

# SATURN WAY INDUSTRIAL PARK

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



Building C—2334 S. Saturn Way

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

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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.



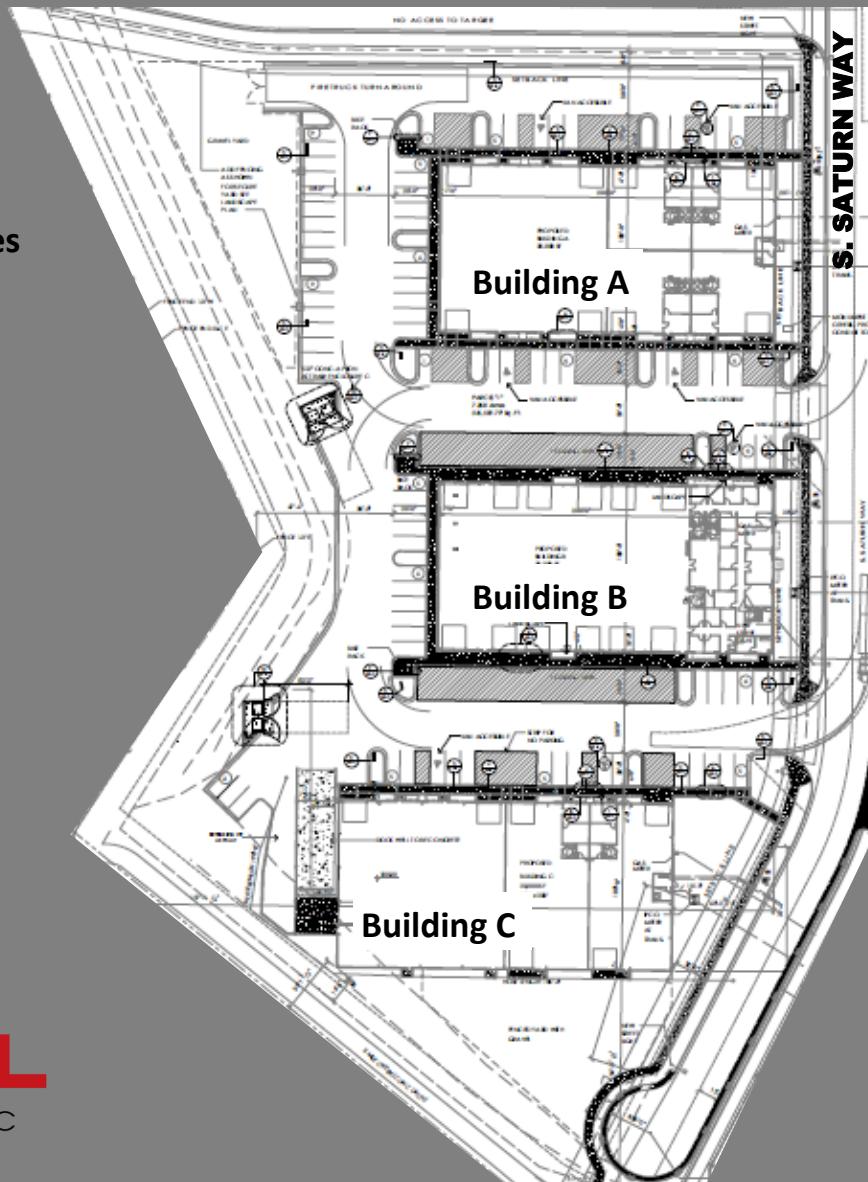
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# SATURN WAY INDUSTRIAL PARK

**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**

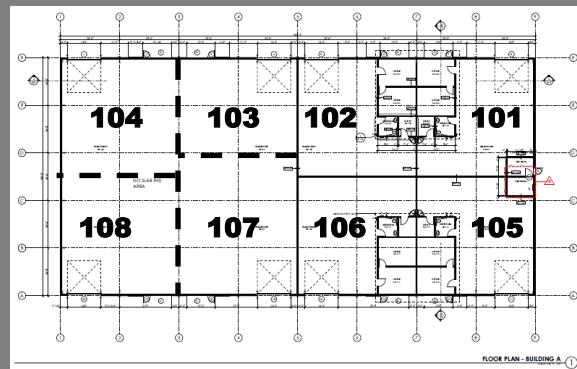
**AVAILABLE NOV 2025**

Suite 103 Avail. March 2026



## 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

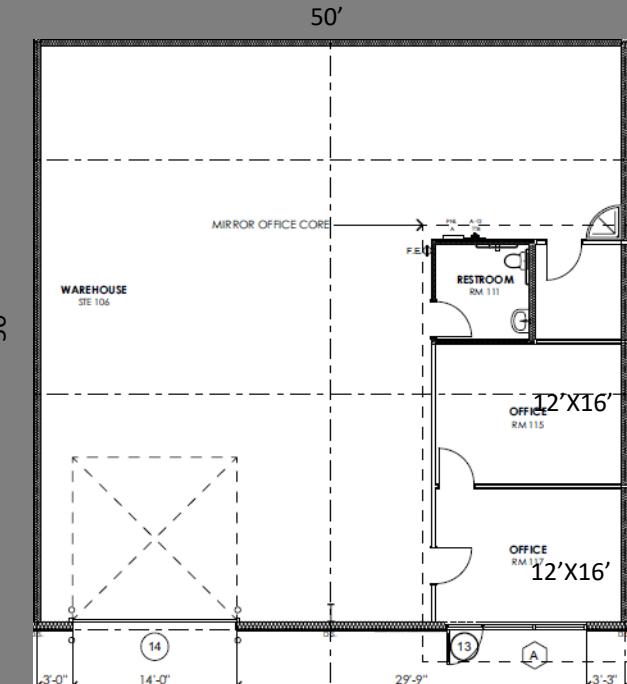


**Suites 104 & 108  
Build-To-Suit  
RSF 2,000 to 3,000**

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**

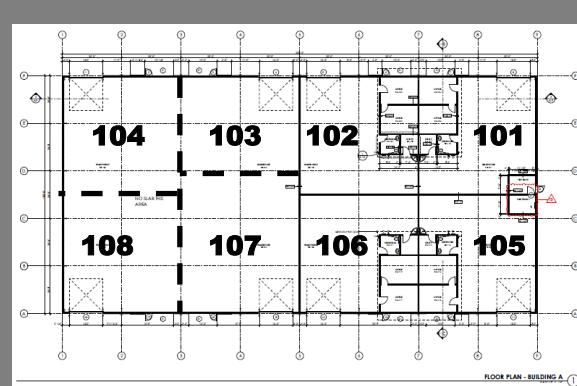
**AVAILABLE NOV 2025**

Suite 103 Avail. April 2026



## **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

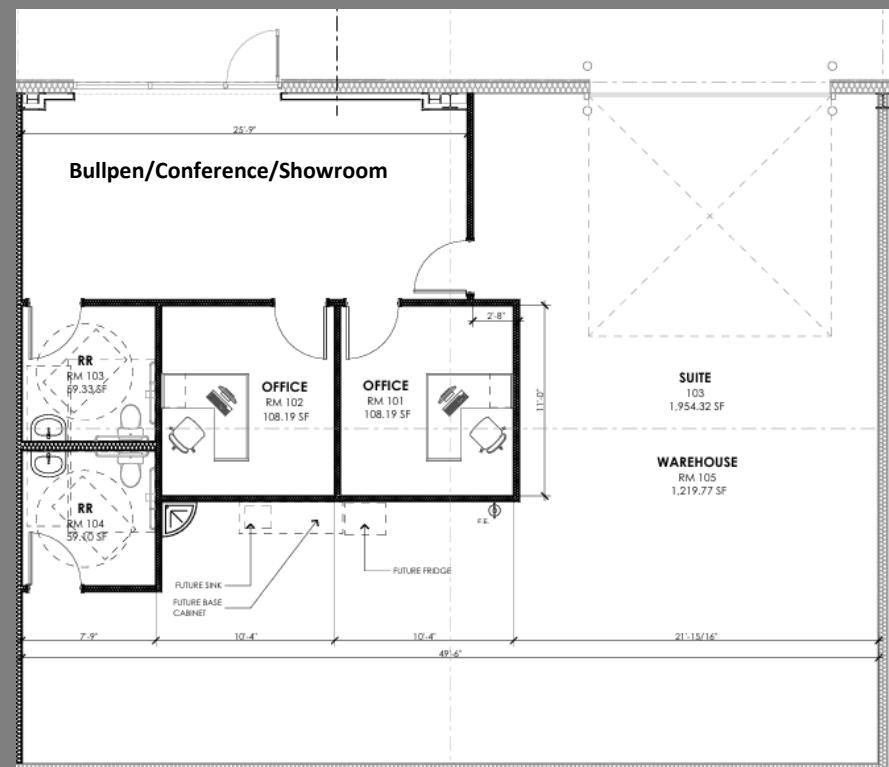


**Suites 104 & 108**

**Build-To-Suit**

**RSF 2,000—3,000**

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



# SATURN WAY INDUSTRIAL PARK - Building B

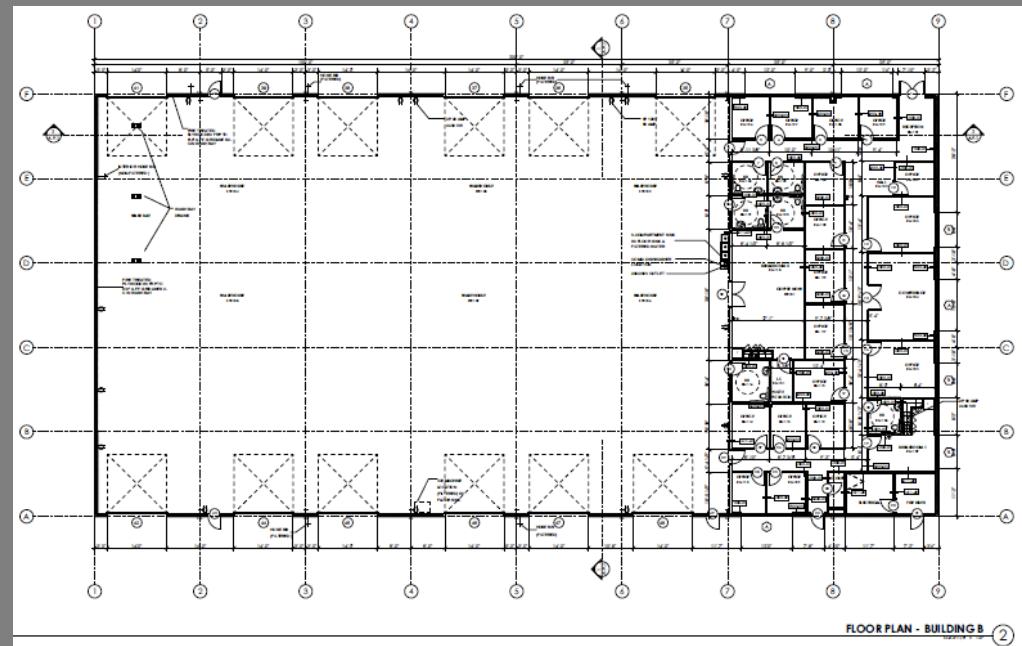
**2282 S Saturn Way, Boise, Idaho 83709**



## 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

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



# SATURN WAY INDUSTRIAL PARK - Building C

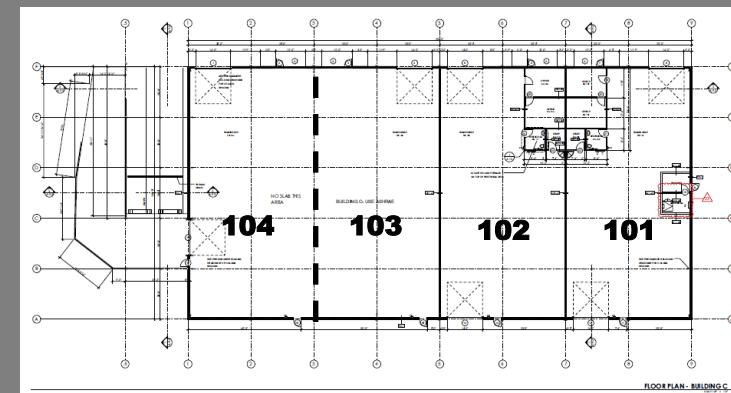
AVAILABLE JULY 2025

**2334 S Saturn Way, Boise, Idaho 83709**



## BUILDING FEATURES

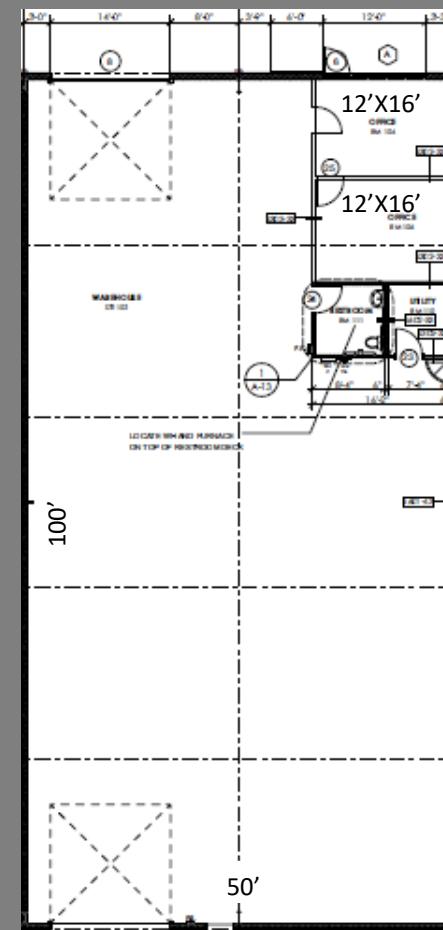
- ◆ Suite 104 offers a private dock lane (may be combined with Suite 103)
- ◆ Fire pump to allow for increased storage heights and allowable product storage
- ◆ 14X14 Overhead doors
- ◆ Clear span
- ◆ Ceiling clear height from 15' to 20'
- ◆ 3PH 208/120V
- ◆ Fiber available
- ◆ Gas forced air heaters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



**Suites 103 & 104**  
(may be combined)  
**Build-To-Suit**  
**RSF 5,075.77 to 10,151.55**

SUITE #	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

**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)

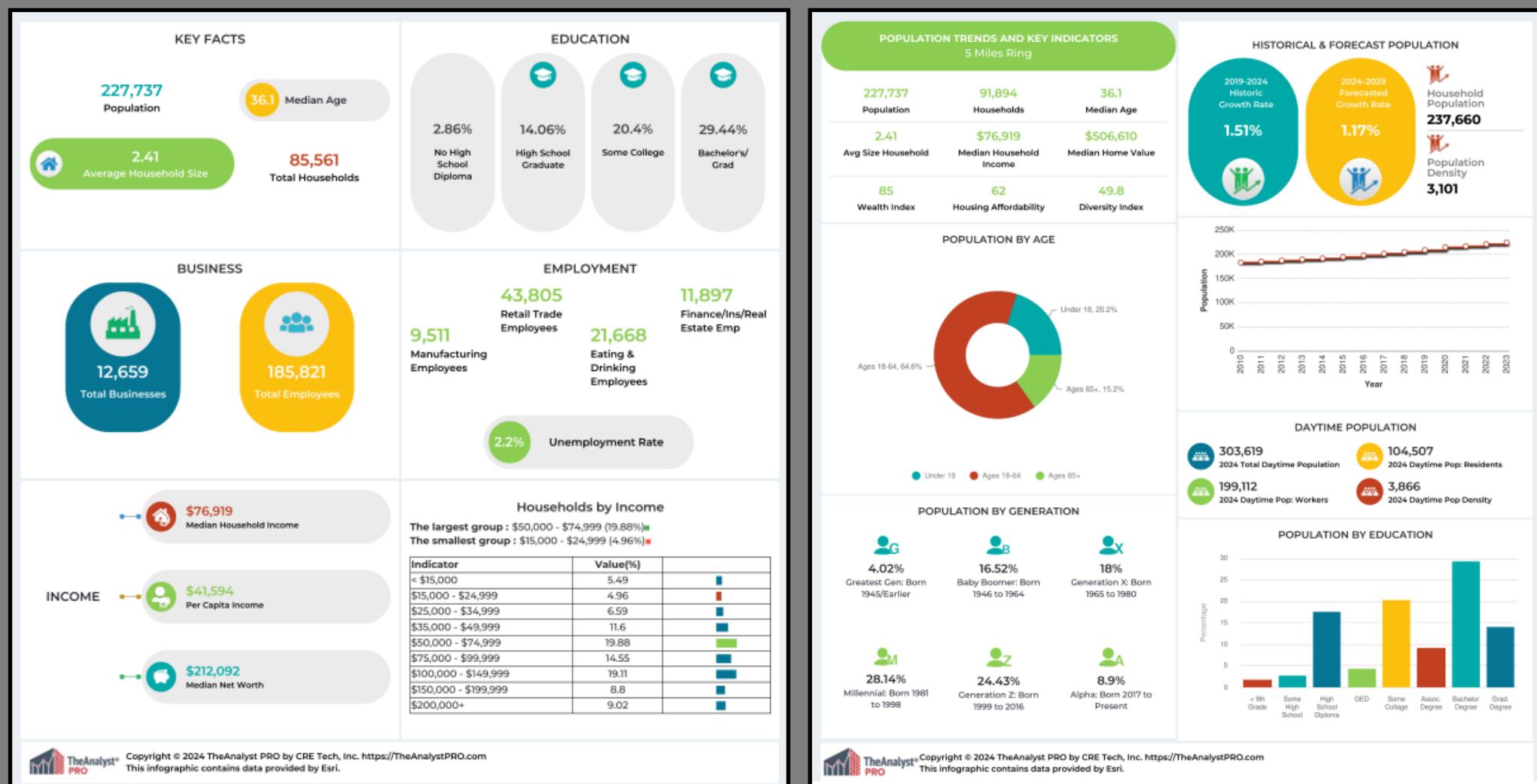


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## AREA DEMOGRAPHICS

(5 mile radius)



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## AREA DEMOGRAPHICS

(5 mile radius)



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