

For Lease / New Construction

Joplin Business Center

11242 Joplin Road | Boise, ID

Key Highlights

- Rare opportunity to lease 2,500 to 5,000 SF
- 10'x14' grade level rear loading
- Fire Sprinklers / 200 Amps per bay / 2 per 1,000 SF parking / outside storage opportunities
- Spec offices included
- Custom Tenant Improvement construction can start immediately
- 18'-20' clear height
- Quiet private setting with Boise address
- Future phases to provide three additional buildings

Contact

Scott Raeber, MBA, CCIM
+1 208 472 2817
scott.raeber@colliers.com

Josh McFadyen
+1 760 212 2279
josh.mcfadyen@colliers.com

Space Available

Building	Size	NNN Rate
11242	2,500 - 5,000 SF	Starting at \$1.45* NNN
11248	2,500 SF	Starting at \$1.45* NNN

*Depending on size and build-out

**NNN estimated \$0.25/SF after stabilization

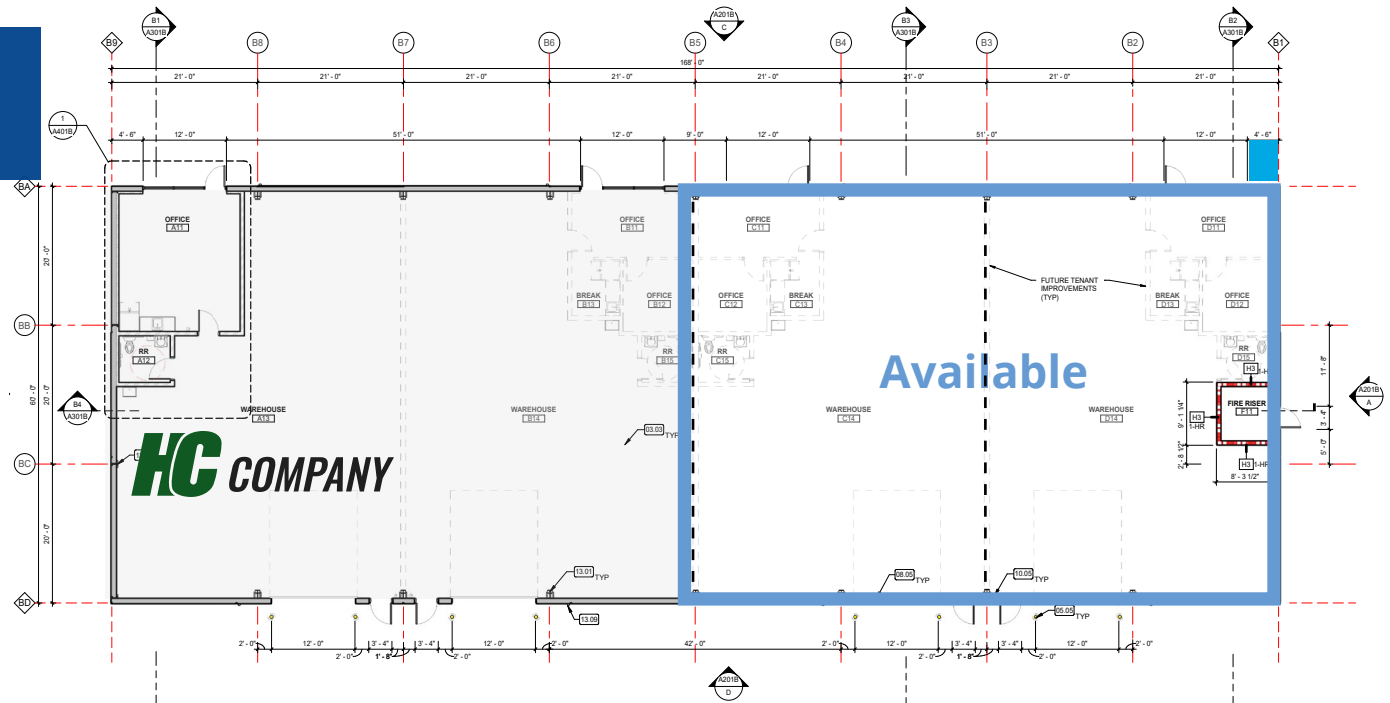
Property Overview

Property Type	Industrial / Flex
Building Size	10,000 – 20,000 SF
Land Size	±4 Acres
Parking	2.0 : 1,000 SF
Lease Type	NNN

Floor Plans

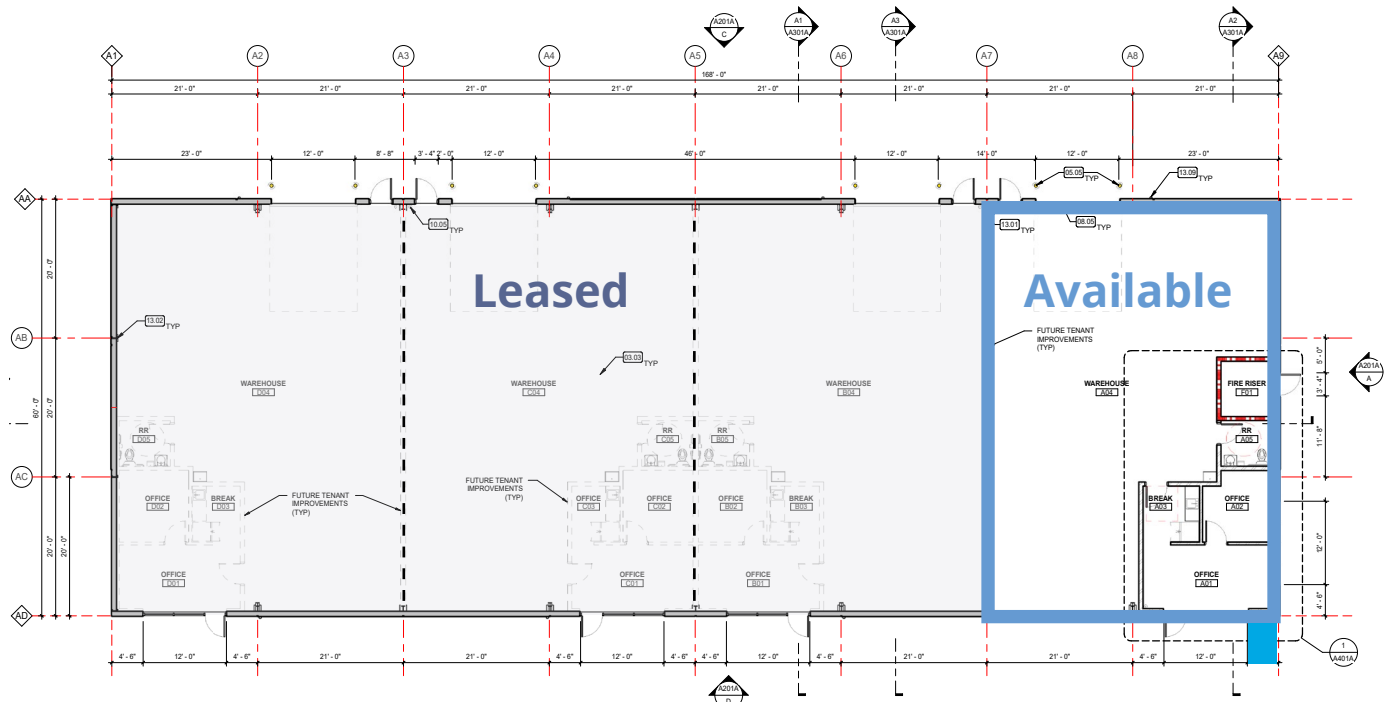
Building 11242

2,500 to 5,000 SF



Building 11248

2,500 SF



Site Plan/Zoning

Address 11242 W Joplin Rd.

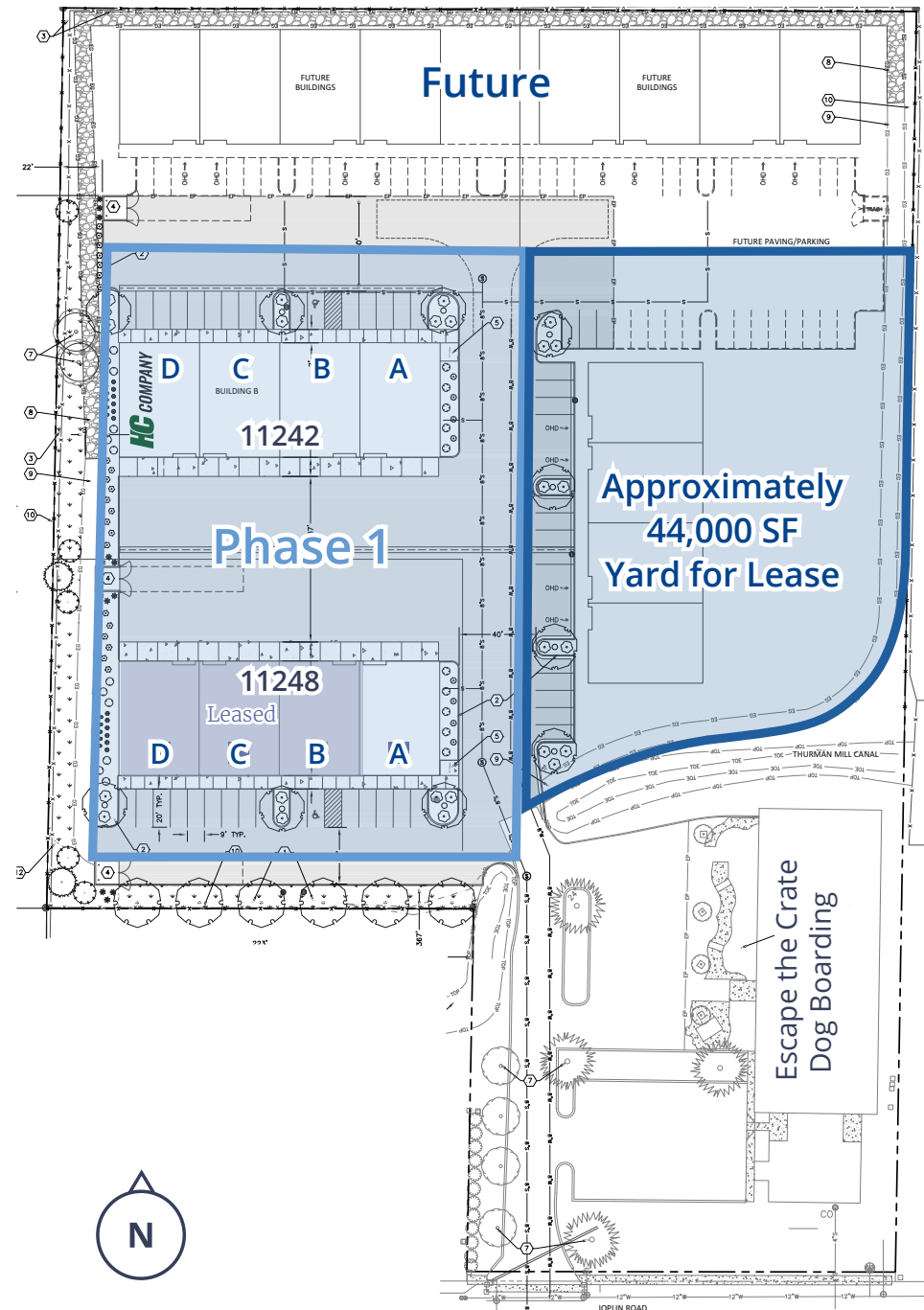
Zoning I-1 - Industrial Light

Overlay Districts None

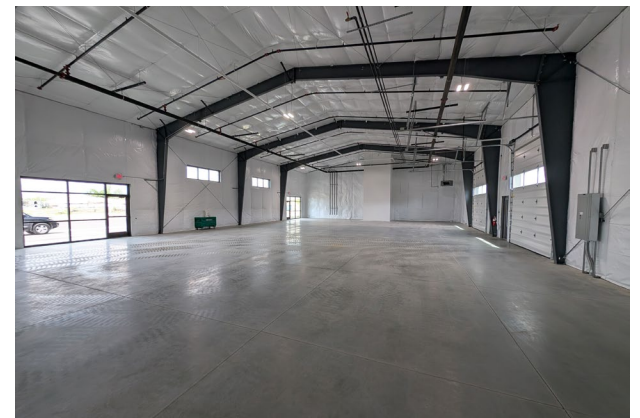
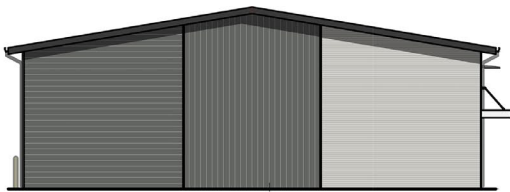
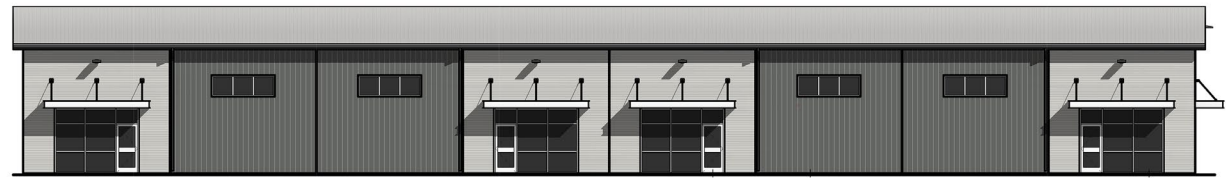
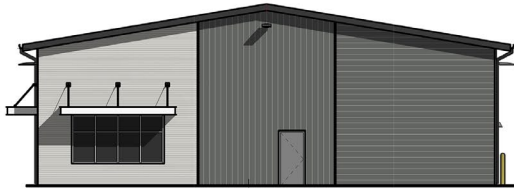
Sensitive Lands None

Industrial Zoning Districts

The I-1 zoning district is intended to accommodate light manufacturing, assembly, fabrication and technology-related land uses that may require significant transportation services but that typically do not operate during nighttime hours and are generally compatible with nearby commercial and residential areas.



Phase 1 Elevations



Property Photos



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Location



755 West Front Street, Suite 300
Boise, Idaho 83702
+1 208 345 9000
colliers.com/idaho

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