

INDUSTRIAL FOR SALE

525 STEELHEAD WAY

LIGHT INDUSTRIAL



## LIGHT INDUSTRIAL FOR SALE

**KW COMMERCIAL | BOISE**

1065 S. Allante Place  
Boise, ID 83709



Each Office Independently Owned and Operated

**PRESENTED BY:**

**JASON KNORPP, CCIM**

O: (208) 283-8121

[jason@teknorinc.com](mailto:jason@teknorinc.com)

SP41881, Idaho

**SHANNON METCALF**

O: 208-703-0686

[shannon@shannonmetcalfrealty.com](mailto:shannon@shannonmetcalfrealty.com)

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# EXECUTIVE SUMMARY

525 STEELHEAD WAY



## OFFERING SUMMARY

<b>PRICE:</b>	\$2,990,000
<b>BUILDING SF:</b>	14,009
<b>PRICE / SF:</b>	\$228.42
<b>LOT SIZE:</b>	0.99 acres
<b>ZONING:</b>	Light Industrial
<b>GRADE DOORS:</b>	2
<b>POWER:</b>	400A 3P 208V
<b>YEAR BUILT:</b>	1990
<b>RENOVATED:</b>	2014

## PROPERTY OVERVIEW

Come discover this unique industrial property situated in a highly accessible and centrally located area of Boise. It is conveniently located near the "Flying Wye" of I-84, and a variety of retail shopping like the Boise Towne Square Mall, Target, Cabelas, restaurants, and much more. This light industrial building is perfectly suited for a variety of uses, with the added benefit of food service.

### The building has some great features:

- 14,009 square feet including a 3,996 SF restaurant, 1,040 SF walk-in cooler, and a sectioned warehouse that is 8,973 SF
- Restaurant features a patio, hood system, 1500-gallon grease trap, ADA bathrooms, well-appointed dining area, large kitchen, and 2 offices.
- The warehouse has a trench drain, bathroom, and two 12 Ft. High x 10 Ft. wide grade level doors.
- Two 400 Amp 208 3 Phase service powers the building
- Exterior includes 40 parking spaces, a gated yard and 400 SF Storage Space

This versatile industrial property presents endless opportunities. Its exceptional location, diverse functionality, and ample features make it an outstanding investment for those looking to capitalize on Boise's thriving business landscape.

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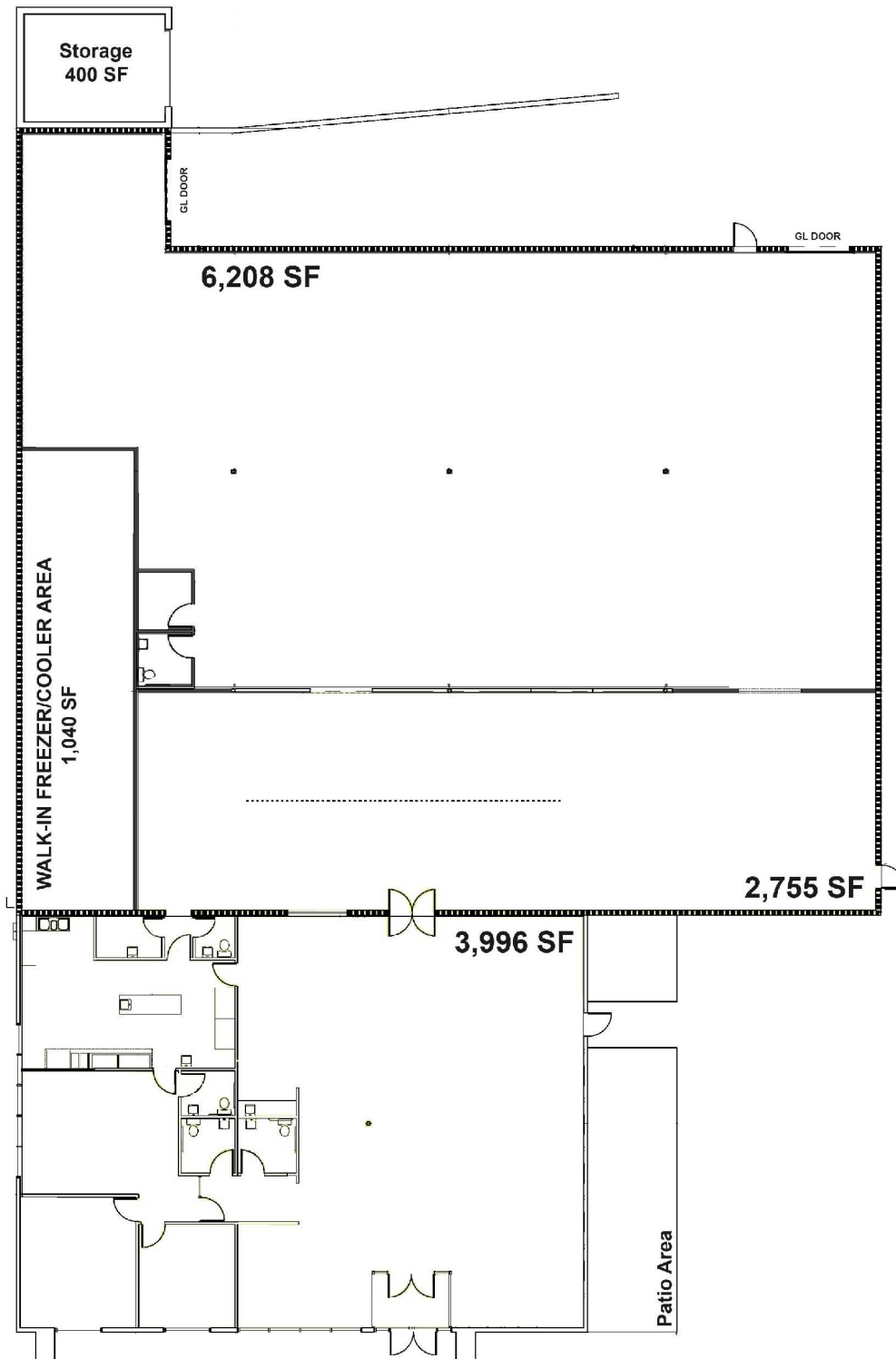
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# PROPERTY PHOTOS

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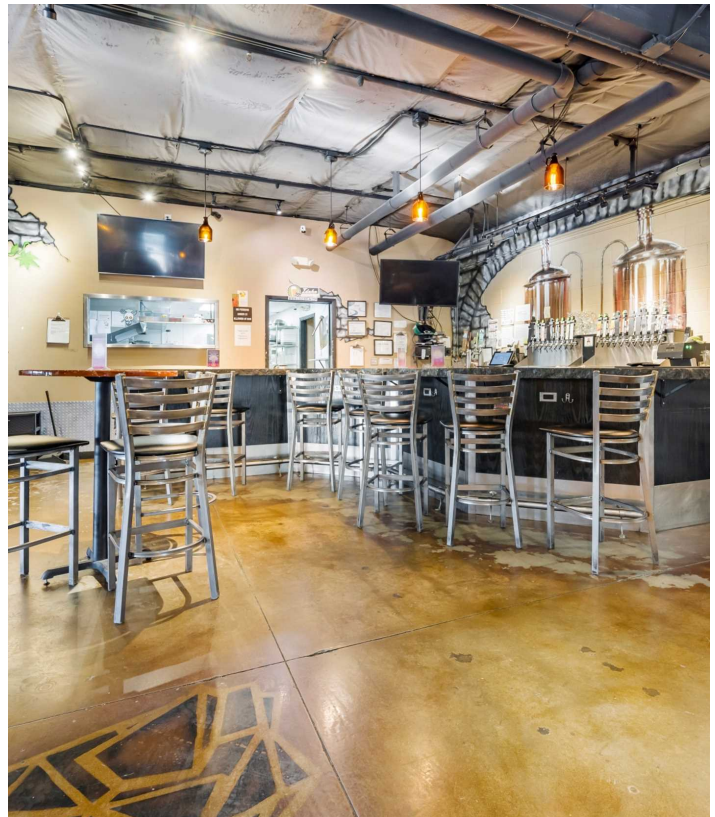
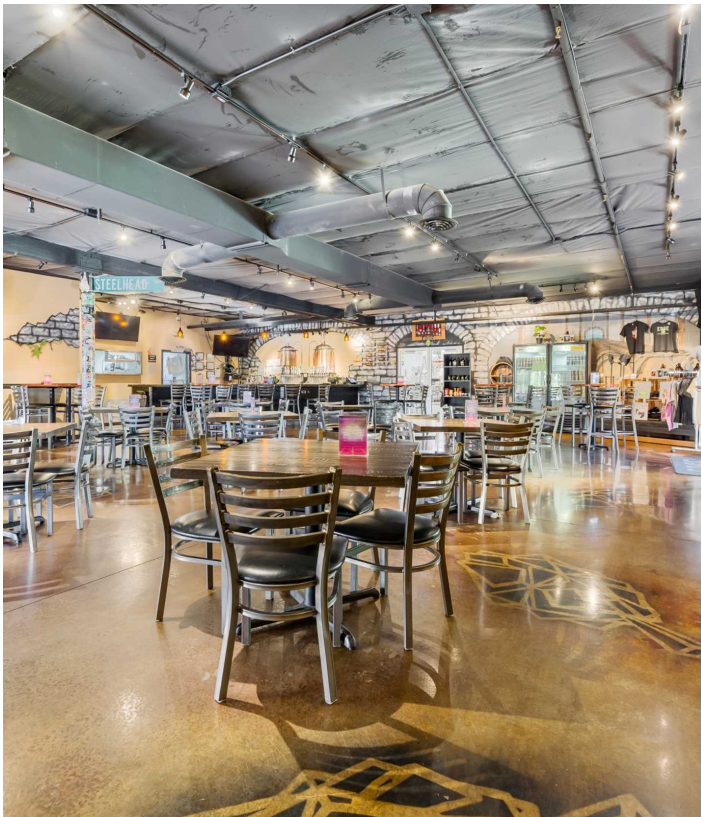
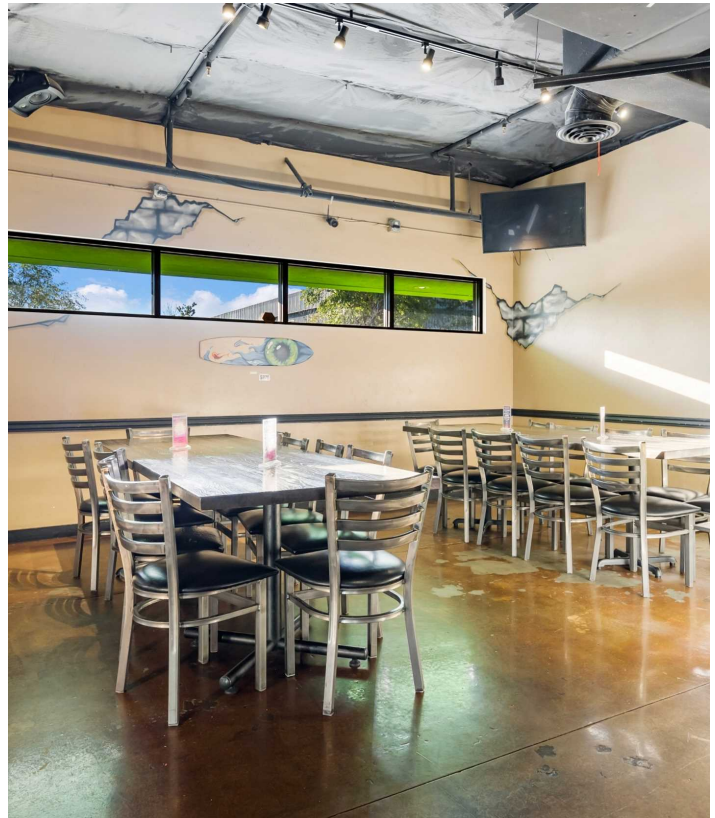
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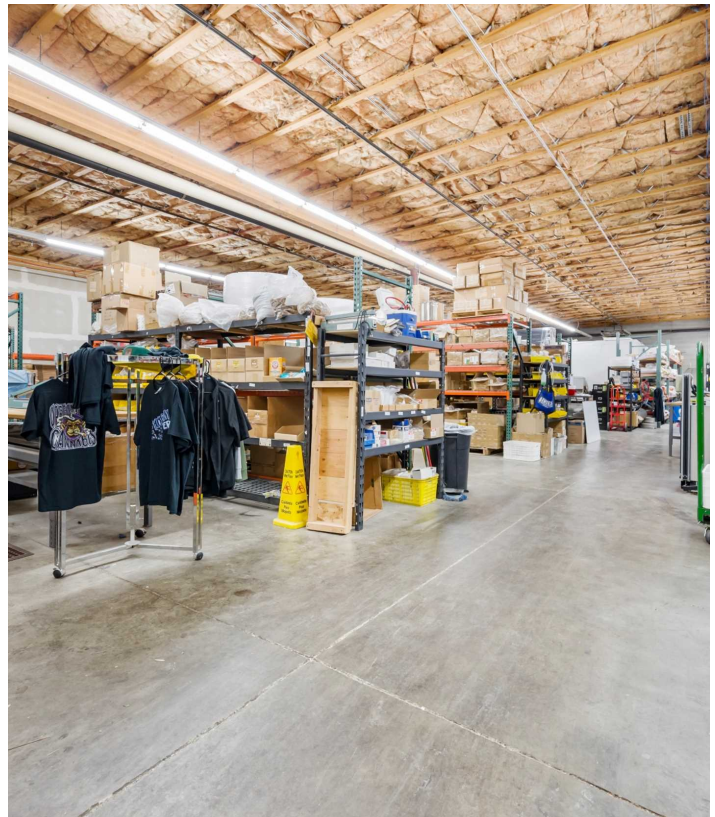
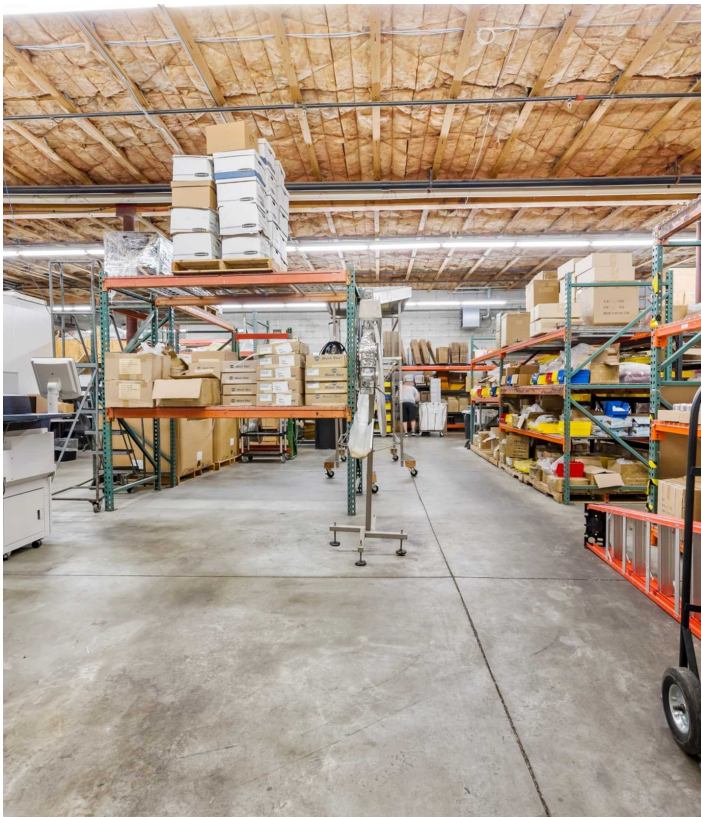
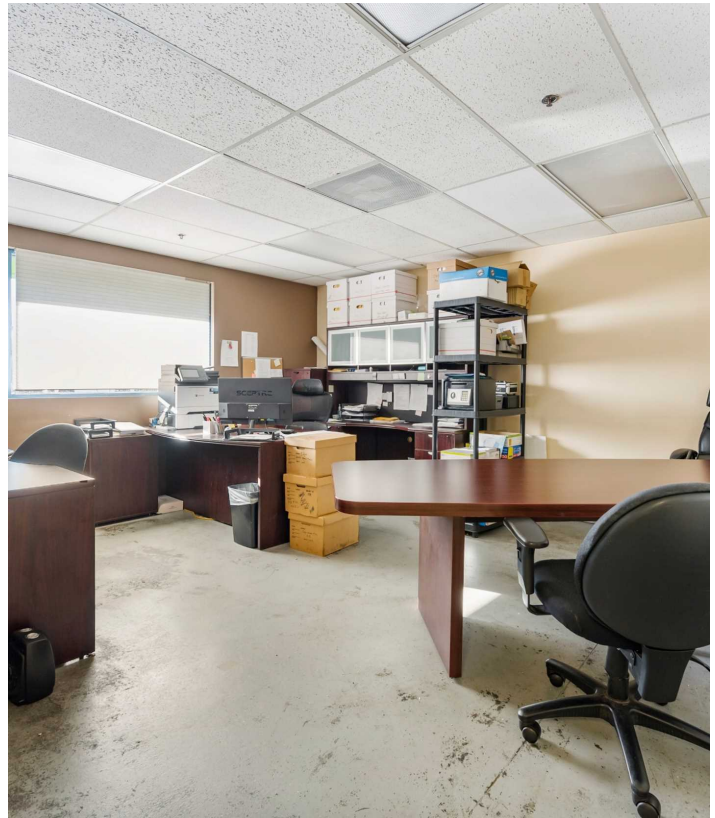
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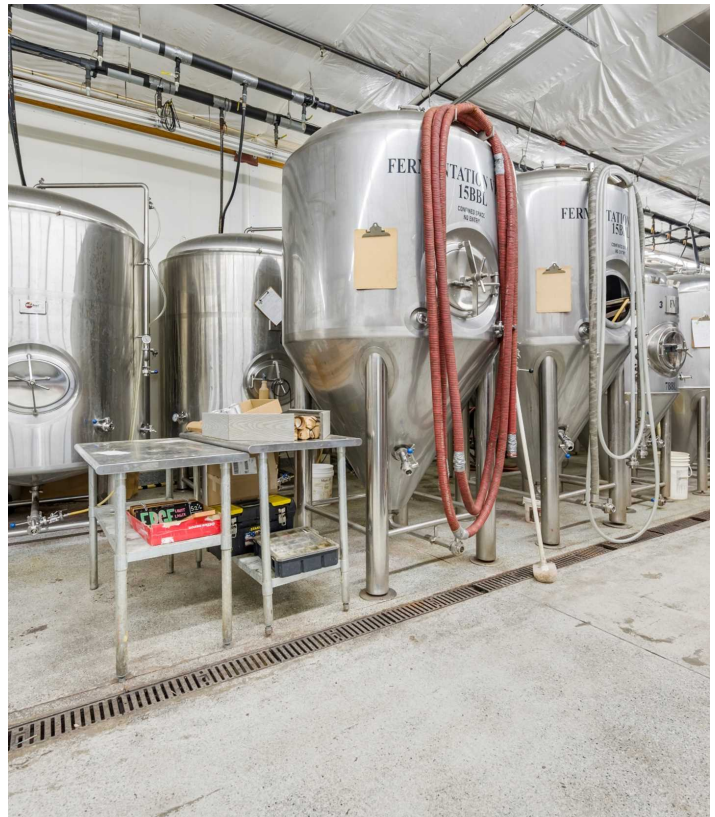
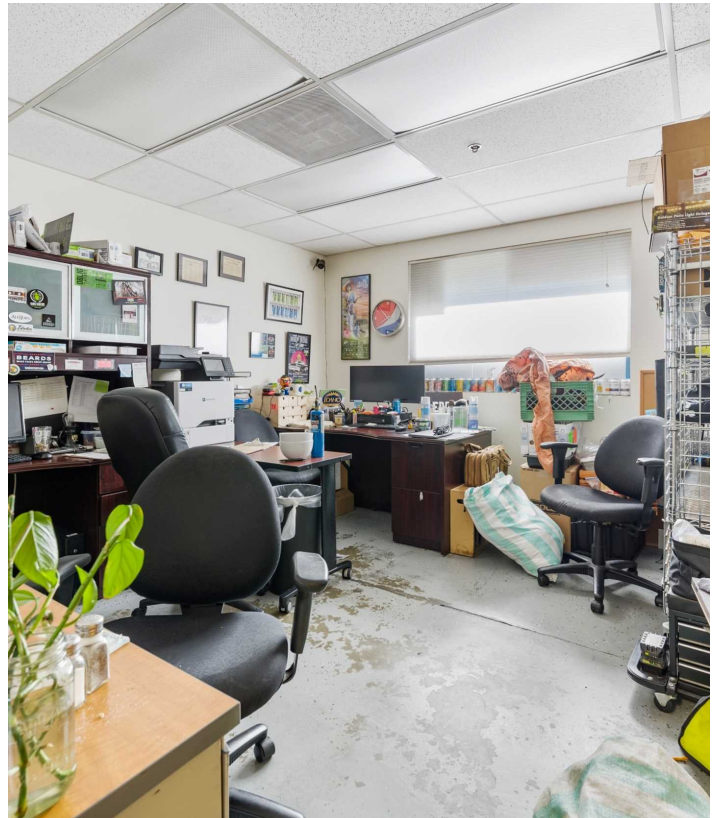
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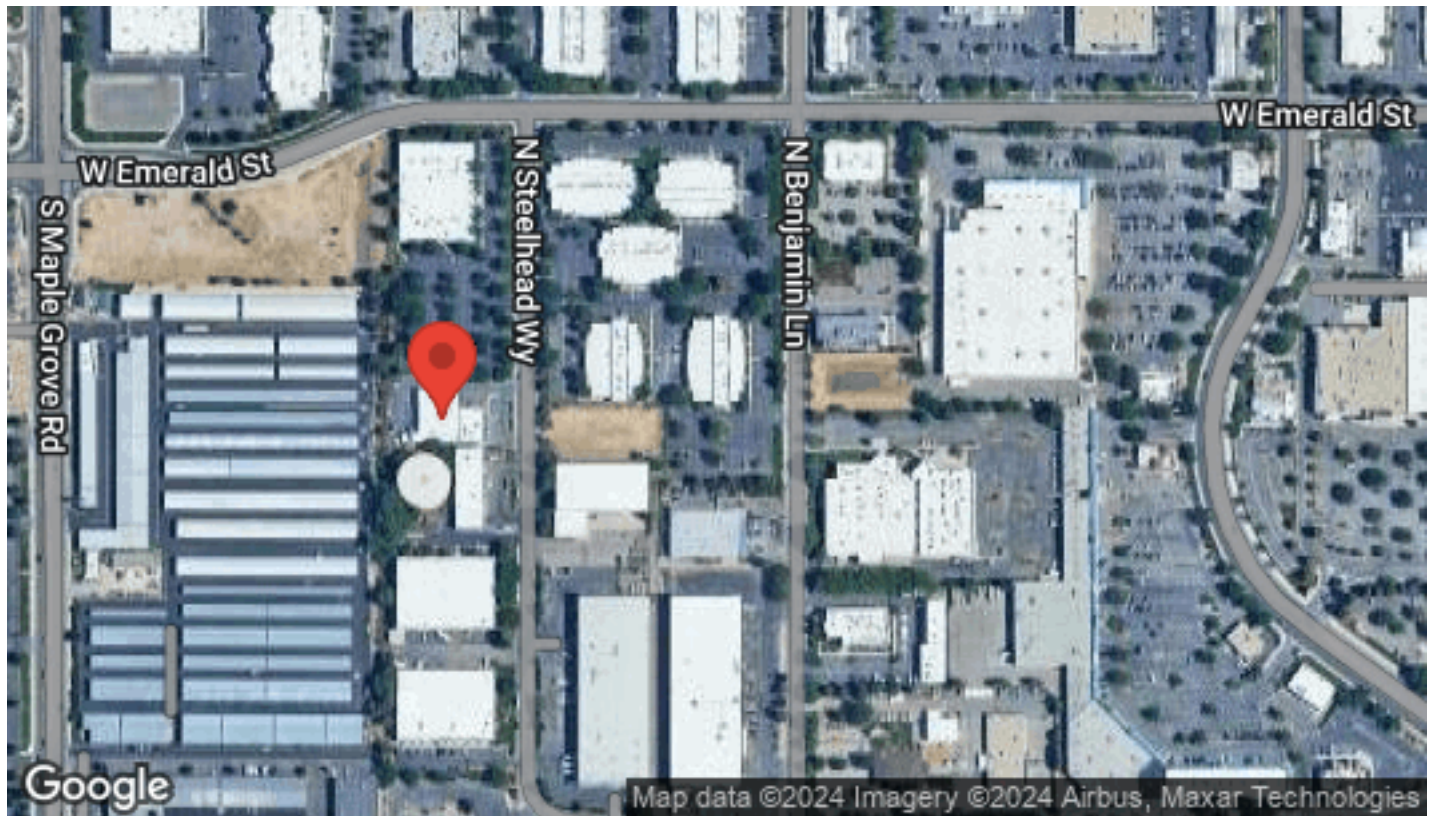
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# LOCATION MAPS

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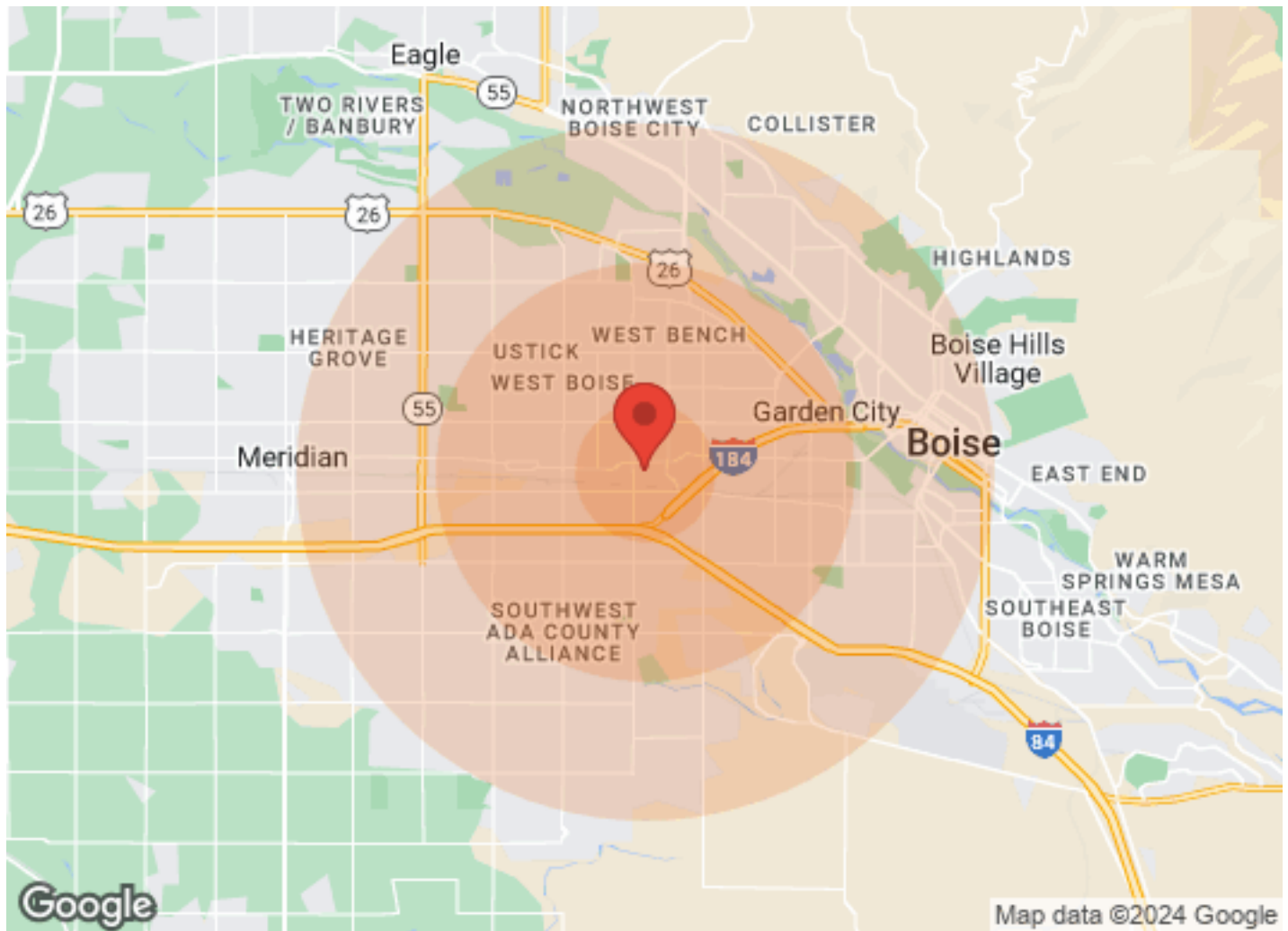
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# DEMOGRAPHICS

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Income</b>			
Male	4,411	47,863	113,342	Median	\$45,595	\$41,505	\$44,050
Female	4,769	49,723	116,412	< \$15,000	255	4,556	11,218
Total Population	9,180	97,586	229,754	\$15,000-\$24,999	458	4,356	9,197
				\$25,000-\$34,999	577	5,590	11,188
<b>Age</b>				\$35,000-\$49,999	801	6,514	14,715
Ages 0-14	1,883	19,880	46,657	\$50,000-\$74,999	720	8,122	19,241
Ages 15-24	1,151	12,732	30,210	\$75,000-\$99,999	410	4,648	11,726
Ages 25-54	3,631	39,513	93,574	\$100,000-\$149,999	290	3,822	10,304
Ages 55-64	1,072	11,502	26,879	\$150,000-\$199,999	107	752	2,666
Ages 65+	1,443	13,959	32,434	> \$200,000	14	325	2,028
				<b>Housing</b>			
<b>Race</b>				Total Units	4,043	41,368	98,904
White	7,825	87,508	212,104	Occupied	3,678	38,277	91,667
Black	52	1,177	2,178	Owner Occupied	2,184	24,174	57,592
Am In/AK Nat	20	176	305	Renter Occupied	1,494	14,103	34,075
Hawaiian	7	17	98	Vacant	365	3,091	7,237
Hispanic	1,393	9,554	16,087				
Multi-Racial	1,788	13,114	22,770				

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