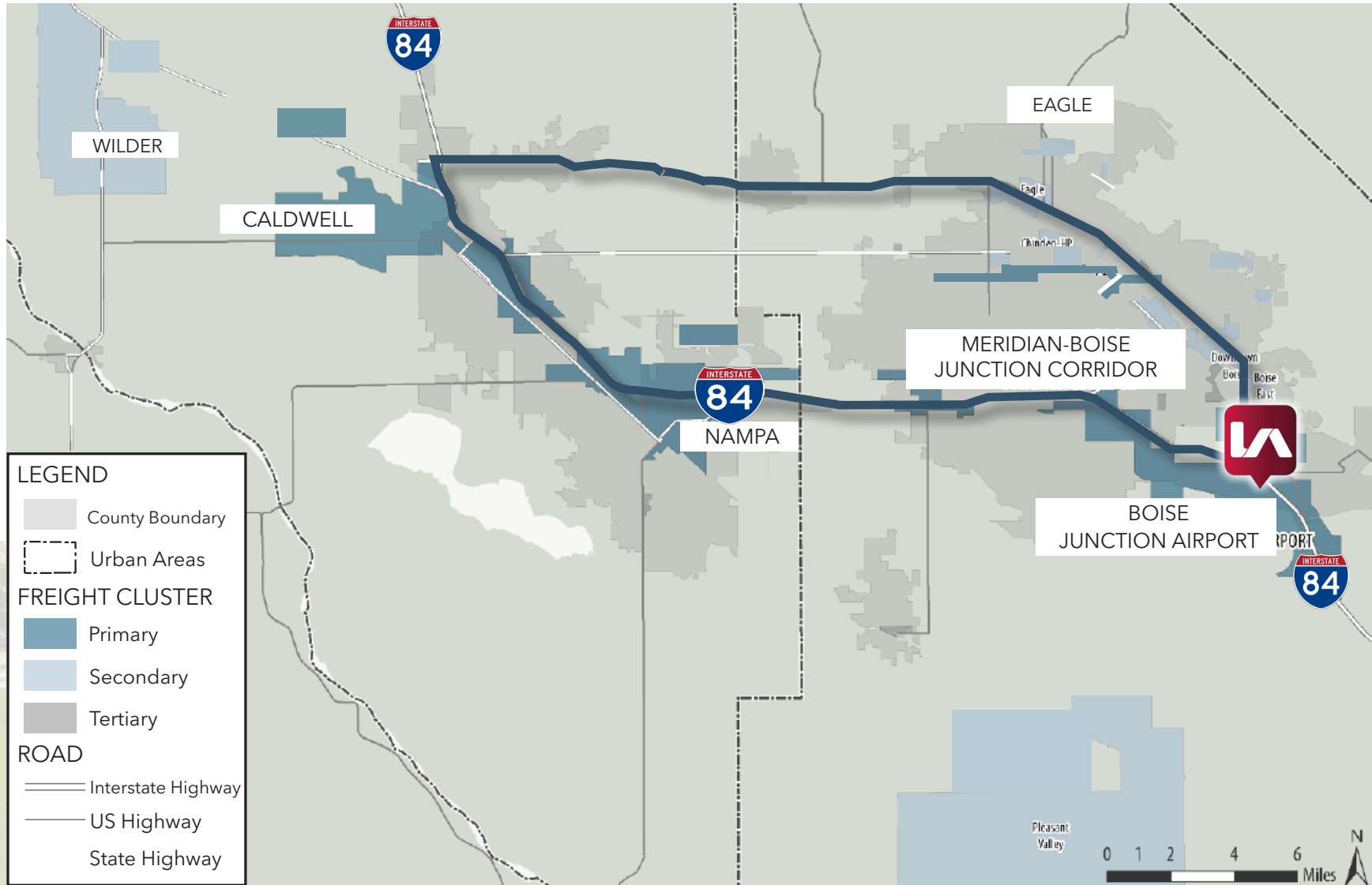
## UNIT 947 - 6,860 SF

<b>CLEAR HEIGHT:</b>	18'
<b>POWER:</b>	150 Amps of 120/208v 400 Amps of 270/480v
<b>GRADE LEVEL DOORS:</b>	(1) 14x14 (1) 14x12 (2) 10x10

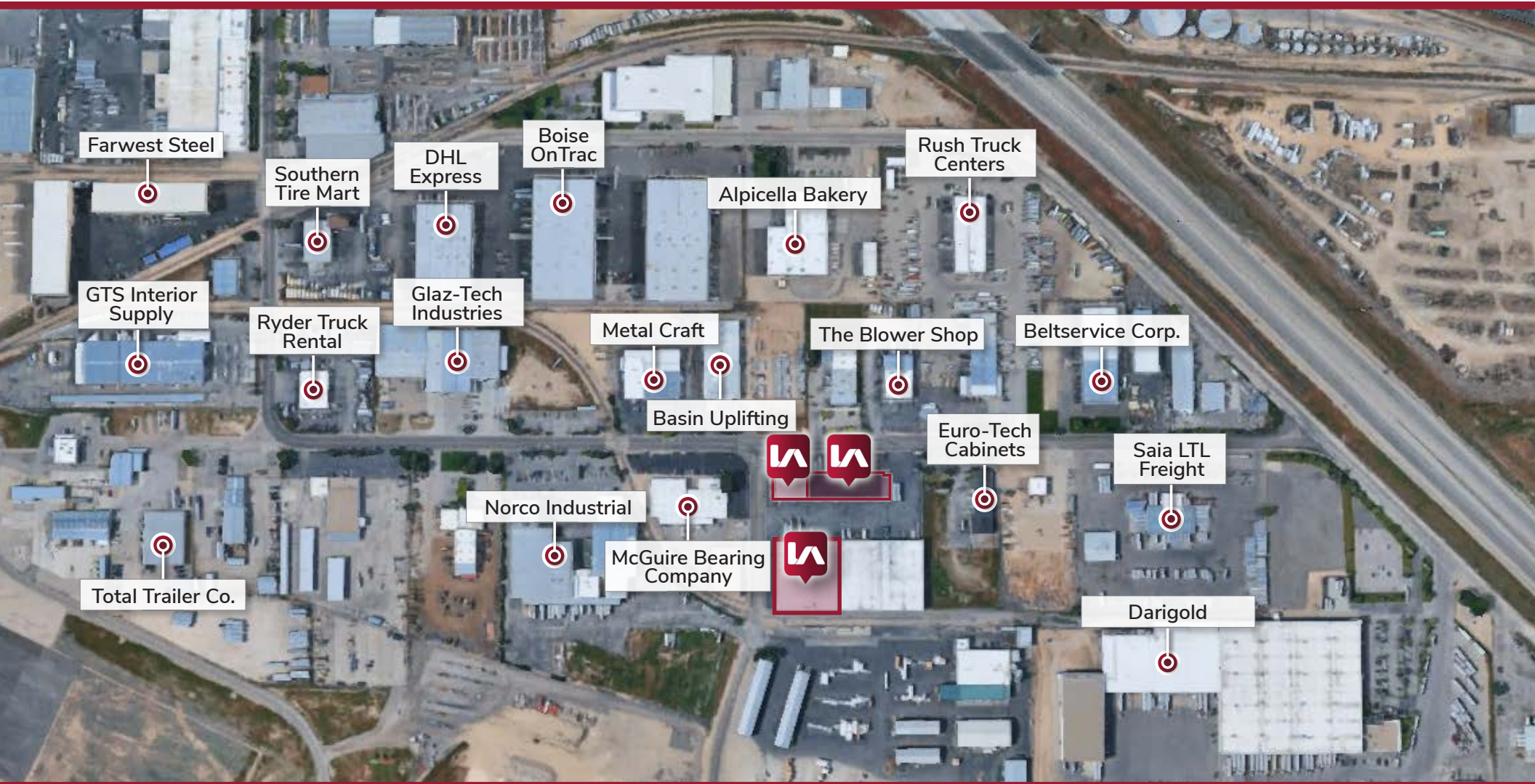




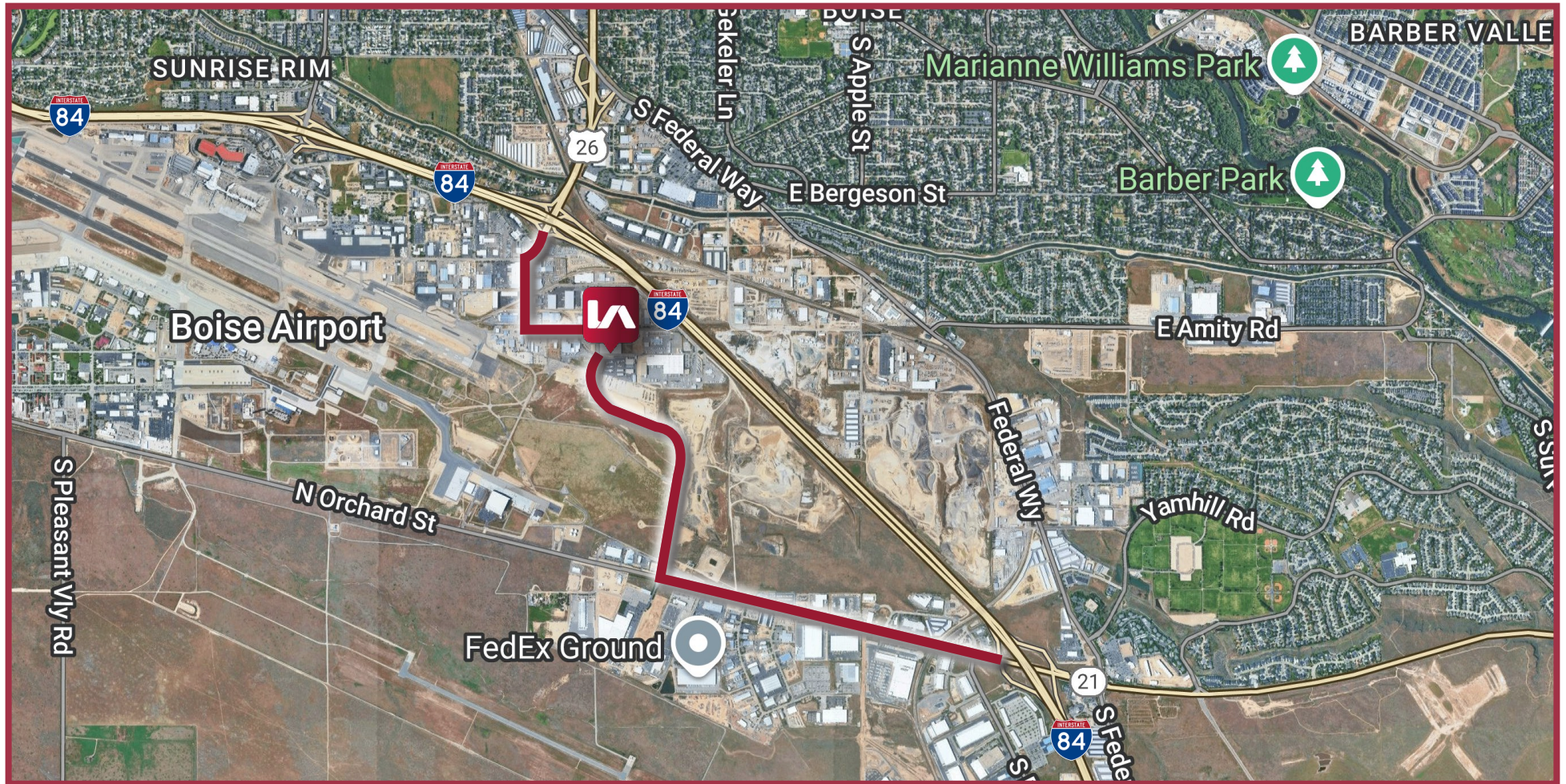
# FREIGHT CIRCULATION MAP



# SURROUNDING TENANTS



# INTERSTATE MAP



 184-INTERSTATE - 2 MINUTES | 0.6 MILES

 MICRON TECHNOLOGY - 3.5 MILES

## POPULATION

	2-MILE	4-MILE	6-MILE
2025 Population	26,053	86,869	180,297

## INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	\$101,141	\$112,228	\$106,423

## HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	11,474	37,184	75,007

## LABOR FORCE

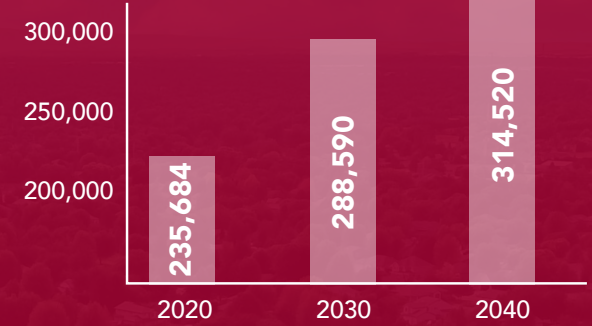
	2-MILE	4-MILE	6-MILE
Civilian Labor Force	14,609	48,167	98,051

## KEY EMPLOYERS

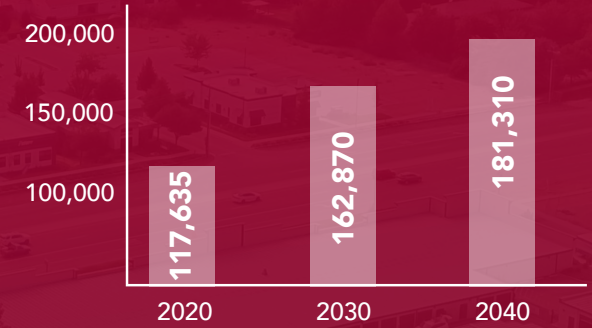
	# OF EMPLOYEES
Albertsons	273,000+
Micron Technology	31,400+
State of Idaho	26,100+
St Luke's Health Systems	12,825+
WinCo Foods	12,000+

## GROWTH PROJECTION

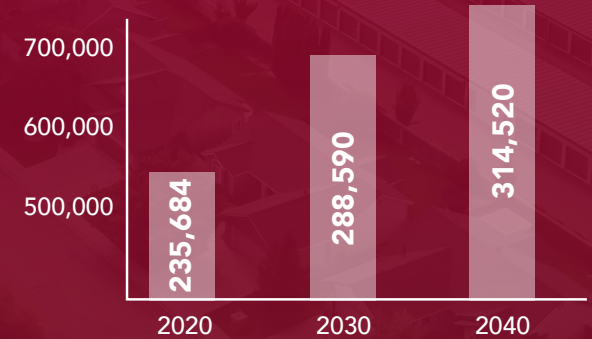
### BOISE



### MERIDIAN



### ADA COUNTY



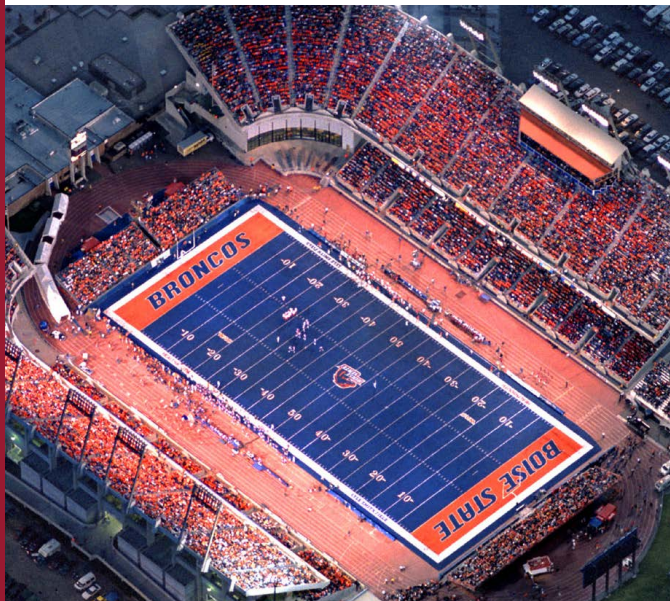
## AREA OVERVIEW

### **BOISE, IDAHO**

Boise, Idaho, is a dynamic city that serves as the state's capital and its largest metropolitan area. Nestled in the heart of the Treasure Valley, Boise is cradled by the Boise River to the south and the foothills of the Rocky Mountains to the north, offering residents and visitors alike a striking blend of urban sophistication and outdoor adventure. The city's downtown area is a vibrant hub, featuring a mix of modern architecture, historic buildings, and a thriving cultural scene with galleries, theaters, and a variety of restaurants and shops.

The mild climate and scenic landscapes make it a year-round destination for outdoor activities. Residents enjoy access to extensive trails for hiking and biking, particularly in the nearby Boise National Forest and along the Boise River Greenbelt, a 25-mile path that runs through the city. The Boise River itself is popular for fishing, kayaking, and summer float trips, contributing to the city's reputation as an outdoor enthusiast's paradise.

Boise is also known for its strong sense of community and high quality of life, often ranking highly in national surveys for livability, safety, and affordability. The city's welcoming atmosphere, combined with its scenic beauty and economic opportunities, has made it an increasingly popular destination for new residents and businesses alike.





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FOR MORE INFORMATION, PLEASE CONTACT

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208.340.9780

[mattm@leeidaho.com](mailto:mattm@leeidaho.com)

**AUSTIN HOPKINS**

Principal

208.995.5944

[austinh@leeidaho.com](mailto:austinh@leeidaho.com)

Lee & Associates Idaho LLC | 1161 W. River Street, Ste. 310 | Boise, ID 83702 | 208.343.2300 | [leeidaho.com](http://leeidaho.com)