

Industrial Outdoor Storage For Lease

±5.3 Acres

4620 S. Apple Street,
Boise, ID



Michael McNeight

+1 208 472 2865

michael.mcneight@colliers.com

Steve Foster

+1 208 472 2834

steve.foster@colliers.com



Contact agent regarding build-to-suit opportunities. 10,000 SF buildings available for lease.

Key Highlight

- Available: ± 5.3 Acres for lease
- Conveniently located at the corner of Apple Street & Federal Way
- Close proximity to Boise Airport, Micron, I-84 and Downtown Boise
- Rail served (contact agent for more details)

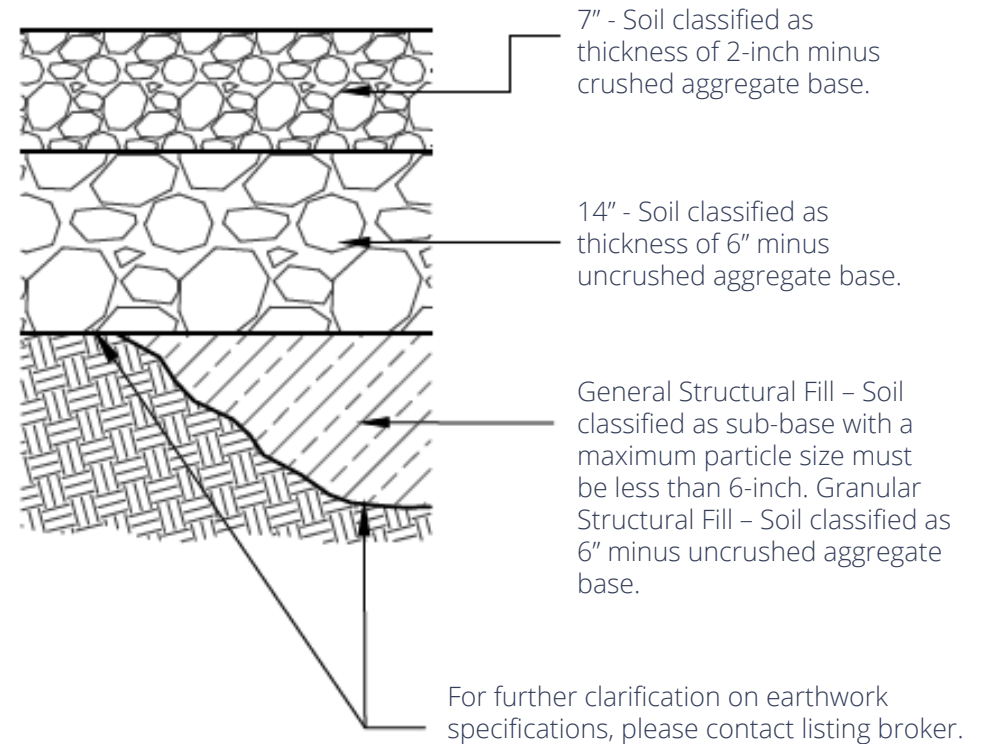
Forthcoming improvements include:

- Graded/compacted
- Crushed aggregate base
- Individual drive aisles
- Improved access and ingress/egress directly off of Apple Street
- Fenced w/ barbed wire facing out

Property Overview

Property Type	Industrial/Industrial Outdoor Storage
Land Size	10.933 Acres
Lease Rate	Contact Agent
Location	Corner of Apple Street & Federal Way
Parcel No.	S1036223150
Zoning	I-1
Property Access/ Touring Instructions	Contact Agent

Yard Specifications



General Design Specifications

Drive Aisles:

Design Section: 3 inches of RAP, 10 inches of Subbase over Woven geotextile Equivalent to Traffic Index (6.7)

Traffic Capacity - 10 fork-lifts/day (Model H70UT) + 2 Semi Trucks/day (18 Wheel 80-kip total load)

General Storage Areas:

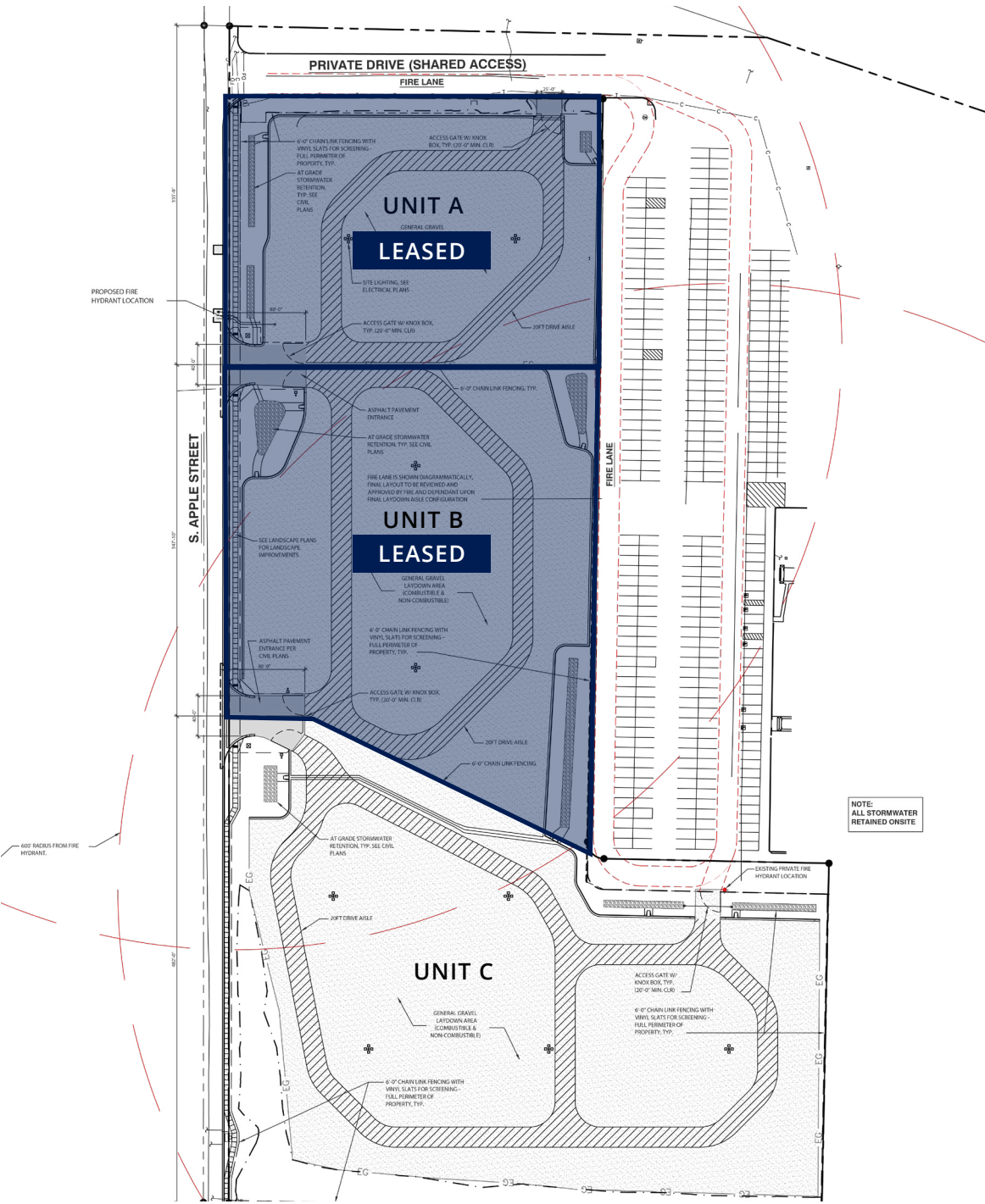
Design Section: 3 inches Type I Base course over 10 inches of Subbase (with no geotextile) Equivalent Traffic Index (5.0)

Traffic Capacity -0.3 Fork-Lifts per day or 2 Fork-Lifts per week (Model H70UT)* + 0.3 Semi Truck per day or 2 trucks per week (18 Wheel 80-kip total load)

Storage Capacity – Approximately 500 psf of product

**Fork-Lift traffic on general storage area is based on straight travel NO Turning*

Site Plan



Property Gallery





Google Map



Street View

Location



Demos

	1 Miles	3 Miles	5 Miles
Population	14,940	71,774	130,633
Households	7,186	31,782	57,459
Avg. Income	\$125,416	\$116,478	\$118,059



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

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