



105,000 SF Industrial Space AI Gowen Industrial Park

645 EAST GOWEN ROAD | BOISE, IDAHO



Property Highlights

- 105,000 total SF available for lease
- +/- 16,000 SF of office space
- Additional 750 SF of shipping/receiving office in warehouse
- Available Q2/Q3 2026
- Under 2 miles to the Micron Technology campus
- Easily Accessible to the I-84, under 1 mile to the property and under 10 minutes to the Boise Airport.



Contact

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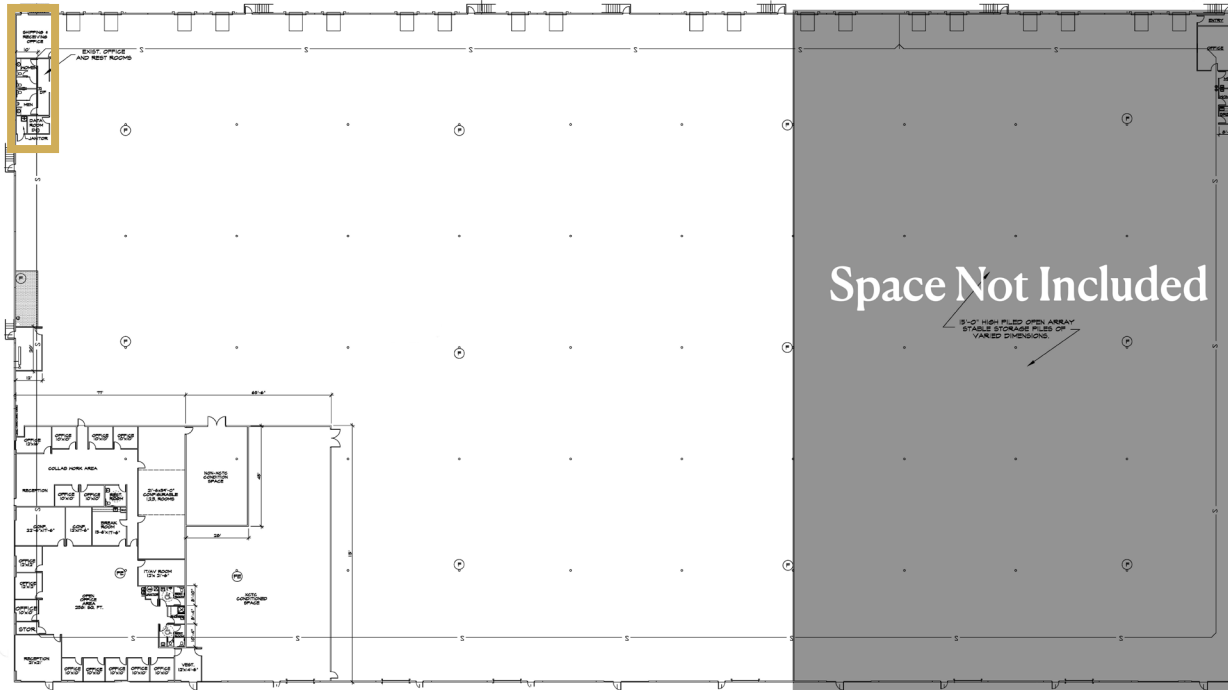
 8665 W. Emerald Street, Suite 200,
Boise, ID 83704, USA



105,000 SF Industrial Space with +/-16,000 SF Office Space

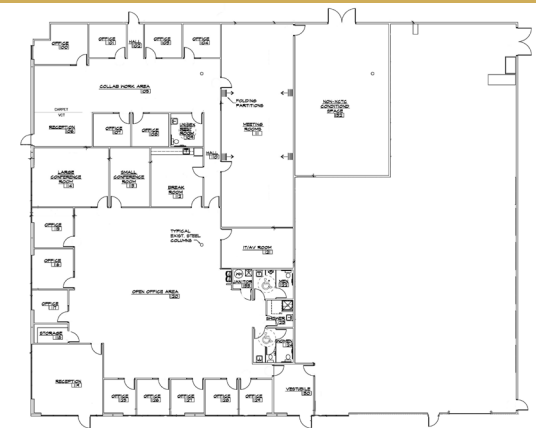
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BOISE, IDAHO

Office/ Lab
Space



Building Plan

- **BUILDING SIZE:** 165,000 SF
- **AVAILABLE FOR LEASE:** 105,000 SF
- **OFFICE/LAB SPACE:** +/- 16,000 SF
- **WAREHOUSE OFFICE:** +/- 750 SF
- **STATUS:** Available Q2/Q3 2026
- **FENCED YARD:** +/- 1.5 Acres
- **BUILDING TYPE:** Industrial
- **CONSTRUCTION:** Concrete Tilt
- **YEAR BUILT:** 2008
- **CLEAR HEIGHT:** 28'
- **DOORS:** 12 Dock-High, 4 Drive-In
- **LEASE TYPE:** NNN



ENLARGED FLOOR PLAN



105,000 SF Industrial Space

AI Gowen Industrial Park

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BOISE, IDAHO



Access

Boise Airport	+/- 10 min / 5 miles
I-84 Interstate	+/- 2 min / 0.5 mile
Downtown Boise	+/- 15 min / 7 miles



Visit adler-industrial.com for more information

90+

PROPERTIES ACQUIRED OR
DEVELOPED IN BOISE MSA



The largest industrial real estate
development and management
company in Idaho

Adler Industrial specializes in vertically integrated solutions for Class “A” industrial development, including developing, constructing, leasing, investing, and property management. With over 4 million square feet of acquired or developed buildings and 1,000 acres of land for future projects, we lead the market in providing comprehensive industrial solutions. Our sister company, Adler Realty Investments, founded in 1996, has acquired or developed 5.9 million square feet of properties, across all asset types nationwide.




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