

Red River

Logistics Center

951 Gowen Road, Boise, ID

CONSTRUCTION COMPLETE
IMMEDIATE AVAILABILITY

FOR LEASE ±900,981 SF
divisible

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PROPERTY HIGHLIGHTS

Red
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- ▶ Stand Alone Class A Industrial Building
- ▶ Largest Spec. Industrial Building Ever Built in the State of Idaho
- ▶ ±900,981 SF (Divisible)
- ▶ Only Available Opportunity for Large Tenants
- ▶ Building Designed as a Cross-Dock Facility
- ▶ Industry Leading 40' Clear Height Throughout
- ▶ Up to 172 Dock Doors Available
- ▶ Ample Employee and Trailer Parking Available Across the Site
- ▶ Access to Multiple I-84 On-Ramps
- ▶ Located in the Desirable Airport Submarket
- ▶ City of Boise Heavy Industrial District (M2D), Allows for Greatest Variety of Industrial Uses
- ▶ Project is Located within the Gateway East Urban Renewal District - **CLICK FOR MORE INFO.**

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SITE PLAN
WITH DIVISIBILITY OPTIONS



40' CLEAR HEIGHT

NEARBY AMENITIES

AMPLE POWER AVAILABLE

ESFR SPRINKLERS

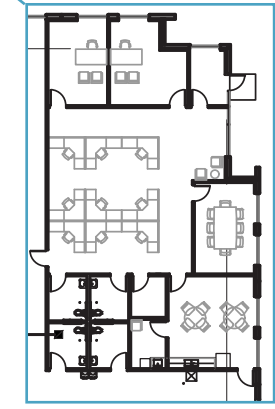
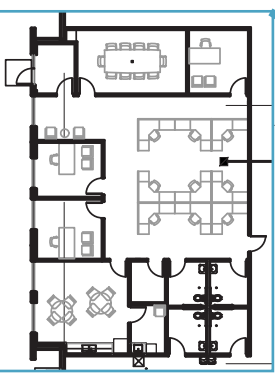
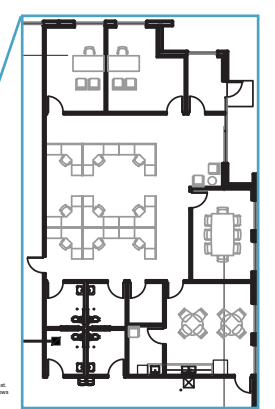
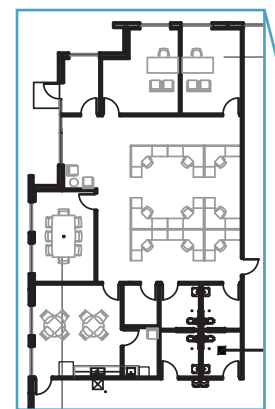
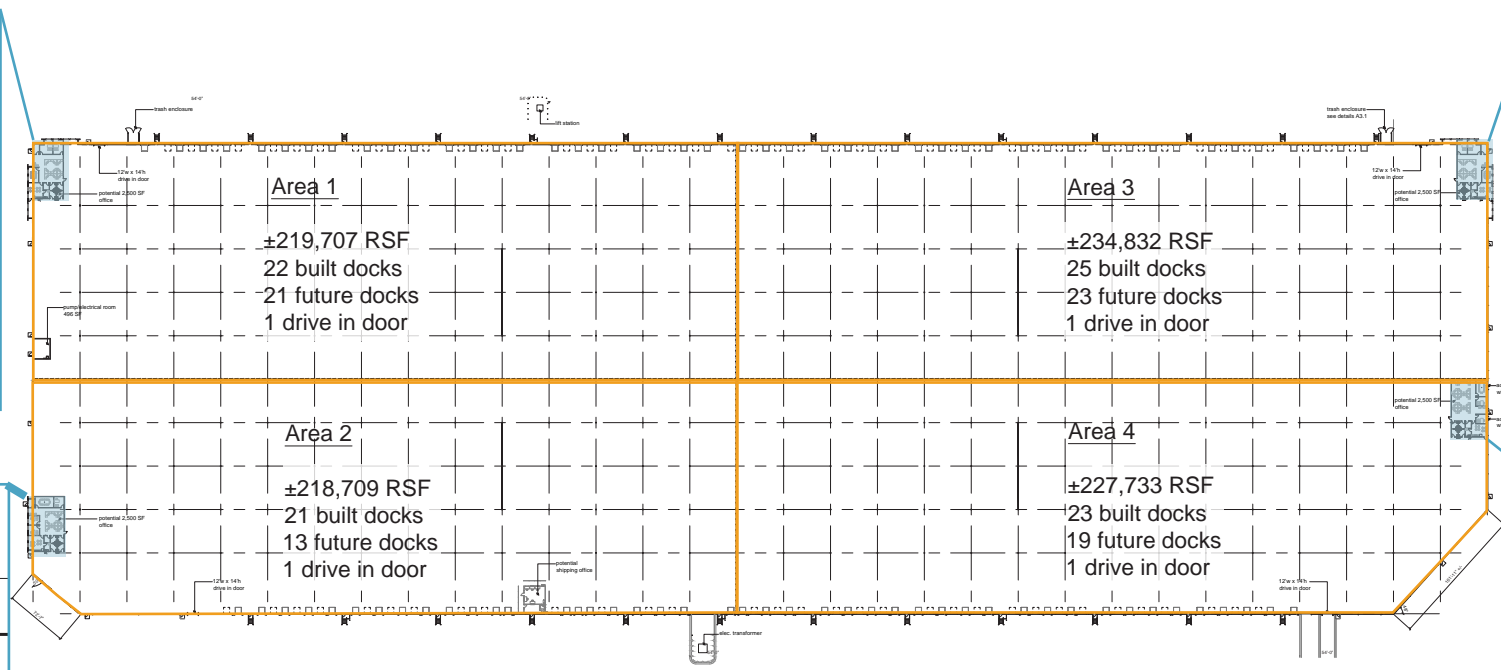
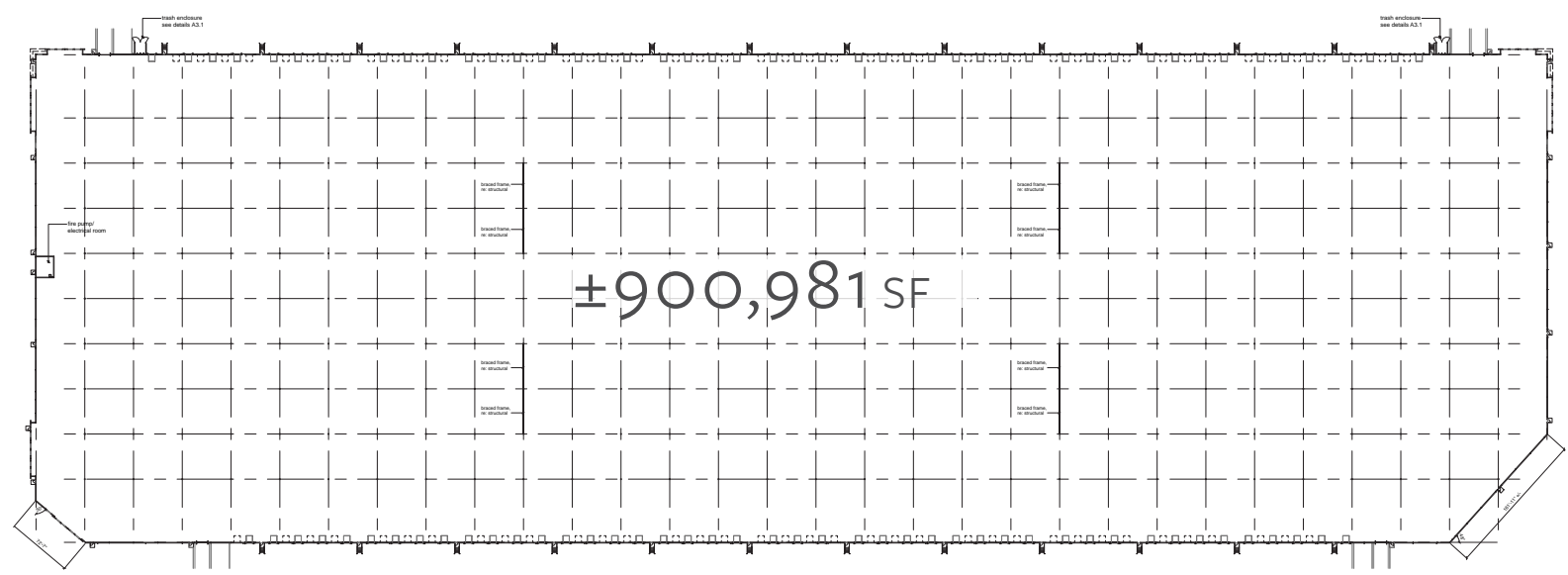
LEASE RATE: CONTACT AGENTS

BUILDING
FEATURES

- ▶ Building Size: ±900,981 SF (Divisible)
- ▶ Minimum divisibility ±218,709 SF
- ▶ Office: To suit
- ▶ Site Area: 93.72 Acres
- ▶ Clear Height: 40'
- ▶ Dock High Doors: 91 Built | 81 Future | 172 Total
- ▶ Drive in Doors: 4
- ▶ Auto Parking: 465 Spaces | 330 Future | 795 Total
- ▶ Fire Protection: ESFR
- ▶ Electrical Service: 4000 Amps 480/277v
- ▶ Roofing: 45 Mil White TPO w/R-25 Insulation
- ▶ Lighting: LED, 30 F.C.
- ▶ Building Dimensions: 1,674' x 540'
- ▶ Column Spacing: ±50' x 54' | 54' x 70' Speed Bay

FLOORPLAN

WITH DIVISIBILITY OPTIONS

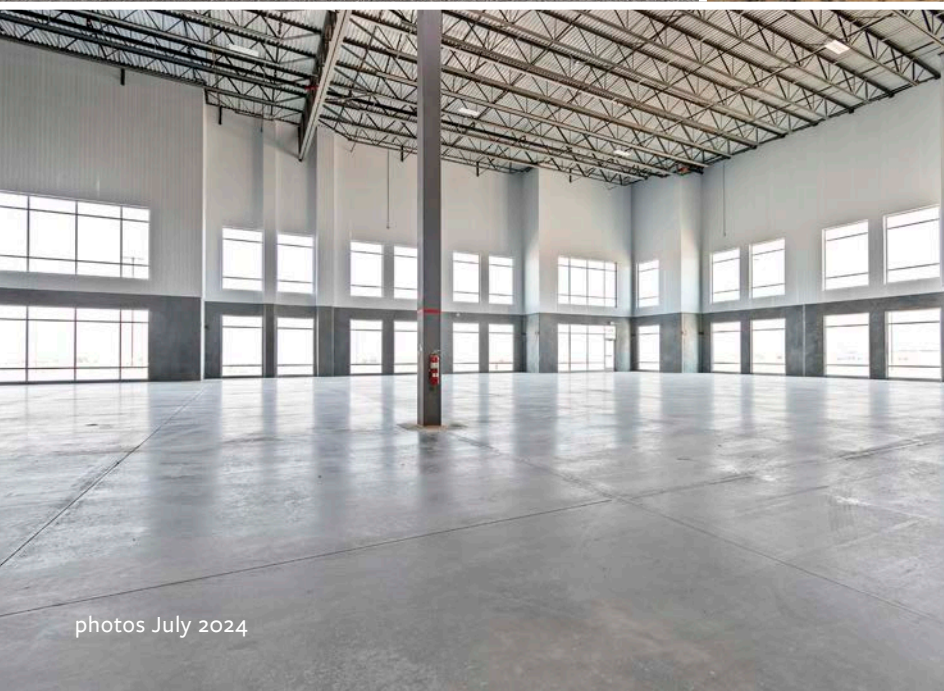




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photos July 2024



FLINT

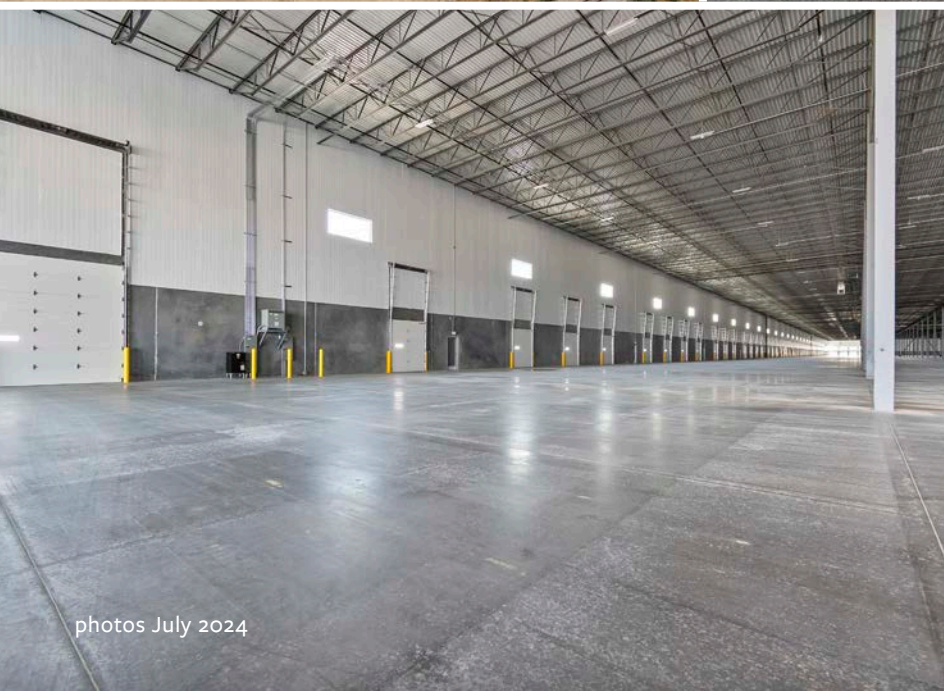
CBRE



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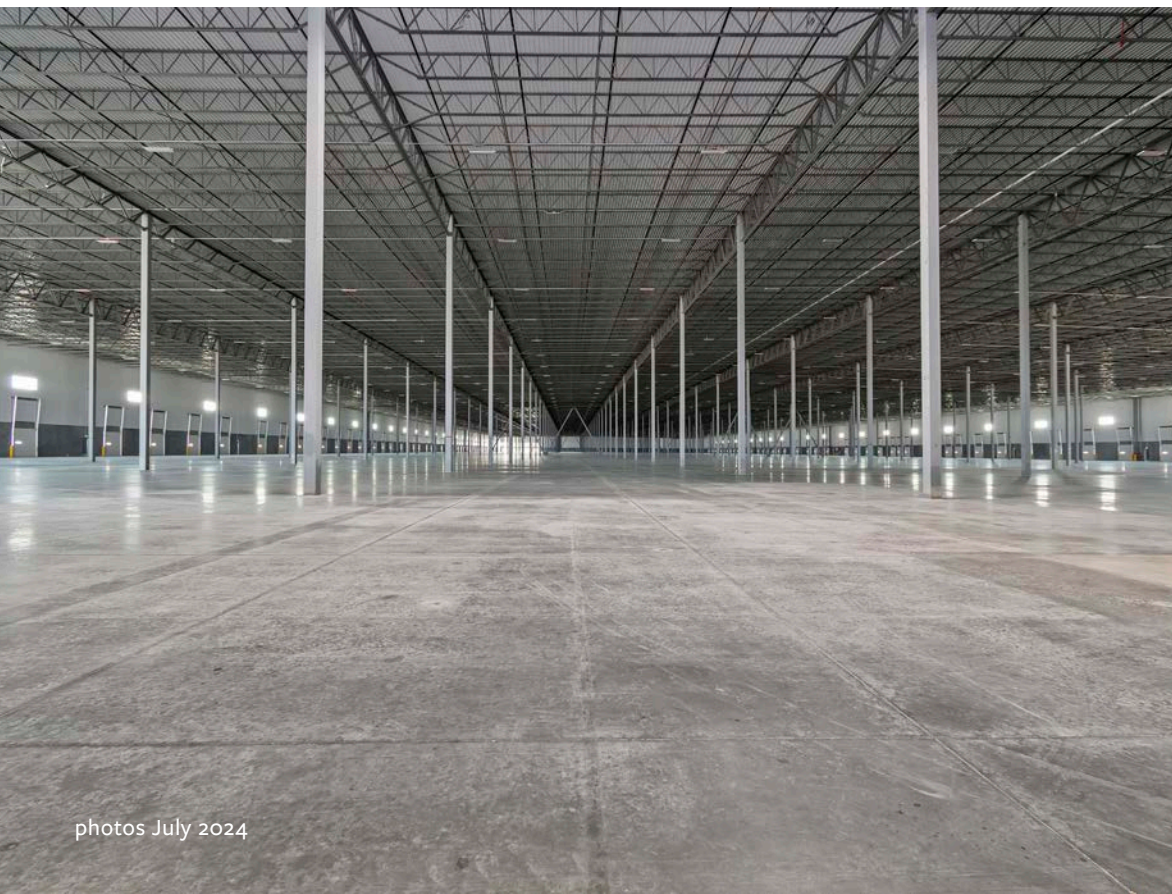
FLINT
DEVELOPMENT

CBRE

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FLINT
INDUSTRIAL

CBRE

exterior LED lighting with 1 foot candle
min. average light intensity

louvers or clerestories as needed

prefinished gutters and downspouts
with downspout guards

load bearing, tilt-up concrete panels
with R-13 rigid insulation min on interior
face from 12'-0" AFF to underside of
structure, decorative reveals and
textured paint.

prefinished 9'-0" x 10'-0" insulated overhead
doors with view panels, and dock equipment
and 12'-0" x 14'-0" drive-in doors

metal grate stairs and railings

concrete truck apron

54'-0" x 50'-0" typical structural bay spacing

40'-0" clear height at joists beyond speed bay

45 mil TPO roof with R-25 insulation

ESFR fire sprinkler system

metal deck shop primed white

high bay LED lighting with 30 foot candle min.
average light intensity

fire extinguishers surface mounted within 75'-0"
travel distance

7" concrete slab over compacted base

54'-0" x 70'-0" speed bay structural spacing

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section exhibit

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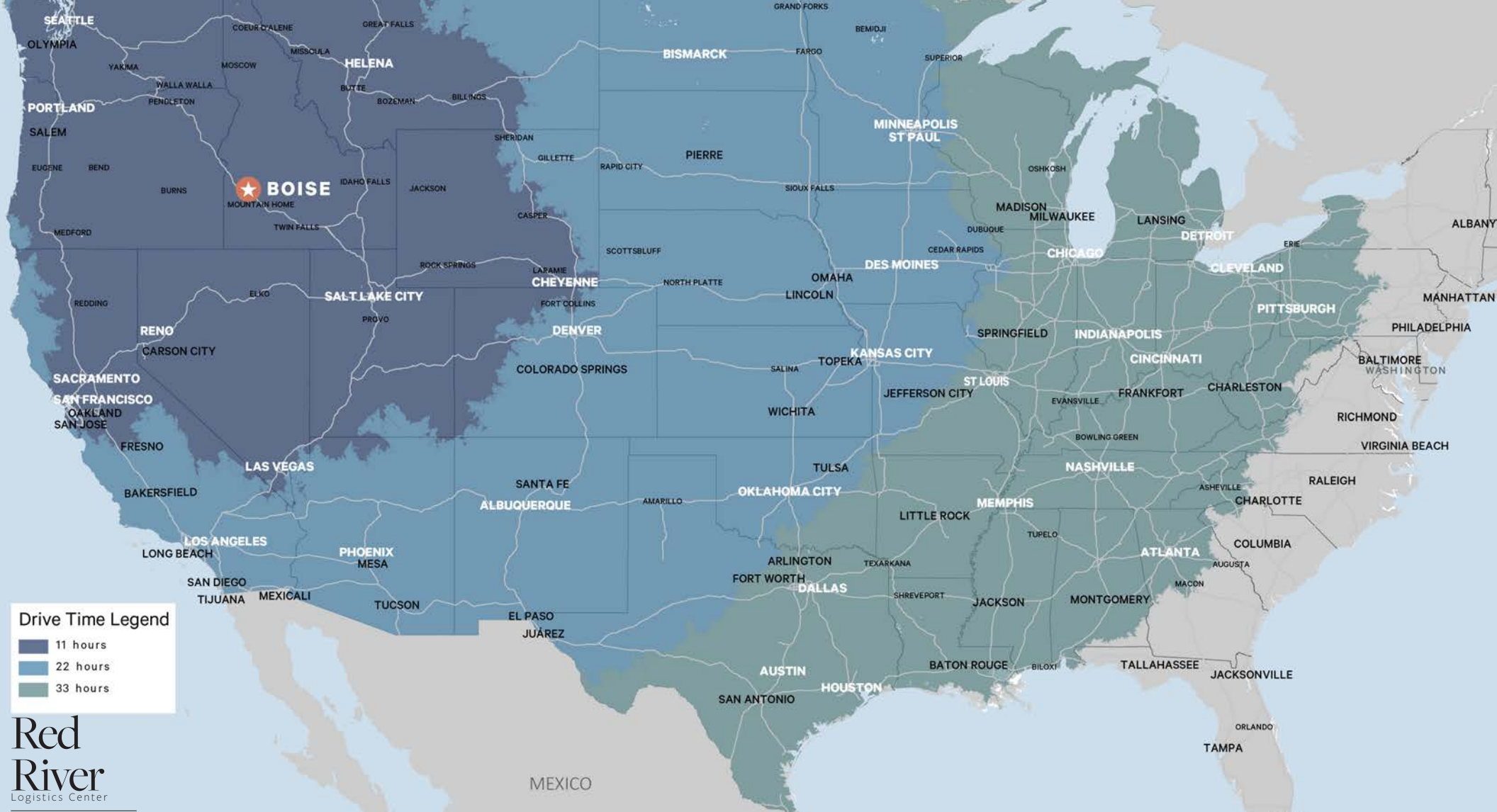
site location

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site

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Transit Analysis From Boise, ID

ONE DAY TRUCK SERVICE			ONE DAY TRUCK SERVICE			TWO DAY TRUCK SERVICE			THREE DAY TRUCK SERVICE		
Distance (mi.)		Time (est. hrs.)	Distance (mi.)		Time (est. hrs.)	Distance (mi.)		Time (est. hrs.)	Distance (mi.)		Time (est. hrs.)
Twin Falls, ID	123	2	Missoula, MT	382	8	Buffalo, WY	701	11.25	Atlanta	2,167	31
Idaho Falls, ID	281	3.75	Sacramento , CA	557	8.5	Denver, CO	809	11.5	Chicago	1,687	25
Salt Lake City, UT	334	4.5	Billings, MT	607	9	Bakersfield, CA	831	12.5	Cincinnati	1,924	28
Bend, OR	322	5.25	Casper, WY	702	9	Los Angeles, CA	891	13.25	Dallas	1,583	23.50
Portland, OR	434	6.25	Greet Falls, MT	569	9	Phoenix, AZ	910	14	Detroit	1,953	
Spokane, WA	424	6.25	Las Vegas, NV	618	9.25	San Diego, CA	953	14	Houston	1,820	27
Reno, NV	426	6.5	Redding, CA	594	9.5	Albuquerque, NM	930	14.25	Nashville	1,921	28
Eugene, OR	455	7.5	San Francisco, CA	643	10						
Seattle, WA	508	7.5	Cheyenne, WY	730	10.25						
Medford, OR	475	8	Fresno, CA	723	11						

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