

INDUSTRIAL BUILDING FOR SALE

6759 S. Supply Way, Boise, ID 83716



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

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PROPERTY DETAILS

SALE PRICE \$5,200,000

TOTAL BLDG. SIZE 31,500 SF

CLEAR HEIGHT ±23' FT.

GRADE LVL. DOORS 6

POWER 120/480V

TENANT A1 Industrial Supply

LEASE TERM Contact Agent

LEASE RATE Contact Agent

YEAR BUILT 1997

SITE AREA 2.06 Acres

PARCEL R1013700825

ZONING I-1

**Do Not Disturb Tenants.
Contact Agent For Tour**



EXECUTIVE SUMMARY

Lee & Associates is pleased to present this 31,500 SF industrial facility on 2.06 acres in Boise's Southeast industrial corridor for sale. Zoned for a wide range of industrial uses including light manufacturing, fabrication, warehousing, distribution, and service operations, the property offers immediate functionality. The building is well maintained and move in ready, with six grade level doors, 120/480V power, full fire sprinkler coverage, and an on-site office trailer. A divisible layout allows users to configure the space to match their operations.

Located just 1.4 miles from I-84 and close to major roads, Micron, and the Boise Airport, the site provides convenient regional access for logistics and distribution throughout the Treasure Valley. Clean site conditions, ample parking, and strong connectivity make this a rare industrial option in a tight Boise market.



**PAVED AND
SECURED YARD**



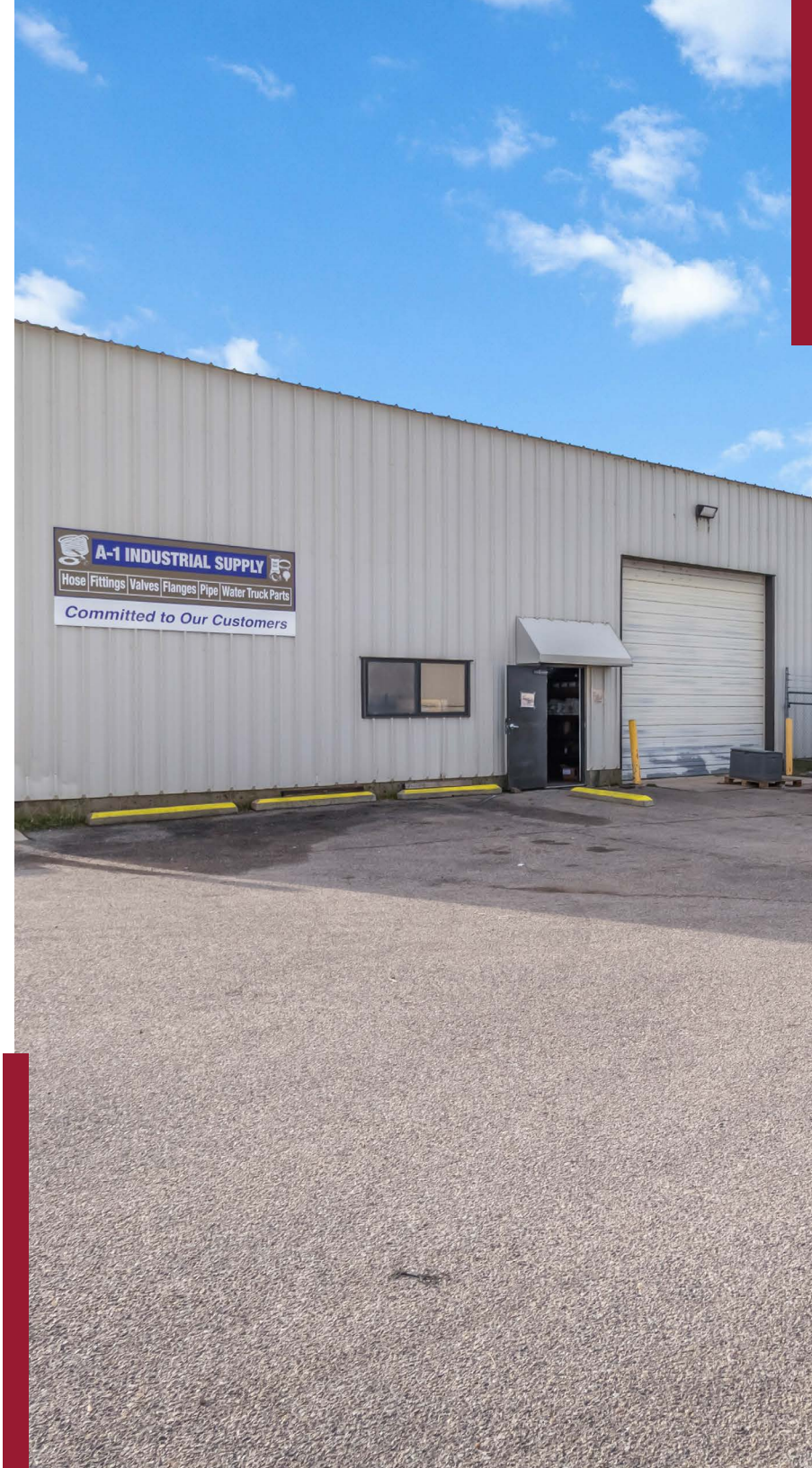
**LOW VACANCY
INDUSTRIAL PARK**



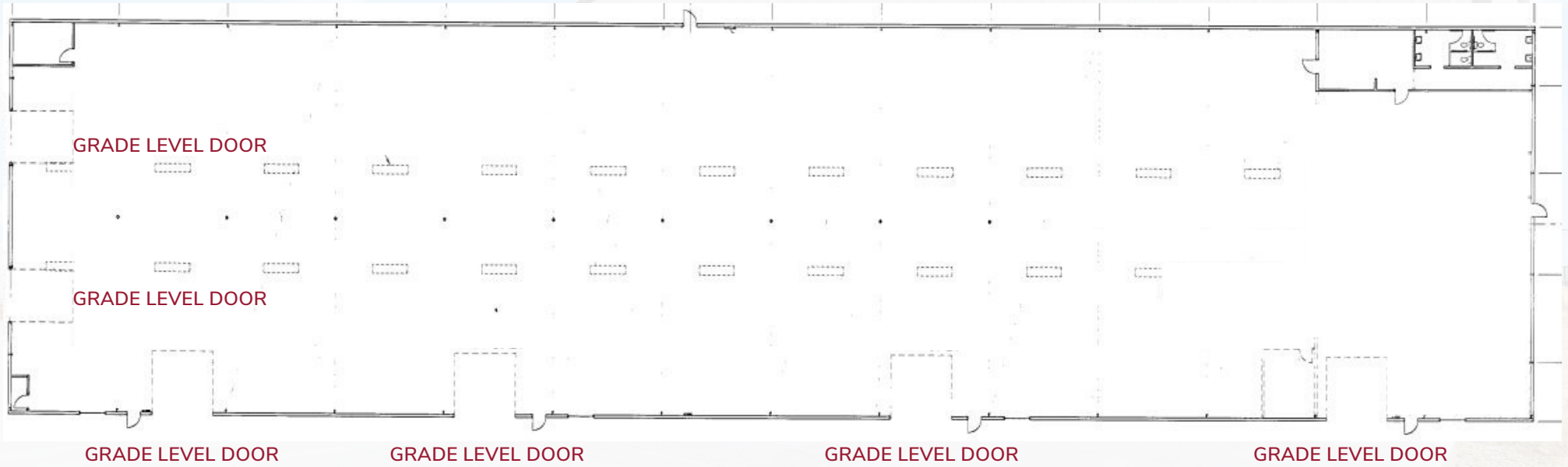
**AIRPORT
PROXIMITY**



**MICRON
PROXIMITY**



FLOOR PLAN



31,500 TOTAL SF

TENANT PROFILE



EXPERTISE

Specializes in industrial hose, fittings, and related components, delivering focused solutions across construction, industrial, agricultural, transportation, and commercial uses.



RELIABILITY

With deep inventory and quick turnaround, helps customers reduce downtime and keep essential equipment running.



SOLUTIONS

Offers in-house custom hose assemblies and practical technical guidance, serving as a trusted long-term MRO partner.



COMPANY OVERVIEW

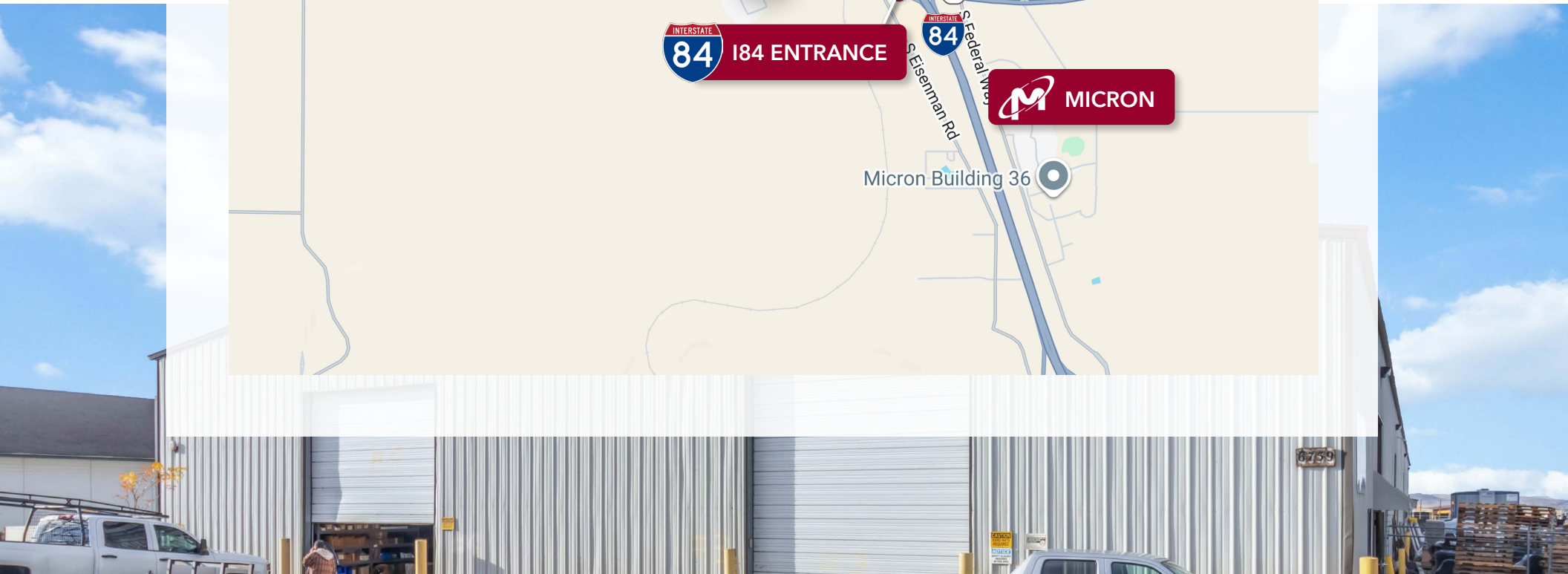
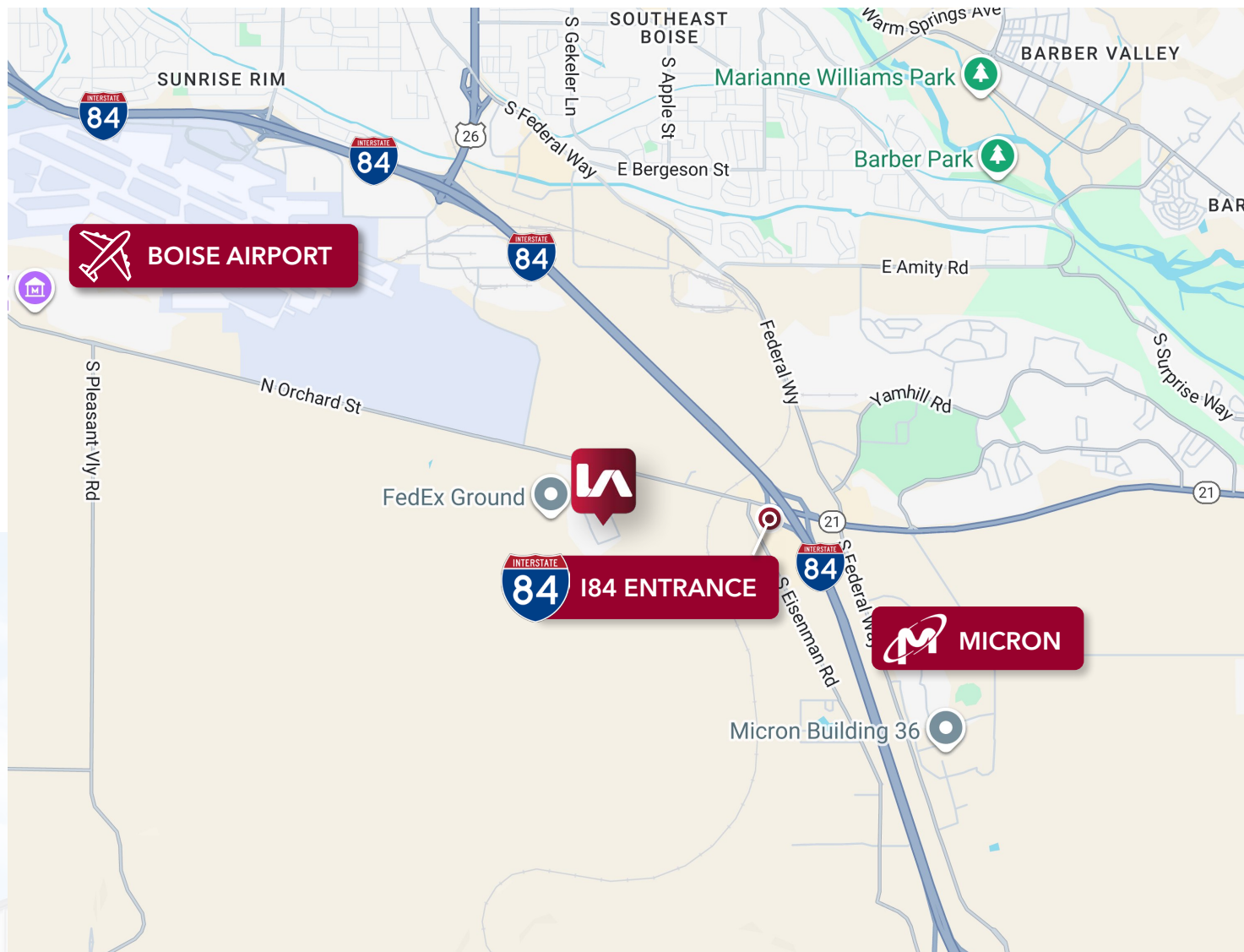
A-1 Industrial Supply is a specialized distributor of industrial hose, fittings, and related components, serving industrial, construction, agricultural, transportation, and commercial customers from its Boise, Idaho location and the surrounding region. Built on reliability, product expertise, and responsive service, the company acts as a key maintenance, repair, and operations (MRO) partner, using its deep inventory and quick turnaround times to help customers reduce downtime and keep critical equipment running.

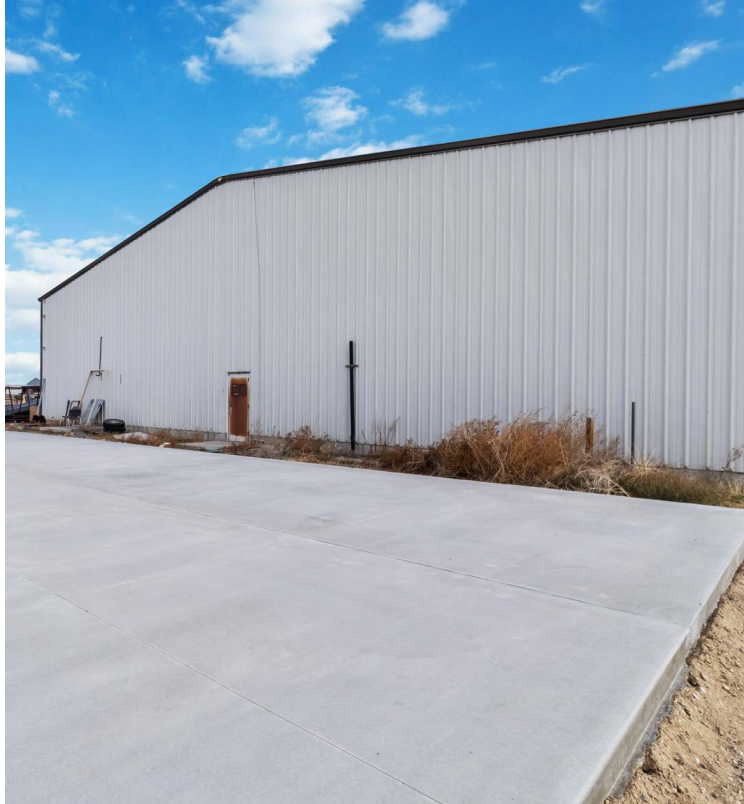
PRODUCT OFFERINGS

A-1 Industrial Supply provides a wide range of industrial hose, fittings, and related components for demanding construction, industrial, agricultural, and commercial applications, including air, water, suction/discharge, chemical, petroleum, and specialty hose, as well as brass, aluminum, and stainless-steel fittings, camlocks, clamps, adapters, valves, gaskets, flanges, gauges, and accessories that support complete hose and piping systems. This depth of product is supported by in-house fabrication of custom hose assemblies, efficient order turnaround, and practical technical guidance in selecting the right components for specific pressures, temperatures, and media.



MAP OVERVIEW





POPULATION

	2-MILE	4-MILE	6-MILE
2025 Population	7,952	56,109	119,774

INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	\$127,468	\$124,859	\$109,111

HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	3,175	25,174	52,114

LABOR FORCE

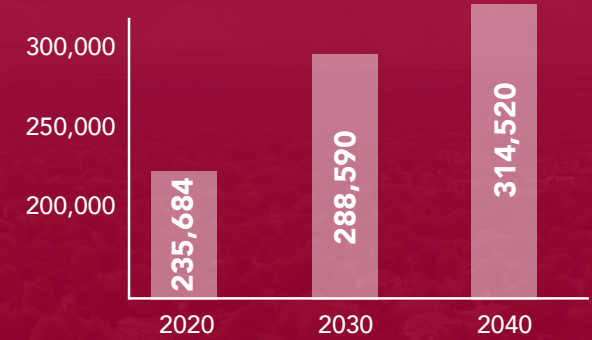
	2-MILE	4-MILE	6-MILE
Civilian Labor Force	4,383	30,900	63,829

KEY EMPLOYERS

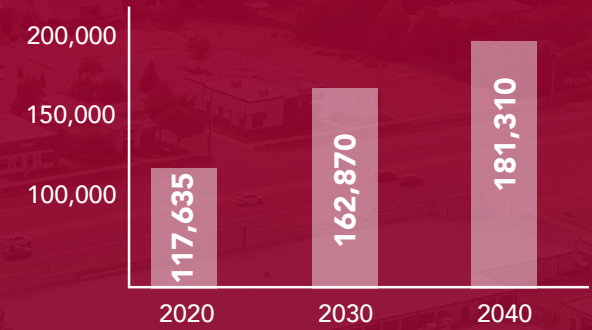
	# OF EMPLOYEES
Albertsons	273,000+
Micron Technology	31,400+
State of Idaho	26,100+
St Luke's Health Systems	12,825+
WinCo Foods	12,000+

GROWTH PROJECTION

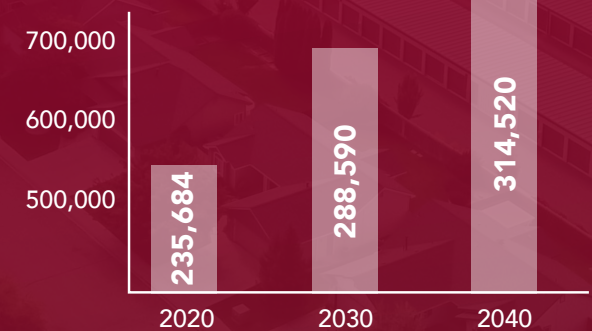
BOISE



MERIDIAN



ADA COUNTY



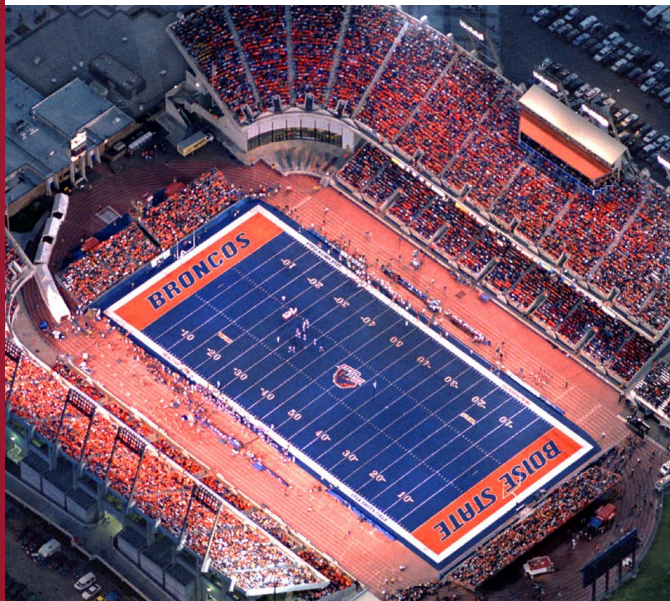
AREA OVERVIEW

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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