

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

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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.



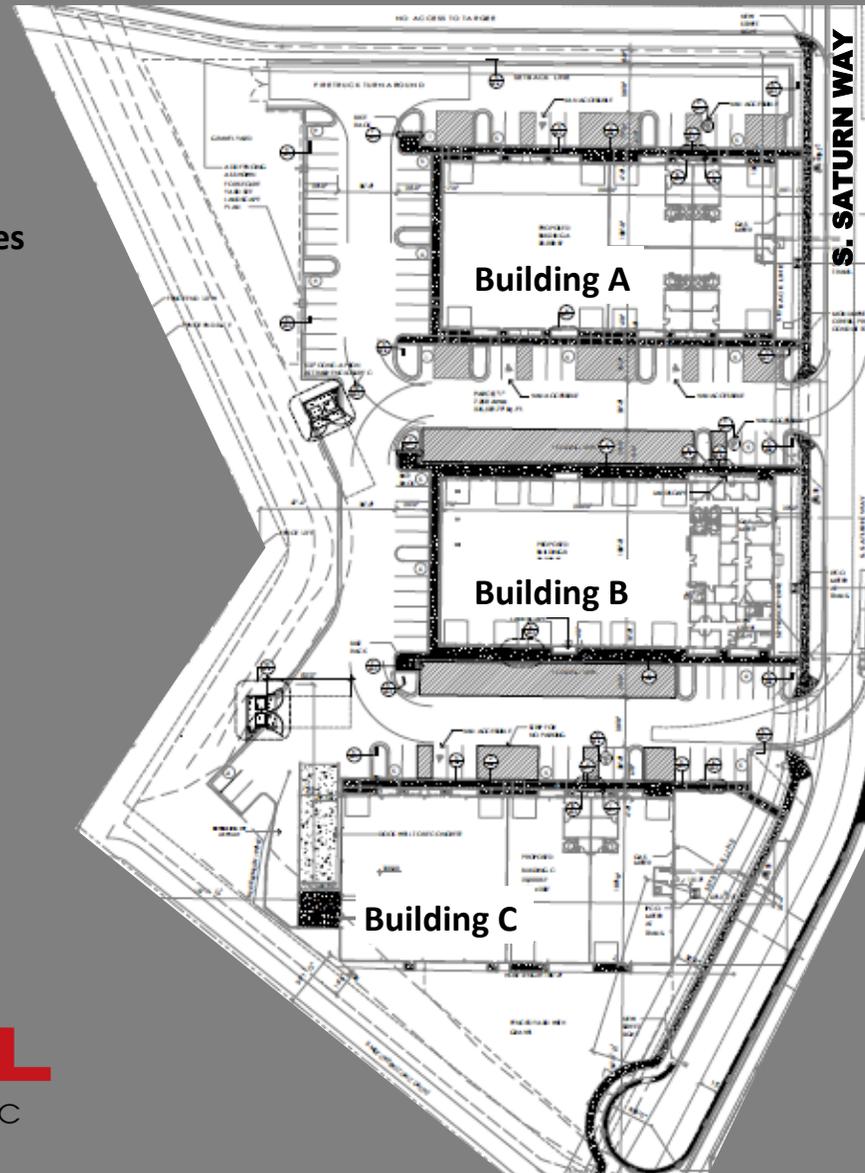
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SATURN WAY INDUSTRIAL PARK

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



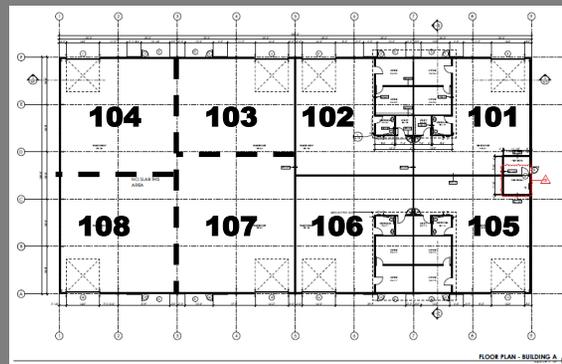
SUITE #	RSF	\$PSF/Mo.	NNN/Mo. (est.)
101	2428	\$1.30	\$0.25
102	2524	LEASED	\$0.25
103	2019	\$1.40	\$0.25
105	2428	LEASED	\$0.25
106	2524	\$1.30	\$0.25
107	3029	LEASED	\$0.25

Suite Floor Plan: 101, 102, 105, 106

Suite 103 Floor Plan, next page.

BUILDING FEATURES

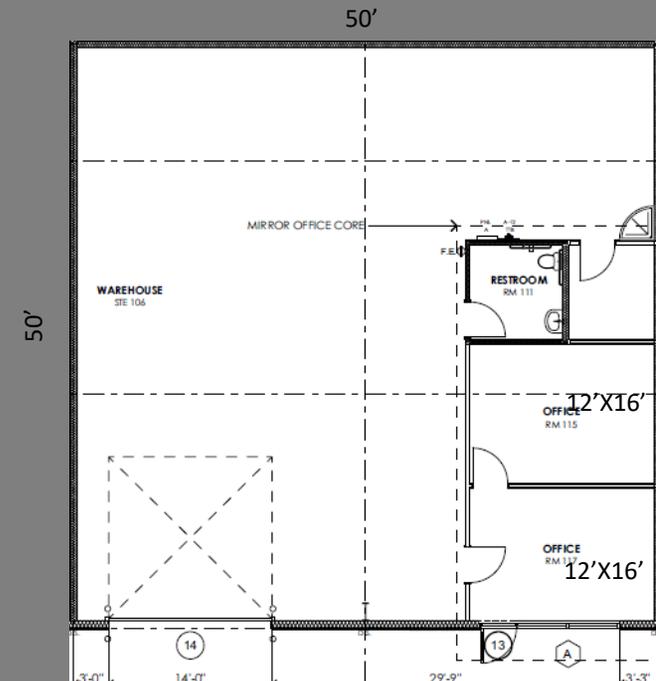
- 14X14 Overhead doors
- Clear span
- Ceiling clear height from 15' to 20' (15' max storage height—Bld. A only)
- 3PH 208/120V
- Fiber available
- Gas forced air heaters in warehouse



Suites 104 & 108

Build-To-Suit

RSF 2,000 to 3,000



SATURN WAY INDUSTRIAL PARK - Building A (SUITE 103)

2210 S Saturn Way, Boise, Idaho 83709

AVAILABLE NOV 2025

Suite 103 Avail. April 2026

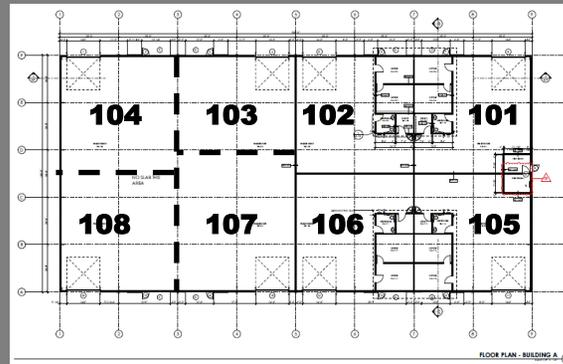


UITE #	RSF	\$PSF/Mo.	NNN/Mo. (est.)
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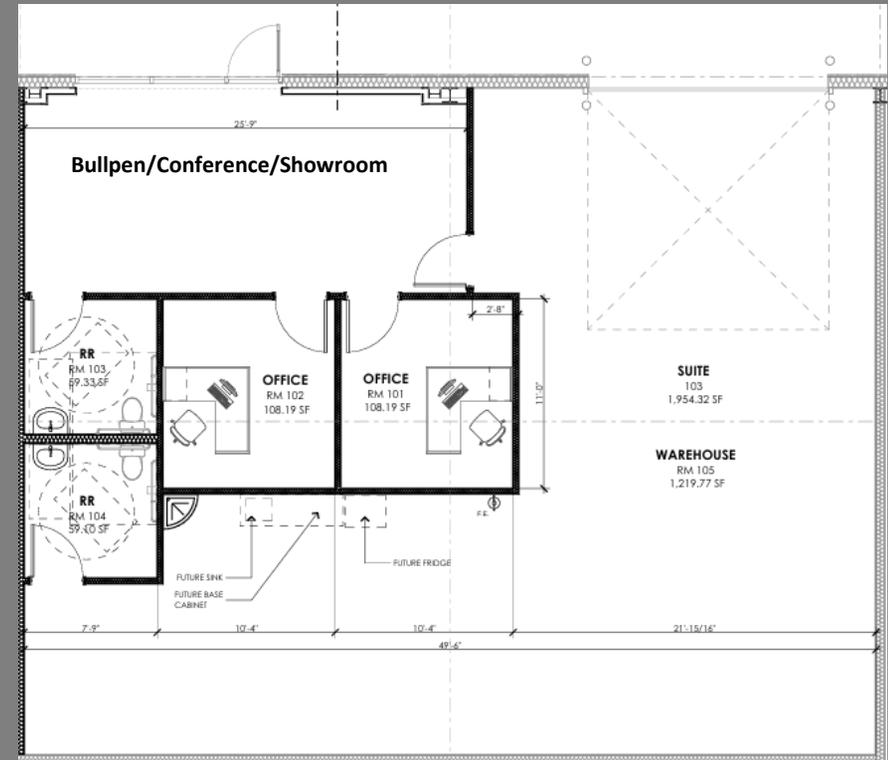
103	2019	\$1.40	\$0.25
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BUILDING FEATURES

- 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

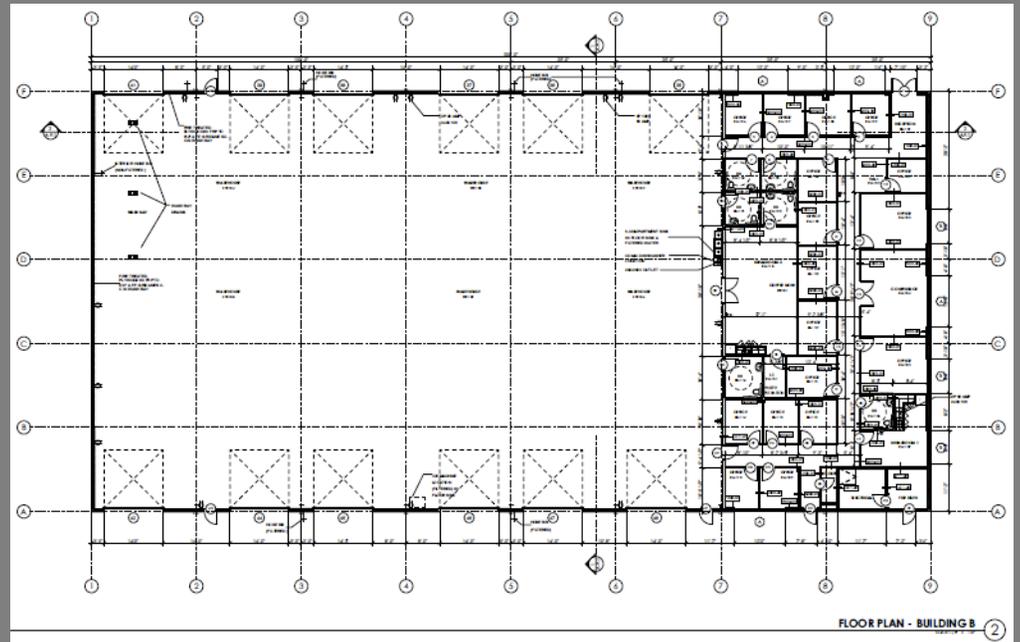
2282 S Saturn Way, Boise, Idaho 83709



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

AVAILABLE JULY 2025

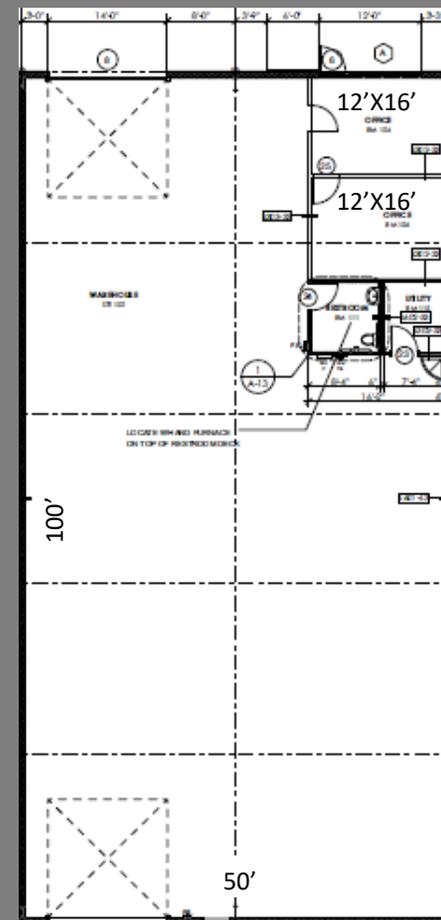
2334 S Saturn Way, Boise, Idaho 83709

SUITE #	RSF	\$PSF/Mo.	NNN/Mo. (est.)
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101	4,773	\$1.25	\$0.25
102	5,076	LEASED	\$0.25
103	5,076	BTS	\$0.25
104	5,076	BTS	\$0.25

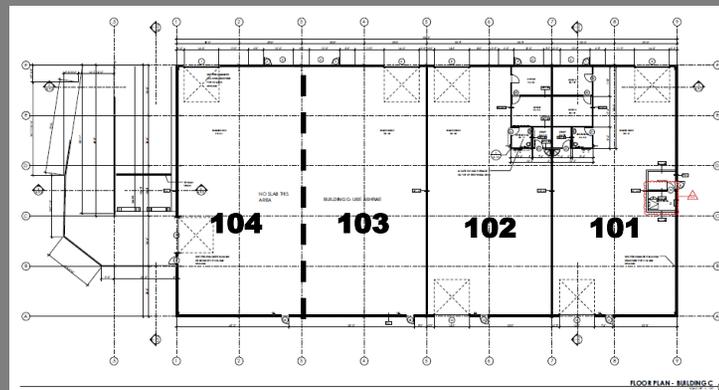


Suite Floor Plan: 101 & 102



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

SATURN WAY INDUSTRIAL PARK

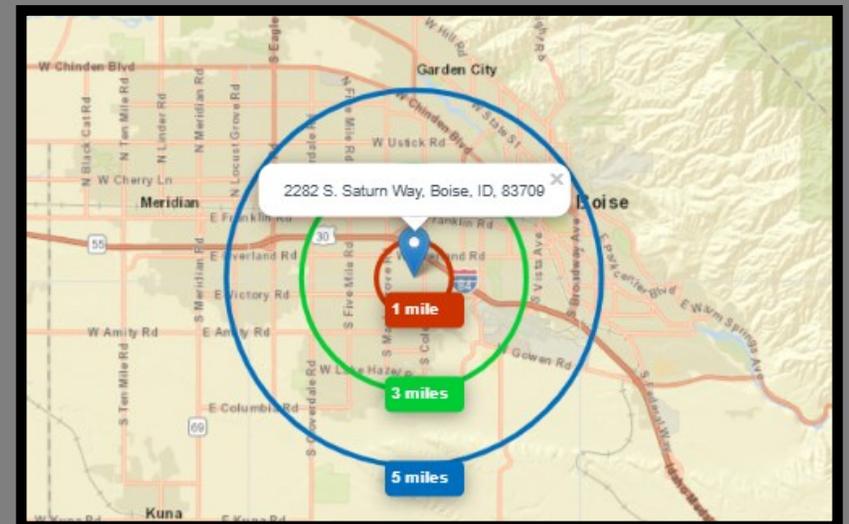
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LOCATION

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)

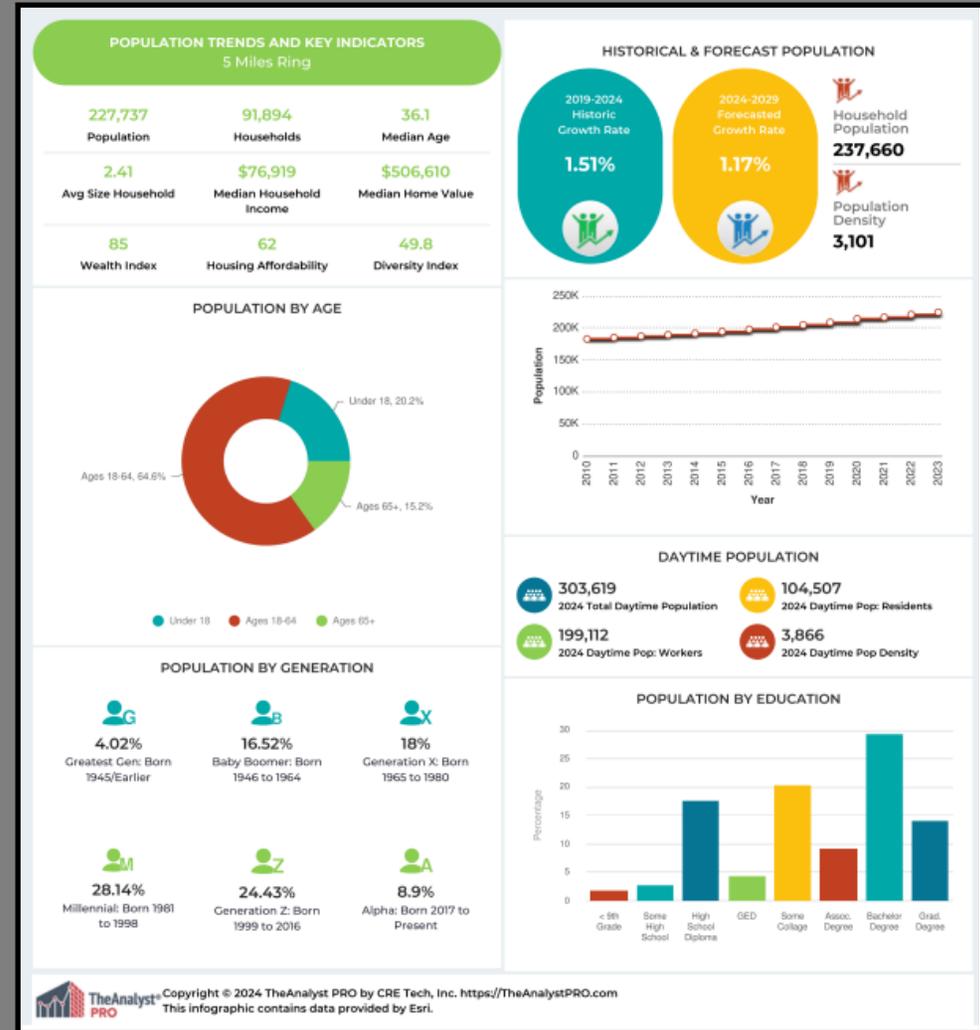


SATURN WAY INDUSTRIAL PARK

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AREA DEMOGRAPHICS

(5 mile radius)



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AREA DEMOGRAPHICS

(5 mile radius)



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