

**RARE SINGLE TENANT INDUSTRIAL BUILDING
FOR LEASE**



5414

MORRIS HILL RD

BOISE, ID 83706

**EXTENSIVE REMODEL PLANNED
AVAILABLE SUMMER 2026**

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CBRE



PROPERTY HIGHLIGHTS



**Rare Single Tenant Industrial Warehouse
in Desirable Central Boise Location**



**Extensive Remodel Planned with
Numerous Improvements**



**Available
Summer 2026**



**Ample
Power**



Total SF: ± 19,600
• Warehouse: ± 16,800 SF
• Office: ± 2,800 SF (Planned Spec. Office)



**Zoning: I-1
(Light Industrial | City of Boise)**



**Secure
Fenced Yard**



**Lease Rate
Contact Agent**

BUILDING DETAILS



TOTAL SF
±19,600

WAREHOUSE
±16,800 SF

PLANNED SPEC OFFICE
±2,800 SF

*Office can be modified to suit tenant needs if ownership engaged prior to permitting and construction.



LEASE RATE
Contact Agent



DOCK HIGH DOORS
THREE (3)



Newly Installed Fire Suppression System Throughout



PARCEL SIZE
1.57 ACRES



GRADE LEVEL DOORS
TWO (2) - 14' X 14'



CLEAR HEIGHT
16'



POWER
1200 AMPS | 120/240V | 3 PHASE



PARKING
30 SPOTS

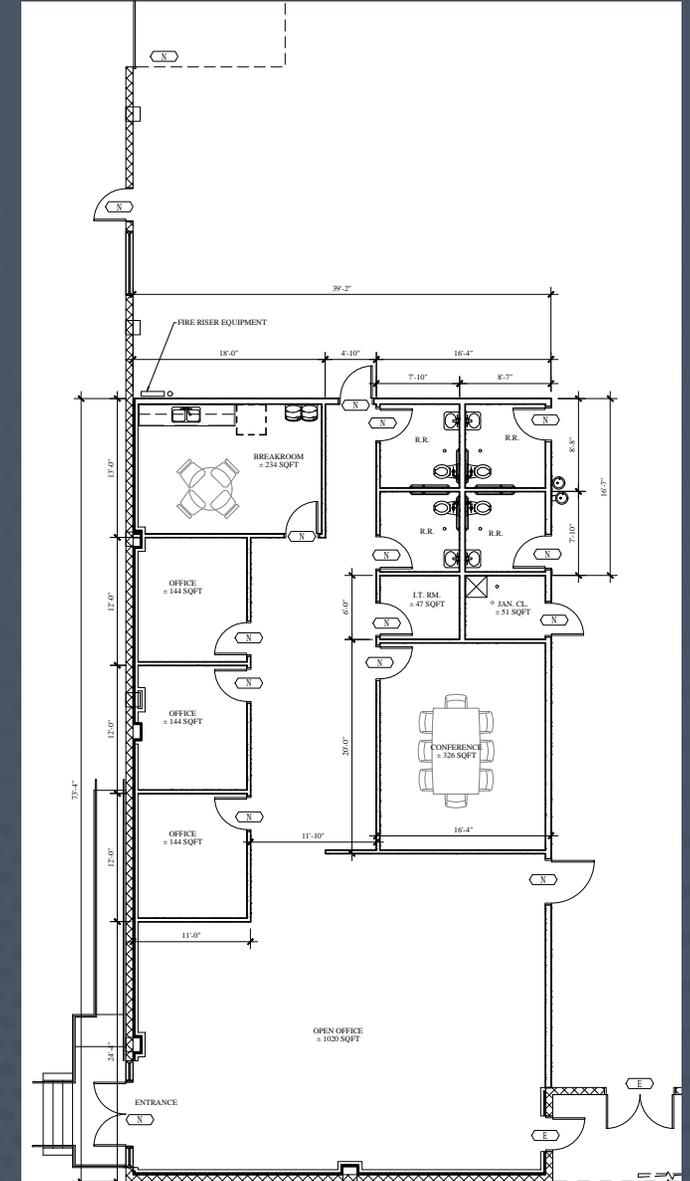
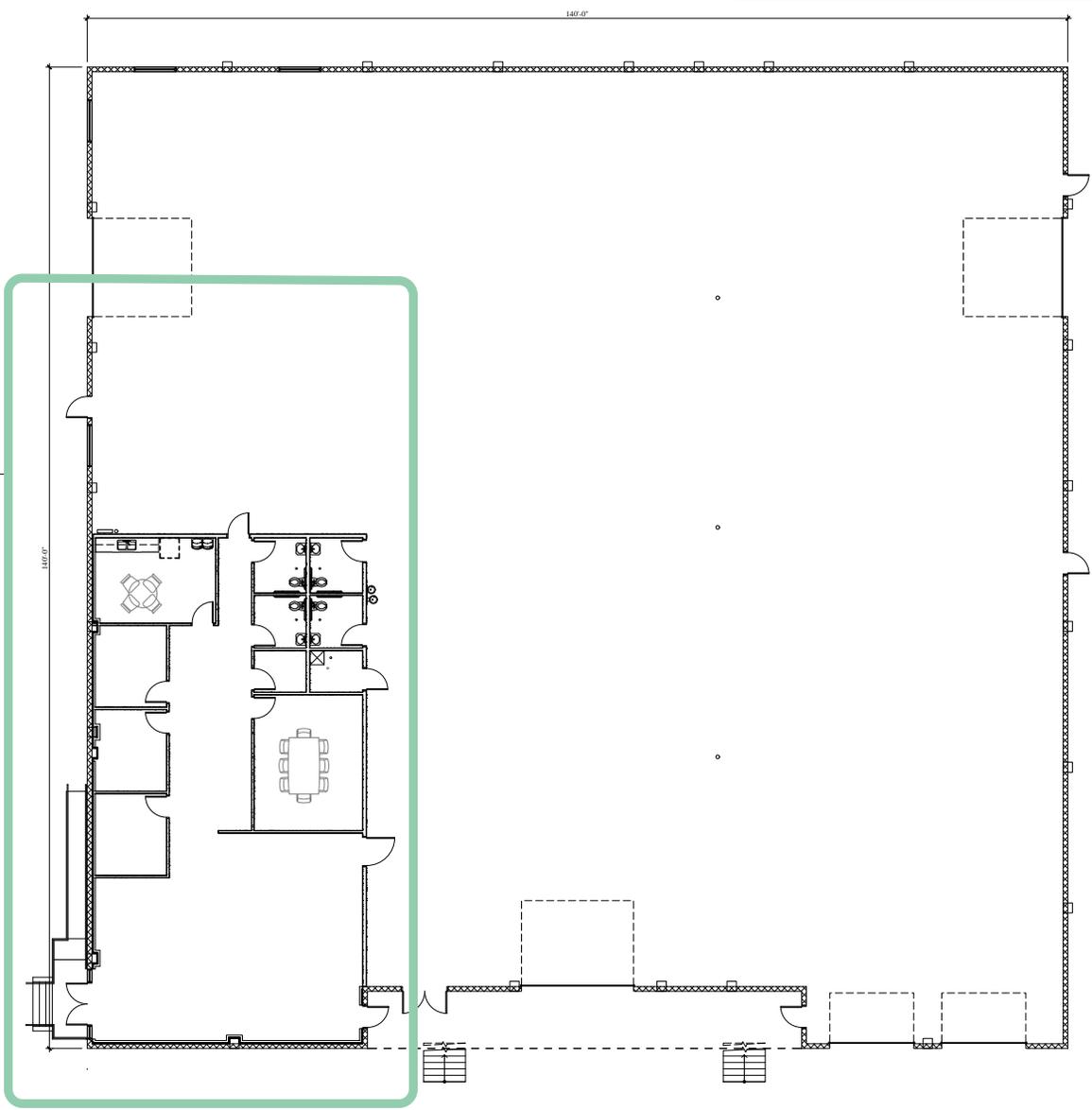
Planned Improvements

- + New store front with double opening doors, side lights, and awning (see rendering and elevation for details)
- + New ±2,800 SF office which will include:
 - Open office/showroom
 - Three (3) private offices
 - Conference room
 - Breakroom
 - Four (4) restrooms
 - IT room
 - Janitorial closet
- + New fire suppression system throughout
- + New exterior paint
- + Parking lot to be re-stripped and sealed
- + Expanded fenced yard
- + New 14' x 14' door on south side of building
- + Updated/new insulation throughout
- + Updated lighting and HVAC

*exact specifications of planned improvements to be determined and planned improvements are subject to change.

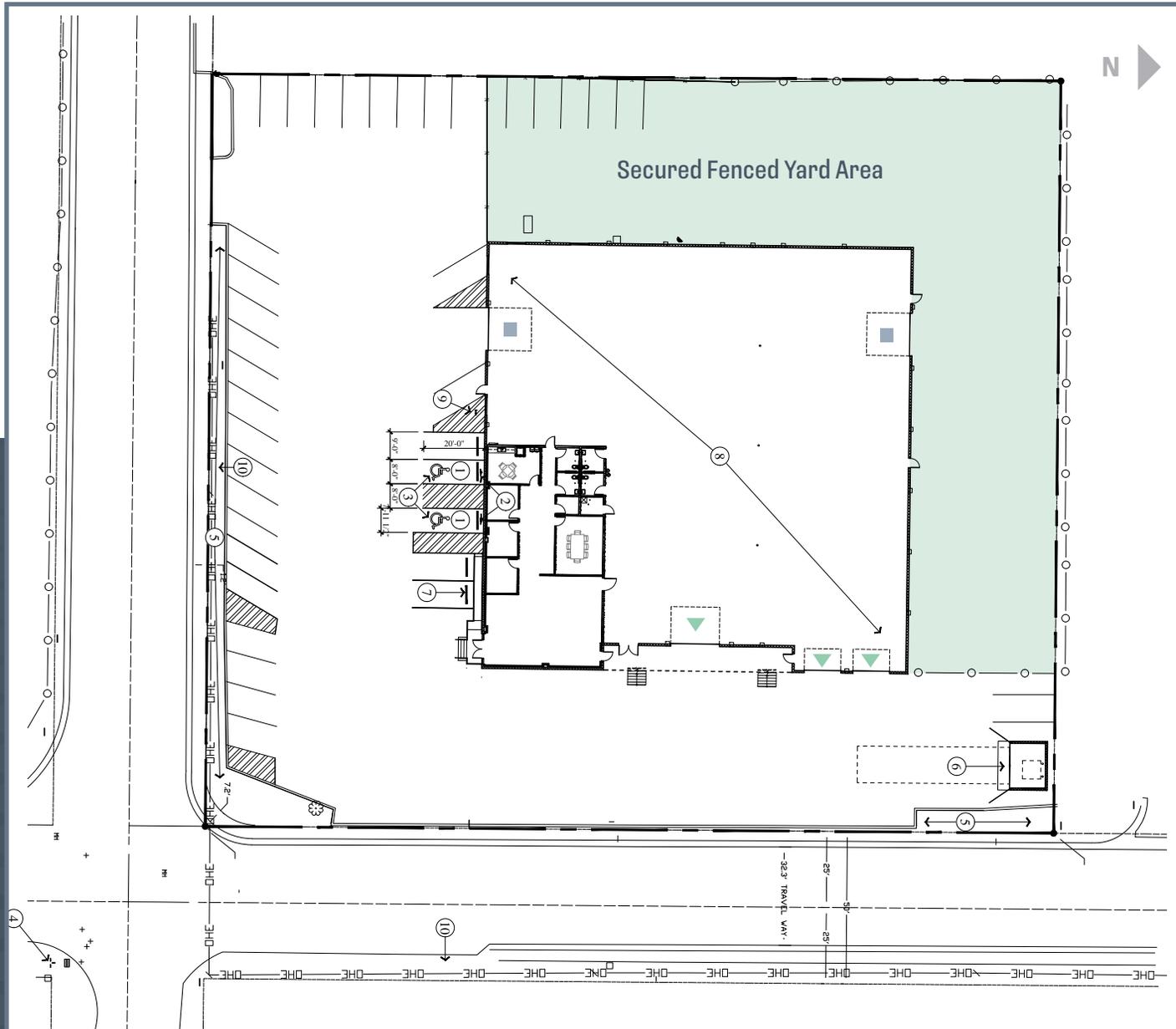
FLOOR PLAN

Spec Office | ± 2,800 SF



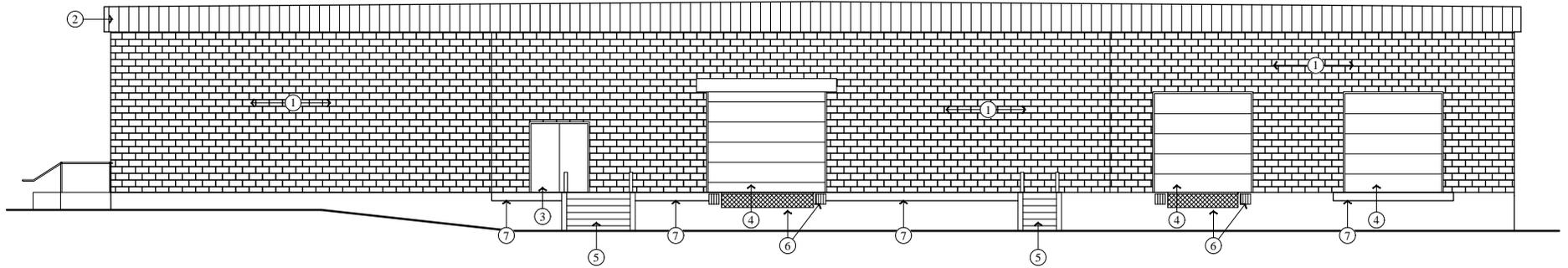
SITE PLAN

- GRADE LEVEL DOORS (2)
- ▲ DOCK HIGH DOORS (3)

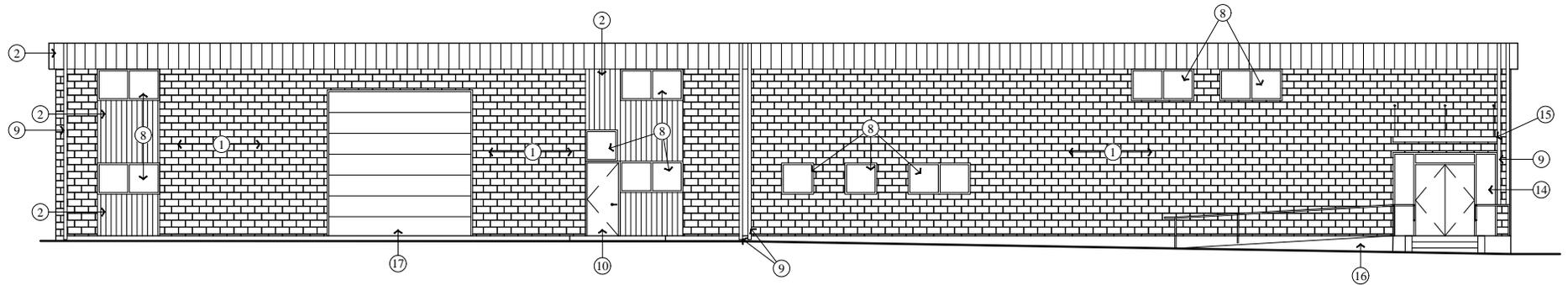


ELEVATIONS

New East Elevation



New South Elevation



RENDERINGS



PHOTOS



LOCATION

5414
MORRIS HILL RD



ORCHARD EXIT

2 MINUTES / 0.9 MILE

CURTIS EXIT

4 MINUTES / 0.8 MILE

DOWNTOWN BOISE

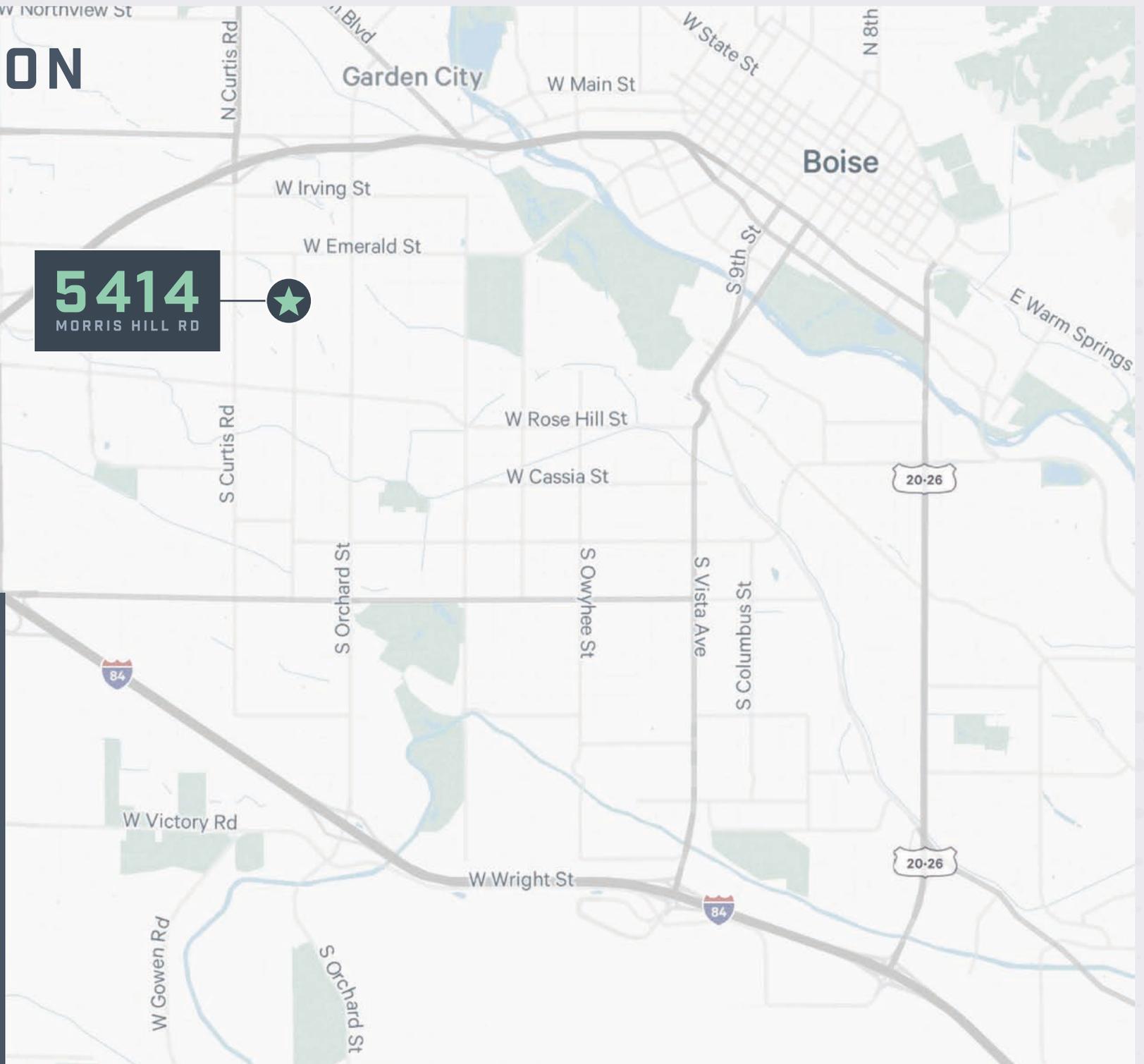
9 MINUTES / 3.9 MILES

BOISE AIRPORT

10 MINUTES / 4.2 MILES

MICRON CAMPUS

13 MINUTES / 8.5 MILES



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