

INDUSTRIAL SPACE FOR LEASE

689 E. Access St., Kuna, ID 83634

SUITE 140



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

NICK PROVENZANO

Principal

208.370.4510

nickp@leeidaho.com

MIKE HICKS

Associate

208.818.6803

mikeh@leeidaho.com

PROPERTY DETAILS

LEASE RATE	\$1.10 SF/mo
LEASE TYPE	NNN
AVAILABLE	Suite 140 1,680 SF
BUILDING SIZE	8,400 SF
YEAR BUILT	2020
DOORS	(1) 12' x 14'
CLEAR HEIGHT	16' - 20'
POWER	200 Amps 220v 3Phase
PARKING	2:1000
ZONING	I-L

SUITE 140



EXECUTIVE SUMMARY

Lee & Associates is pleased to present the opportunity to lease an industrial suite in Kuna, Idaho, within one of the Treasure Valley's growing and highly accessible submarkets. The property consists of a 1,680 square foot suite offering a functional layout designed to support a variety of industrial, service, or distribution users.

The suite features a clear height ranging from 16' to 20', along with a 12' x 14' grade-level door that allows for efficient loading and operational flow. The space is equipped with 3-phase power, providing the capability to support a wide range of equipment and business needs. The warehouse is fully heated, creating a comfortable working environment throughout the year. This offering represents an excellent opportunity to lease functional space in a market experiencing strong demand and limited availability of quality small-bay warehouse product.



**HEATED
WAREHOUSE**



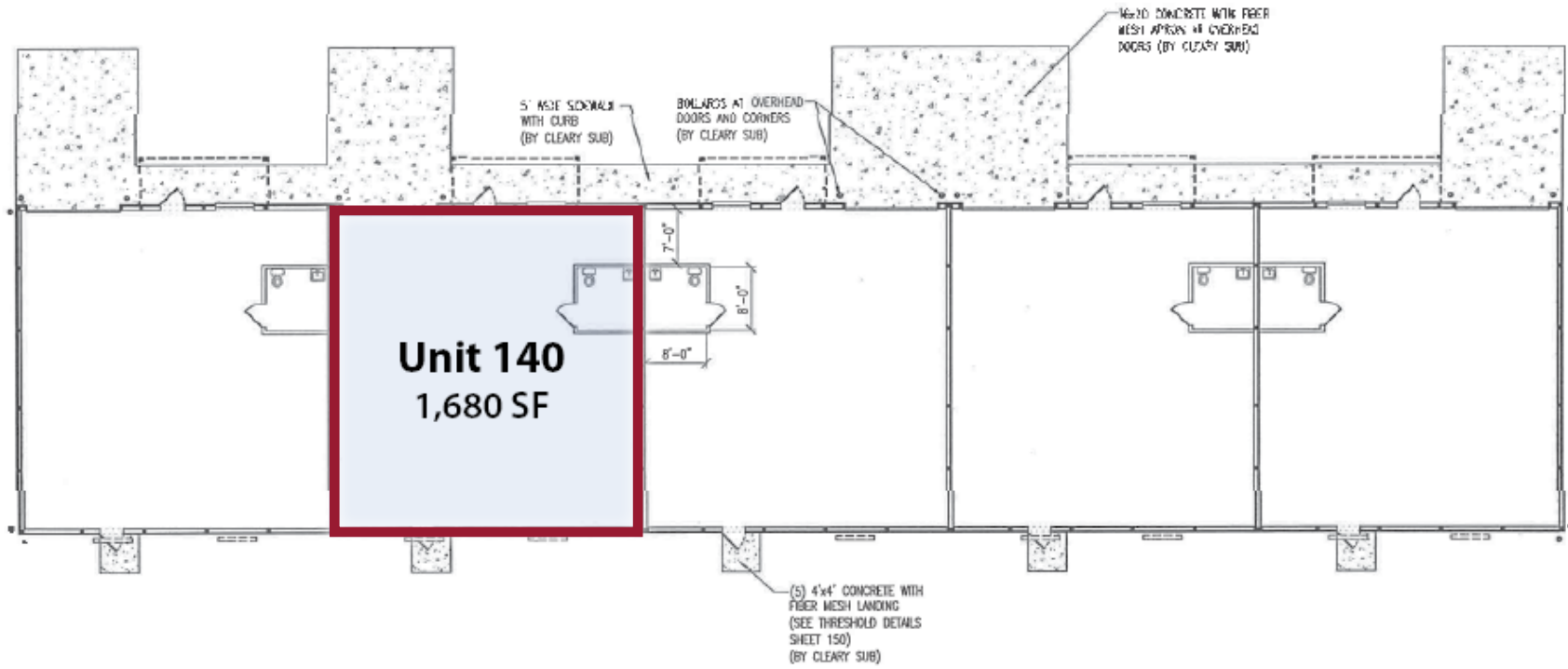
**LOW VACANCY
TRADE AREA**



**PROFESSIONALLY
MAINTAINED SPACES**



FLOOR PLAN







E. STAGECOACH WAY

E. ACCESS ST.



 INTERSTATE - 8.9 MILES

 BOISE AIRPORT - 18.9 MILES

AREA OVERVIEW

KUNA, ID

Once a quiet agricultural community, Kuna, Idaho has emerged as one of the Treasure Valley's fastest-growing cities, blending small-town charm with dynamic residential and commercial expansion. Known for its open landscapes, family-friendly atmosphere, and strong sense of community, Kuna is attracting new residents, businesses, and investors seeking opportunity beyond the urban core. Strategic growth planning and ongoing development have positioned the city as a rising market for mixed-use and commercial real estate, with increasing demand driven by population growth and affordability. With its proximity to Boise, expanding infrastructure, and forward-looking vision, Kuna is quickly establishing itself as a key player in the region's continued growth.

With convenient access to major transportation corridors and a steadily expanding base of local businesses, Kuna offers a connected yet relaxed environment for both residents and entrepreneurs. Its mix of residential neighborhoods, commercial developments, and agricultural roots supports a diverse and evolving economy, while close proximity to Meridian and downtown Boise enhances accessibility, visibility, and long-term investment potential.





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FOR MORE INFORMATION, PLEASE CONTACT

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Lee & Associates Idaho LLC | 1161 W. River Street, Ste. 310 | Boise, ID 83702 | 208.343.2300 | leeidaho.com

