

SATURN WAY INDUSTRIAL PARK

2210, 2282 & 2334 S Saturn Way, Boise, Idaho 83709



**AVAILABLE
NOW**

Building C—2334 S. Saturn Way

- ♦ Suites from 2,500 SF to 20,000 SF
- ♦ Build-To-Suit Options in Buildings A & C

Please Contact:

David Gronbeck, CCIM
208-861-6664
david@GlobalREsvc.com

Jackson Gronbeck
208-861-8538
jackson@GlobalREsvc.com

Discover a premier industrial leasing opportunity at Saturn Way Industrial Park in Boise, ID. This expansive 60,000 SF property, comprised of three 20,000 SF flex-warehouse buildings, is strategically located in the burgeoning Boise market offering unparalleled access to major transportation routes and logistics hubs, while being conveniently located near dining, shopping and entertainment options. Designed for versatility, offering a variety of suite sizes ranging from 2,500 SF up to 20,000 SF, the facility is ideal for a variety of industrial uses, from manufacturing to warehousing. Tenants will appreciate the property's robust infrastructure, **dedicated and shared dock lanes, laydown yard**, ample parking and potential for customization to suit tenant needs. As Boise continues its rapid economic growth, this property presents an attractive prospect for securing stable, long-term leasing opportunities.



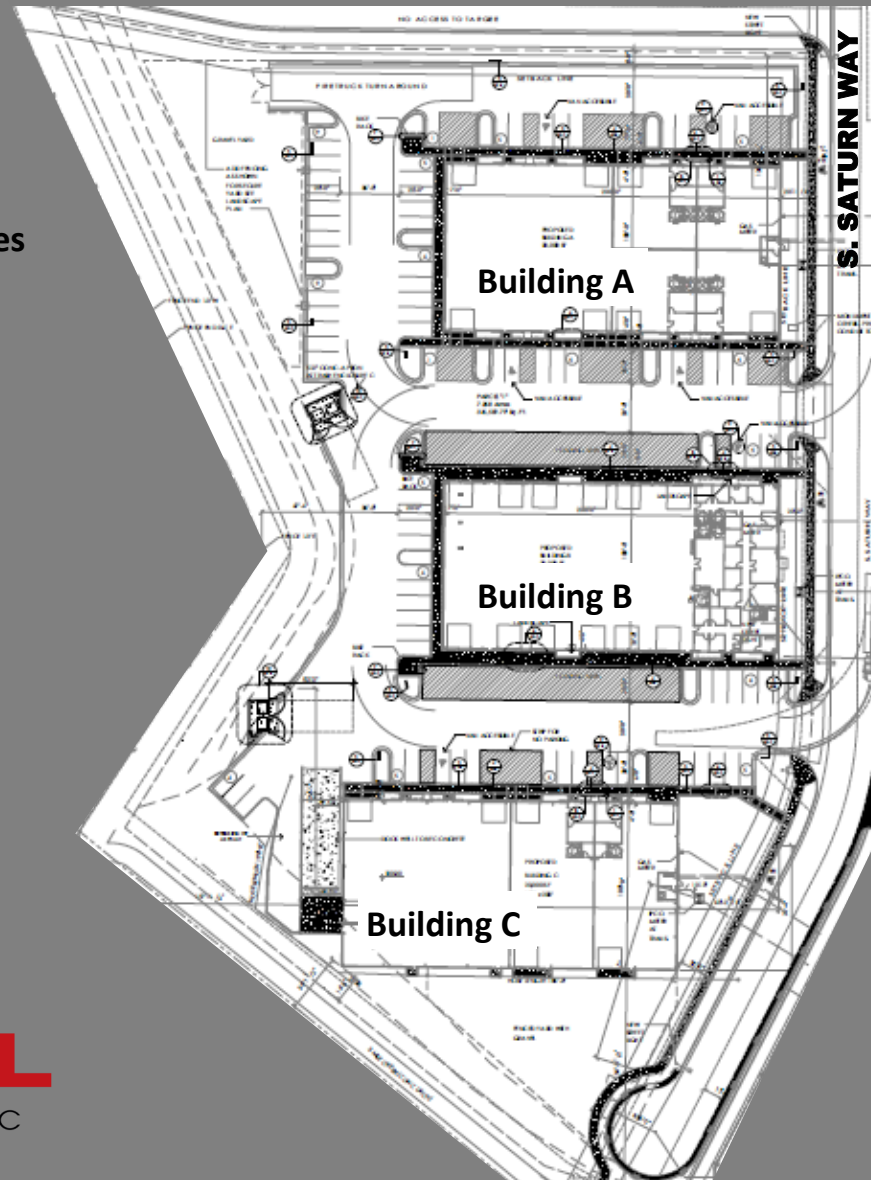
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SATURN WAY INDUSTRIAL PARK

2210 (Bld. A) , 2282 (Bld. B) & 2334 (Bld. C) S Saturn Way, Boise, Idaho 83709

SITE PLAN

- ◆ Shared and Private Dock Lanes
- ◆ Laydown Yard
- ◆ Ample Parking
- ◆ Site Security Cameras
- ◆ Project Monument Sign
- ◆ 3PH 208/120V Power
- ◆ 14' X 14' Overhead Doors w/ openers



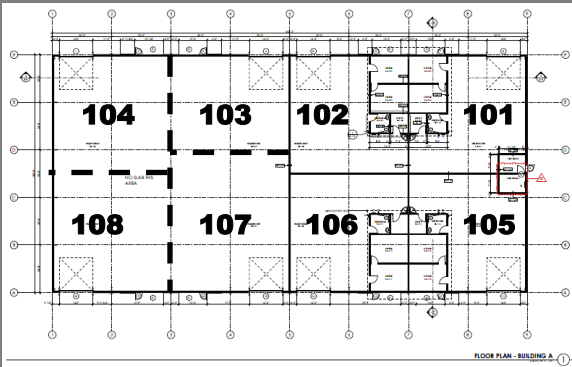
SATURN WAY INDUSTRIAL PARK - Building A

2210 S Saturn Way, Boise, Idaho 83709



BUILDING FEATURES

- 14X14 Overhead doors
- Clear span
- Ceiling clear height from 15' to 20' (15' max storage height—Bld. A only)
- 3PH 208/120V
- Fiber available
- Gas forced air heaters in warehouse



Suites 104 & 108

Build-To-Suit

RSF 2,000 to 3,000

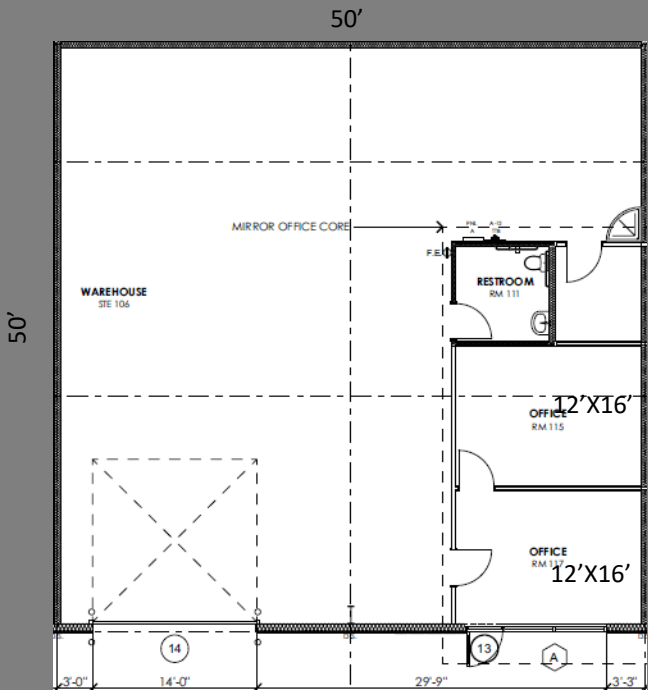
AVAILABLE NOV 2025

Suite 103 Avail. March 2026

SUITE #	RSF	\$PSF/Mo.	NNN/Mo. (est.)
101	2428	\$1.30	\$0.25
102	2524	LEASED	\$0.25
103	2019	\$1.40	\$0.25
105	2428	LEASED	\$0.25
106	2524	\$1.30	\$0.25
107	3029	LEASED	\$0.25

Suite Floor Plan: 101, 102, 105, 106

Suite 103 Floor Plan, next page.



SATURN WAY INDUSTRIAL PARK - Building A (SUITE 103)

2210 S Saturn Way, Boise, Idaho 83709

AVAILABLE NOV 2025

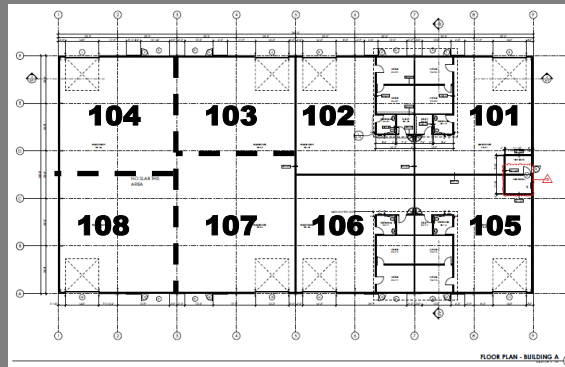
Suite 103 Avail. April 2026

UITE #	RSF	\$PSF/Mo.	NNN/Mo. (est.)
103	2019	\$1.40	\$0.25



BUILDING FEATURES

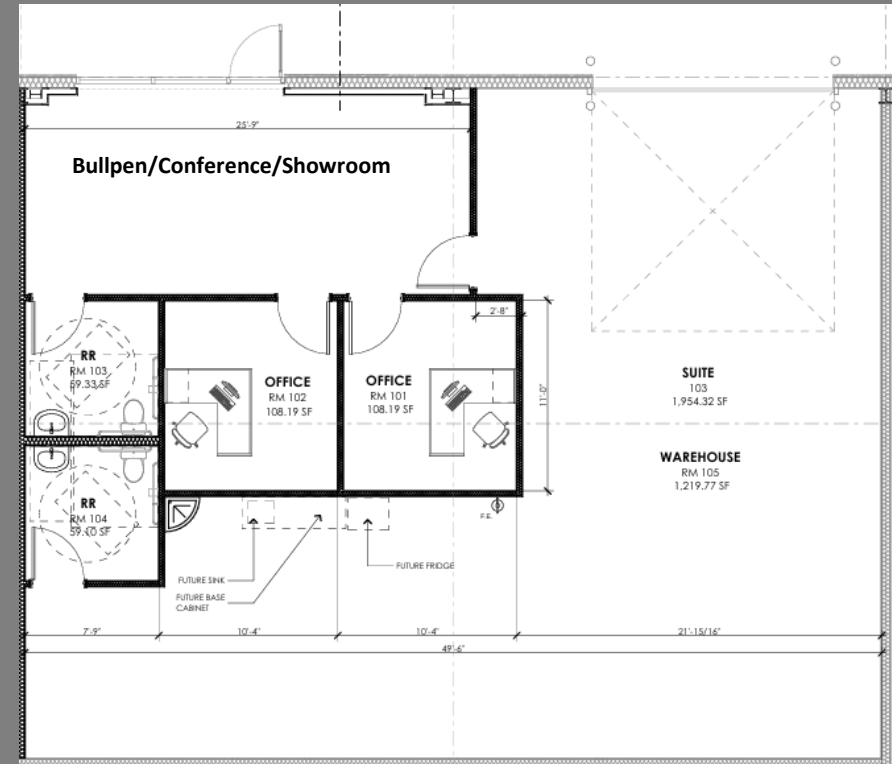
- 14X14 Overhead doors
- Clear span
- Ceiling clear height from 15' to 20' (15' max storage height—Bld. A only)
- 3PH 208/120V
- Fiber available
- Gas forced air heaters in warehouse



Suites 104 & 108

Build-To-Suit

RSF 2,000—3,000



SATURN WAY INDUSTRIAL PARK - Building B

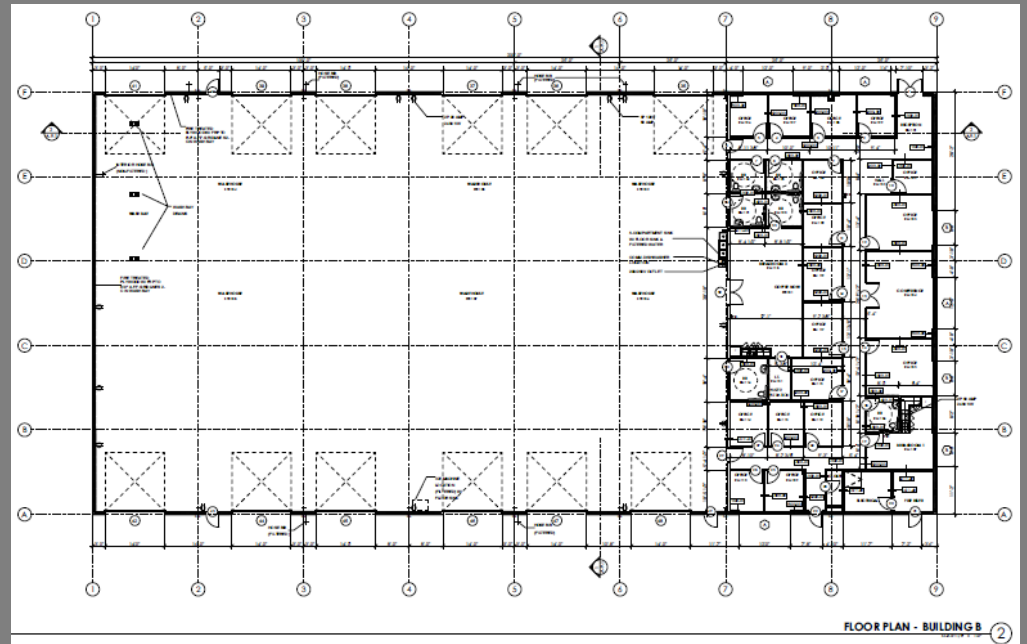
2282 S Saturn Way, Boise, Idaho 83709



SUITE #	RSF	\$PSF/Mo.	NNN/Mo. (est.)
101	20,000	LEASED	\$0.25

BUILDING FEATURES

- ◆ 14X14 Overhead doors
- ◆ Clear span
- ◆ Ceiling clear height from 15' to 20'
- ◆ 3PH 208/120V - 600 AMPS
- ◆ Fiber
- ◆ HVAC throughout
- ◆ 5,000 SF Office, 15,000 Warehouse
- ◆ Wash Bay



SATURN WAY INDUSTRIAL PARK - Building C

2334 S Saturn Way, Boise, Idaho 83709

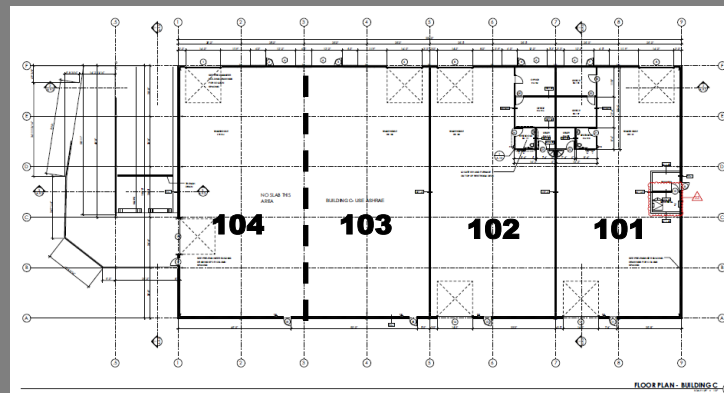
AVAILABLE JULY 2025

SUITE #	RSF	\$PSF/Mo.	NNN/Mo. (est.)
101	4,773	LEASED	\$0.25
102	5,076	LEASED	\$0.25
103	5,076	BTS	\$0.25
104	5,076	BTS	\$0.25



BUILDING FEATURES

- ◆ Suite 104 offers a private dock lane (may be combined with Suite 103)
- ◆ Fire pump to allow for increased storage heights and allowable product storage
- ◆ 14X14 Overhead doors
- ◆ Clear span
- ◆ Ceiling clear height from 15' to 20'
- ◆ 3PH 208/120V
- ◆ Fiber available
- ◆ Gas forced air heaters in warehouse



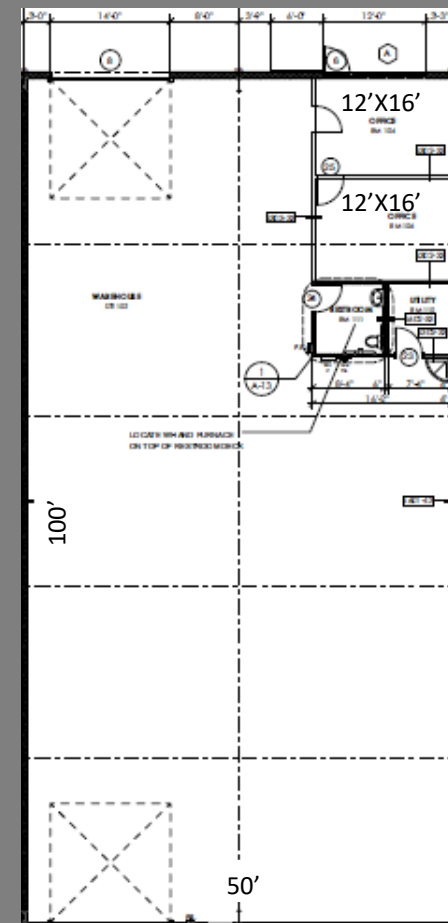
Suites 103 & 104

(may be combined)

Build-To-Suit

RSF 5,075.77 to 10,151.55

Suite Floor Plan: 101 & 102



SATURN WAY INDUSTRIAL PARK

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LOCATION

3 minutes from I-84

- ♦ I-84 to S. Cole Rd. - Exit 50 (W Overland)
- ♦ West on W. Spectrum St. or W Lemhi St.
- ♦ South on S. Saturn Way (end of street)



SATURN WAY INDUSTRIAL PARK

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AREA DEMOGRAPHICS

(5 mile radius)

KEY FACTS

227,737
Population

36.1 Median Age

2.41
Average Household Size

85,561
Total Households

BUSINESS

12,659
Total Businesses

185,821
Total Employees

EDUCATION

2.86%
No High School Diploma

14.06%
High School Graduate

20.4%
Some College

29.44%
Bachelor's/ Grad

EMPLOYMENT

9,511
Manufacturing Employees

43,805
Retail Trade Employees

21,668
Eating & Drinking Employees

11,897
Finance/Ins/Real Estate Emp

2.2% Unemployment Rate

Households by Income

The largest group : \$50,000 - \$74,999 (19.88%)
The smallest group : \$15,000 - \$24,999 (4.96%)

Indicator	Value(%)	
< \$15,000	5.49	
\$15,000 - \$24,999	4.96	
\$25,000 - \$34,999	6.59	
\$35,000 - \$49,999	11.6	
\$50,000 - \$74,999	19.88	
\$75,000 - \$99,999	14.55	
\$100,000 - \$149,999	19.11	
\$150,000 - \$199,999	8.8	
\$200,000+	9.02	

INCOME

\$76,919
Median Household Income

\$41,594
Per Capita Income

\$212,092
Median Net Worth

POPULATION TRENDS AND KEY INDICATORS 5 Miles Ring

227,737
Population

91,894
Households

36.1
Median Age

2.41
Avg Size Household

\$76,919
Median Household Income

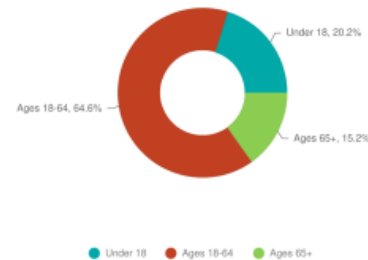
\$506,610
Median Home Value

85
Wealth Index

62
Housing Affordability

49.8
Diversity Index

POPULATION BY AGE



POPULATION BY GENERATION

4.02%
Greatest Gen: Born 1945/Earlier

16.52%
Baby Boomer: Born 1946 to 1964

18%
Generation X: Born 1965 to 1980

28.14%
Millennial: Born 1981 to 1998

24.43%
Generation Z: Born 1999 to 2016

8.9%
Alpha: Born 2017 to Present

HISTORICAL & FORECAST POPULATION

2019-2024
Historic Growth Rate

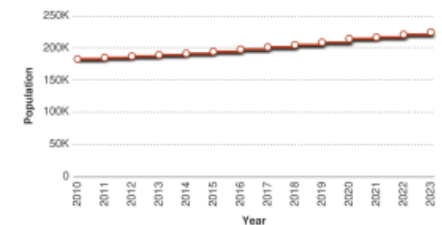
1.51%

2024-2029
Forecasted Growth Rate

1.17%

Household Population
237,660

Population Density
3,101



DAYTIME POPULATION

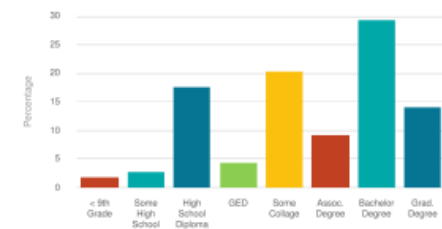
303,619
2024 Total Daytime Population

104,507
2024 Daytime Pop: Residents

199,112
2024 Daytime Pop: Workers

3,866
2024 Daytime Pop Density

POPULATION BY EDUCATION



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AREA DEMOGRAPHICS

(5 mile radius)



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Jackson Gronbeck
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