

WAREHOUSE FOR SALE

1757 N. Hampton Rd., Boise, ID 83704



LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

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PROPERTY DETAILS

SALE PRICE \$3,321,000

BUILDING SIZE 16,200 SF

YEAR BUILT 1976

REMODELED 2018

DOORS Dock: 1
Grade Level: 3

CLEAR HEIGHT Up to 20'

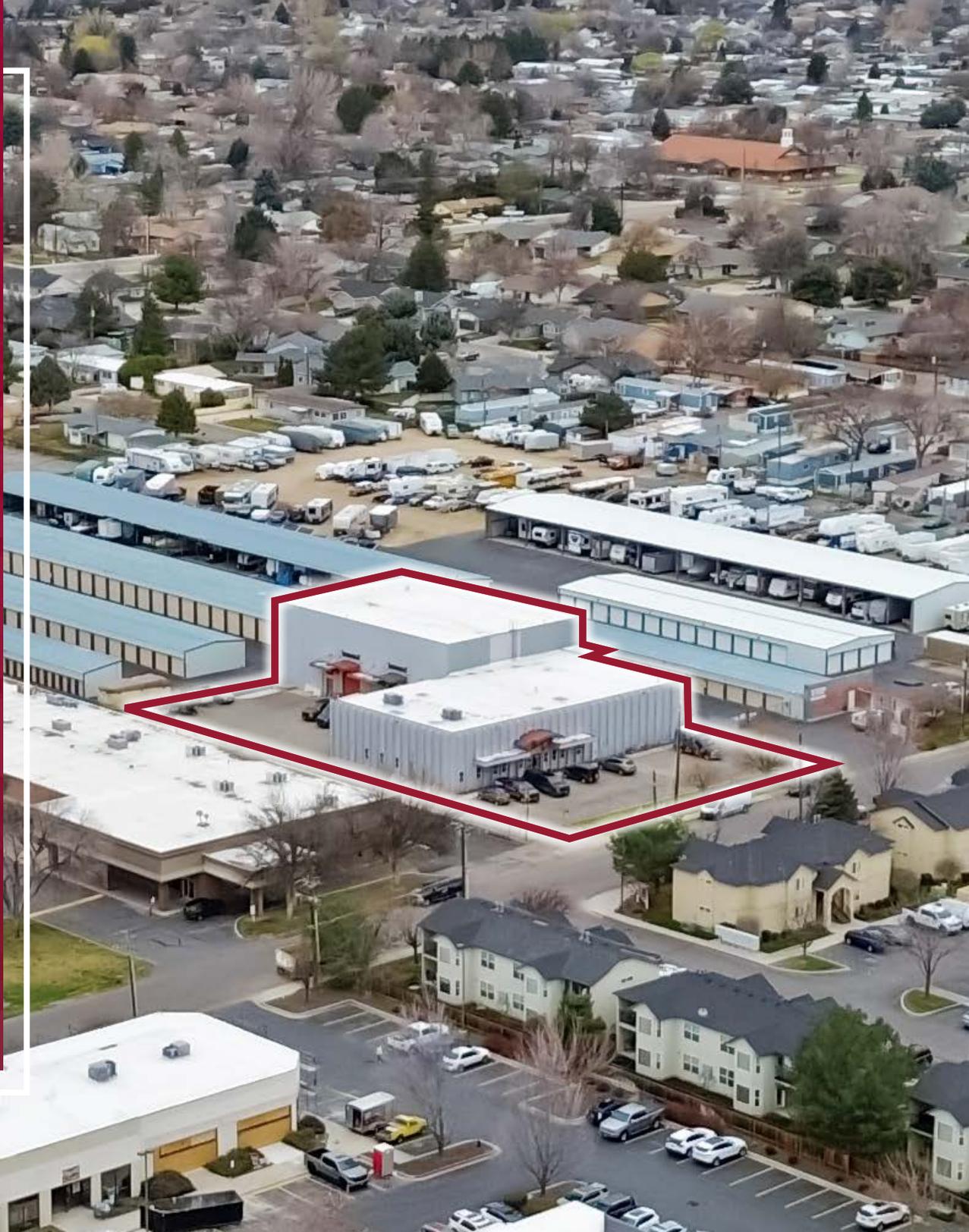
POWER 3-Phase, 600 Amps,
208/120V

PARKING Fenced/Secured

SITE AREA 0.78 AC

ZONING MX-3

PARCEL R7868270020



EXECUTIVE SUMMARY

Lee & Associates is pleased to present the opportunity to acquire a well located warehouse at 1757 N. Hampton Rd., in Boise, Idaho, within one of the Treasure Valley's most active submarkets. The property consists of a 16,200 square foot concrete warehouse building positioned on 0.78 acres, offering a functional layout designed to support service-oriented businesses.

The building features a combination of warehouse and office space, providing operational flexibility for a variety of occupiers. The site includes fenced and secured outdoor parking/storage, making it well-suited for businesses requiring yard space in addition to building improvements. This property represents an opportunity to acquire an asset in a market with strong demand and limited supply of functional warehouse space.



**CONCRETE
WAREHOUSE**



**FENCED
PARKING LOT**



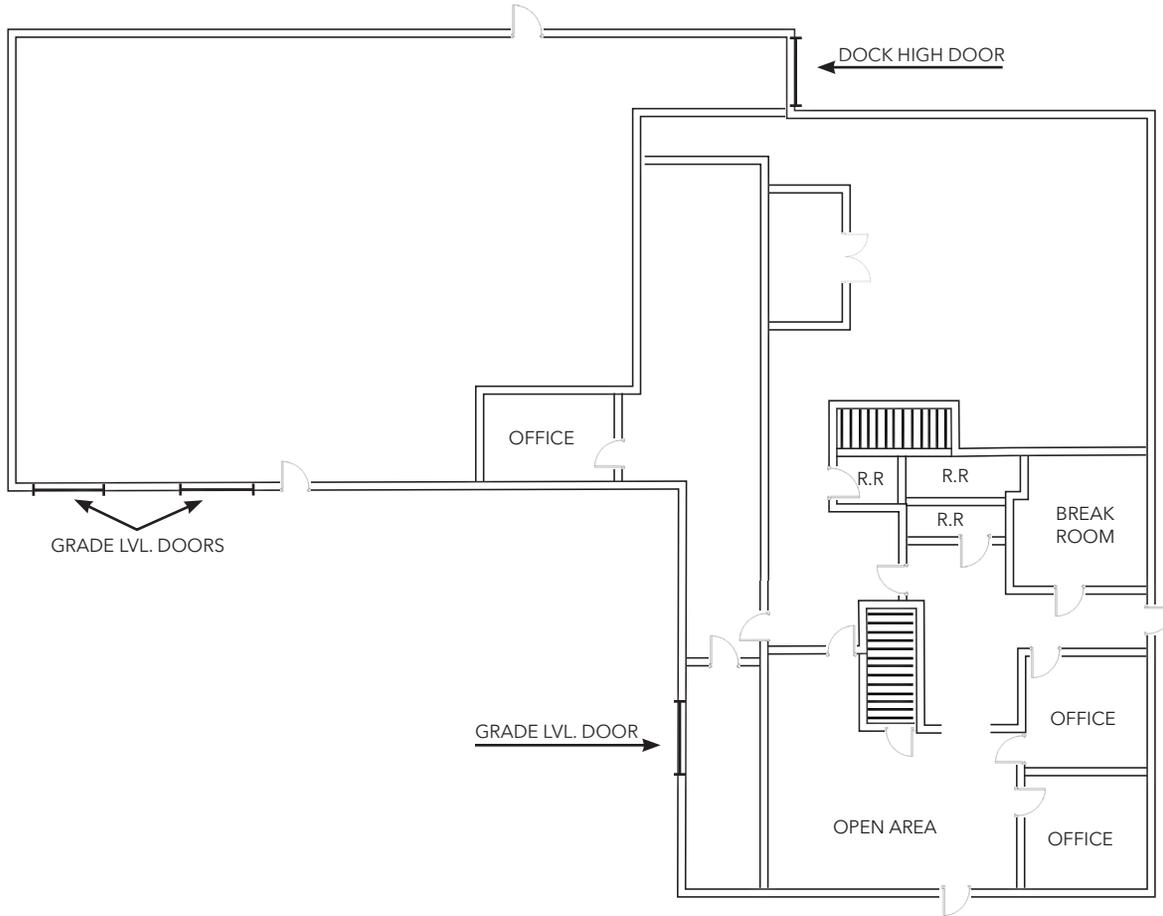
**REMODELED
IN 2018**



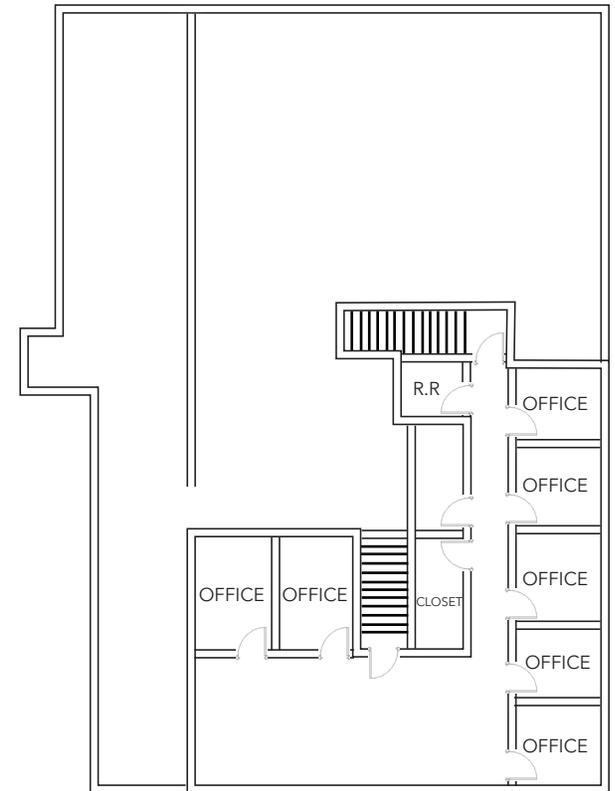
**PROFESSIONAL
OFFICE**



FLOOR PLAN



FIRST LEVEL



SECOND LEVEL











THE VILLAGE AT MERIDIAN
6 MIN. | 2.6 MI.

ADVENTURE'S FIRST STOP
MAVERIK

HARBOR FREIGHT TOOLS

AVEDA INSTITUTES
 BUBBLES + BOBA
SUPERCUTS

ACE Hardware
IDAHO YOUTH RANCH
SAVERS

FAST LANE
 INDOOR KARTING



Instant Equity Auto LLC

W. FAIRVIEW AVE.


INTERSTATE - 3.9 MILES


BOISE AIRPORT - 11.8 MILES

POPULATION

	2-MILE	4-MILE	6-MILE
2023 Population	52,969	163,068	356,343

INCOME

	2-MILE	4-MILE	6-MILE
2023 Average Household Income	\$90,646	\$100,243	\$110,758

HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2023 Total Households	20,654	64,755	139,520

LABOR FORCE

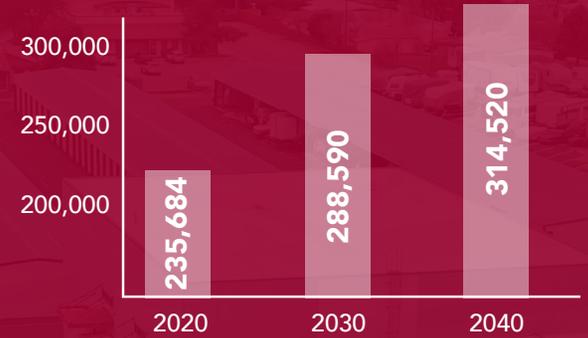
	2-MILE	4-MILE	6-MILE
Civilian Labor Force	27,871	85,073	186,955

KEY EMPLOYERS

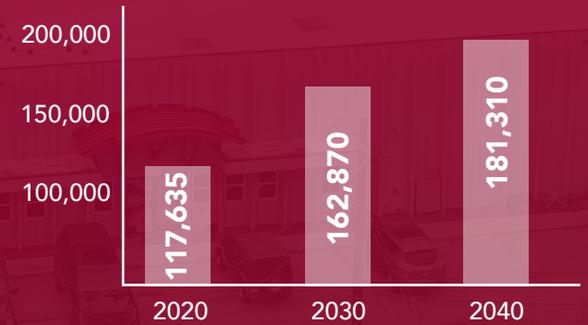
	# OF EMPLOYEES
Albertsons	273,000+
Micron Technology	31,400+
State of Idaho	26,100+
St Luke's Health Systems	12,825+
WinCo Foods	12,000+

GROWTH PROJECTION

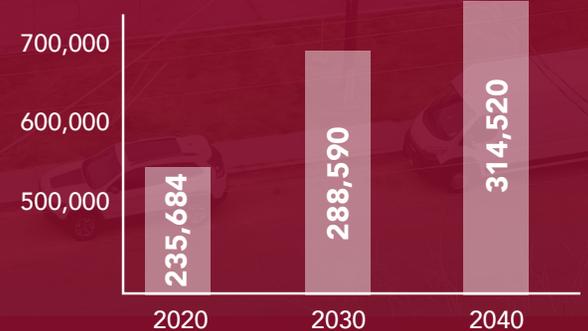
BOISE



MERIDIAN



ADA COUNTY



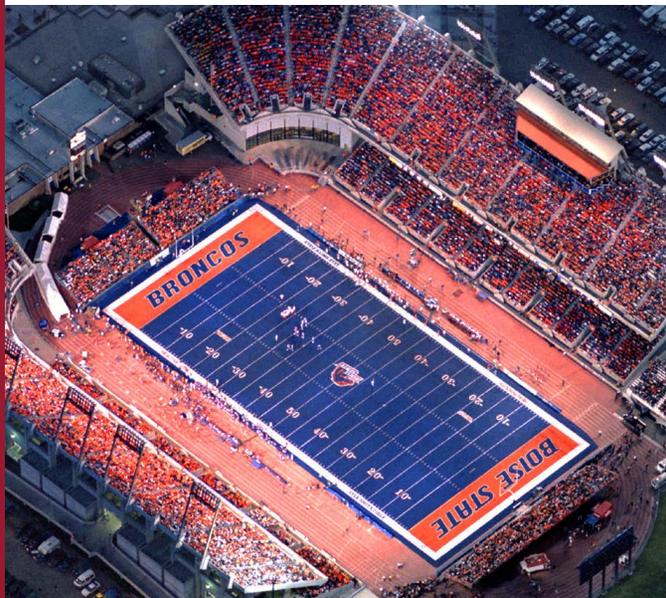
AREA OVERVIEW

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.





FOR MORE INFORMATION, PLEASE CONTACT

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