



# BOISE GATEWAY

I N D U S T R I A L   P A R K

# INDUSTRIAL LAND FOR BUILD-TO-SUIT AND FUTURE DEVELOPMENT

EISENMAN ROAD CORRIDOR | BOISE ID 83716



DEVELOPED BY  
 **BOYER**

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# DETAILS OVERVIEW

## PROPERTY DETAILS

<b>Submarket:</b>	Airport	<b>Utilities:</b>	To Site
<b>Building Type:</b>	Industrial	<b>Construction:</b>	Concrete Tilt
<b>BTS Land:</b>	± 79 Acres	<b>Power:</b>	12.5 kV   8 Mw
<b>Zoning:</b>	I-1		

## AVAILABLE SPACE

SPACE	RSF	RATE
Build-To-Suit	50,000 - 700,000 SF	Contact Agent





# SITE AERIAL





# PROJECT HIGHLIGHTS

- All utilities ready to service each parcel.
- Outdoor storage and yard space permitted.
- 5 minutes from Micron and new 16+ billion dollar expansion.
- Ideal location provides easy access via two I-84 interchanges.
- Flexible parcel sizing available to maximize efficiency and economics.

- Approximately 8 minute drive-time to Boise Airport and 14 minutes to Downtown Boise.
- State-of-the-art building designs to maximize bay depths, clear heights and natural lighting.
- Expanding industrial park at the intersection of Eisenman Road and Freight Street available for lease or build to suit.
- 50,000 SF to 700,000 SF build-to-suit options available, with potential to accommodate future tenant growth!

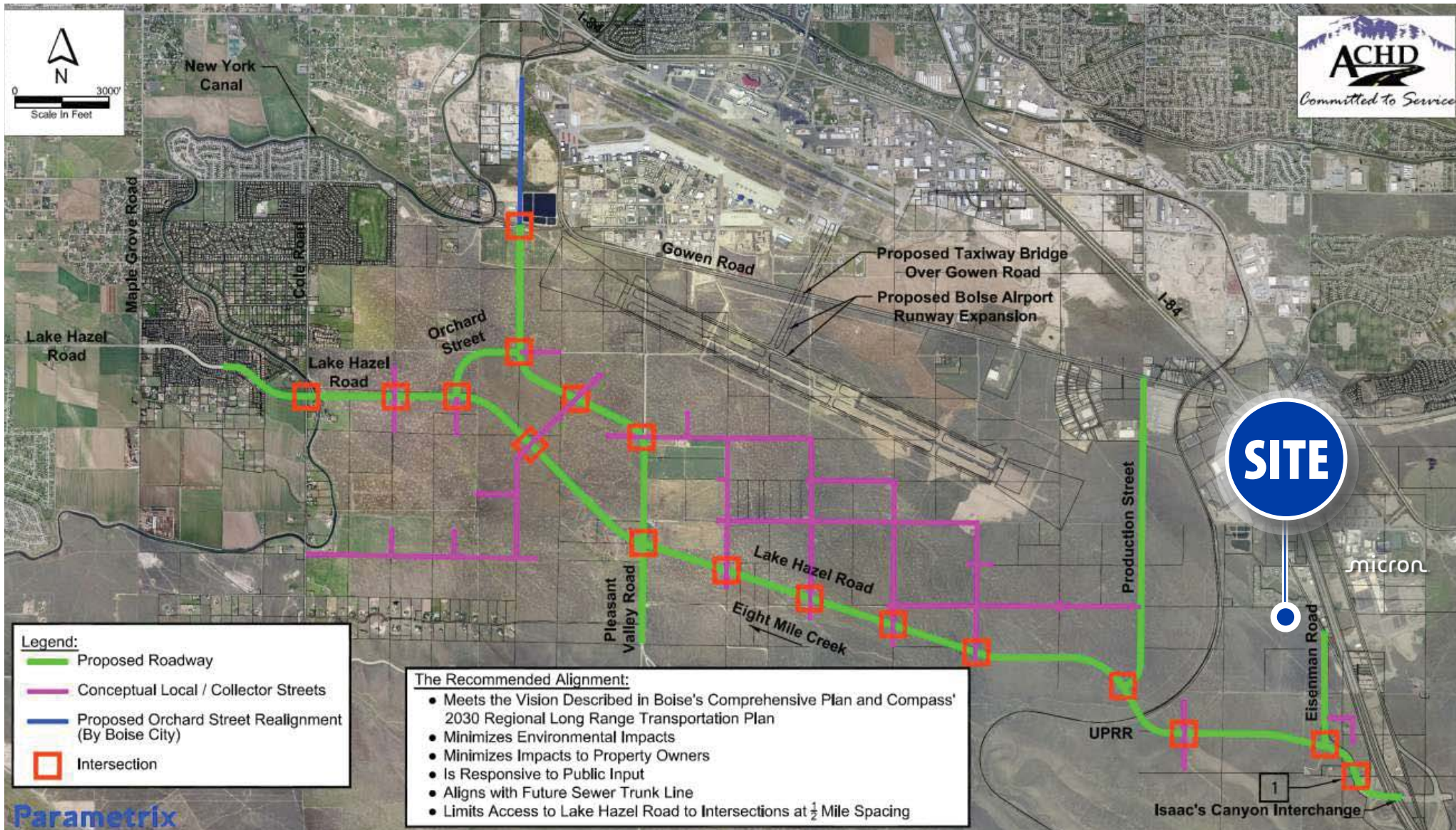








# FUTURE LAKE HAZEL EXTENSION



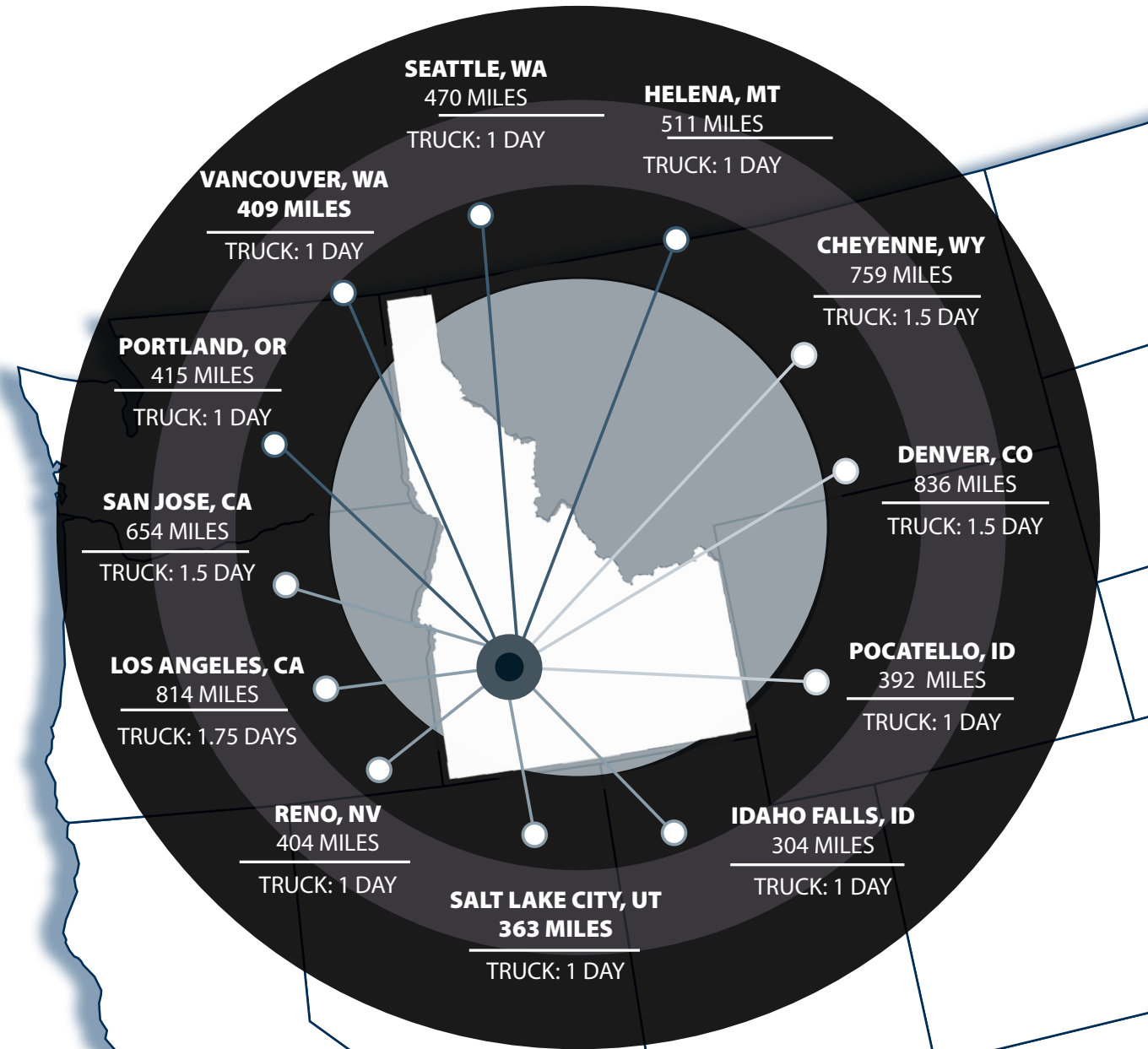
1 Access was granted by ITD during the design and construction of the Isaac's Canyon Interchange.

# ONE DAY DRIVE TO EVERYTHING IN THE WEST

The Boise Valley is home to a variety of the nation's leading manufacturing, distribution and agricultural companies, including Micron Technology, J R Simplot Company, Amazon, Albertsons, Winco Foods, Boise Cascade and more.

The Boise Valley offers unique geographical advantages, serving as a primary corridor for major distribution with only a one day drive or less to most distribution hubs across the Western States.

Industrial demand in the Boise Valley remains strong. **Boise Gateway Industrial Park** offers a wide variety of industrial users a highly prized location which is positioned strategically between two exits off Interstate 84.





# THE DEVELOPER



AMAZON | BOISE GATEWAY | 270,000 SF



DHL | BOISE GATEWAY | 187,000 SF



HERSHEY | OGDEN | 540,000 SF



**THE BOYER COMPANY**, founded and headquartered in Salt Lake City, is one of the largest full-service real estate development firms in the Western United States. Over the past 53 years, Boyer has developed more than 48 million square feet of office, industrial, medical, retail and government projects in Utah and across the country. The firm currently owns and manages a portfolio that exceeds 27 million square feet of space and is continually adding new Boyer developed assets to the ownership list.

In the past 10 years alone, The Boyer Company has successfully closed \$3.452B in project financing for new and ongoing projects.



## BOYER INDUSTRIAL PROPERTIES

The Boyer Company has delivered in excess of 20.5 million square feet of new warehouse, logistics, food processing, and manufacturing space in the Intermountain West. This experience has helped foster a deep understanding of the evolving design and space utilization trends in the industrial market, and the evolving construction delivery techniques that result in high quality, flexible and efficient buildings that are delivered with minimized delivery times, competitive costs and tremendous value. Through actual project experience with valued customers such as Amazon, Home Depot, DHL, AWS, Hershey, Verde Logistics, Scott USA, Pacific Steel, and ARUP Laboratories, the Boyer Company maintains the capacity, knowledge, and capability to deliver large, complex industrial facilities for Fortune 500 and local companies alike.