



COMMERCIAL

3744 N HIGHWAY 16

INDUSTRIAL WITH YARD SPACE FOR SALE OR LEASE | EAGLE, ID 83616



SITE

PROPERTY INFORMATION:

Bldg Type: Industrial w/Yard
Bldg Size: 4,200 SF (total)
Lot Size: 1.24 Acres
Sale Price: \$1,200,000
Grade Level: 5
Power: 3-Phase on Site
Sprinklers: Yes
Zoning: RUT

LISTING HIGHLIGHTS:

Premier Eagle submarket location along the rapidly expanding Highway 16 corridor - an extremely rare industrial yard opportunity in a high-growth area.

Direct access from Highway 16 at N. Double S. Lane, offering seamless connectivity for logistics and daily operations.

High-visibility Highway 16 frontage with protected lot line from future highway expansion.

Functional single-user industrial building featuring **five grade-level doors**, ideally suited for a variety of industrial users.

Fully fenced and compacted yard with ample space for truck circulation and equipment maneuverability.

CUP in progress – contact agent for additional details.

AVAILABLE SPACE:

SPACE:	RSF:	RATE:
Whse/Shop	4,200 SF	\$1.35/SF
Yard Space	28,000 SF	\$0.10/SF



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PHOTOS



UPDATED: 3.23.2026

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NEW HIGHWAY 16 EXTENSION



**IMPROVED CONNECTION
FROM THE BOISE AREA
TO EMMETT!**

-EST. 25 MINUTE COMMUTE -

COURTESY OF
IDAHO TRANSPORTATION DEPARTMENT
FOR MORE INFORMATION PLEASE VISIT
ITDPROJECTS.IDAHO.GOV



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HIGHWAY 16
EXTENSION

SITE

1 MINUTE
to Improved
Highway 16

4 MINUTES
to Eagle Road
Corridor

19 MINUTES
to
I-84



DIRECT HIGHWAY 16 ACCESS WITH SEAMLESS CONNECTIVITY

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