

Industrial Warehouse, Office & Yard *For Lease/Sublease*

4600 S. Apple Street | Boise, ID 83716

Colliers

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Boise Airport

3.5 miles

Office

For Sublease

Downtown Boise

5.5 miles

I-84

2.3 miles

Warehouse

For Sublease

ACCESS ROAD

1-8.37 Acre Yard

For Lease

Federal Way



**Easy Access to Railway
& Boise Airport**

21,000 VPD



FOR SUBLEASE

Warehouse Overview

HIGHLIGHTS

Property Type	Industrial
Clear Height	49' at peak
Drive-in Doors	<i>10 total overhead doors :</i> 6: 16' w x 20' h 2: 12' w x 14' h 2: 12' w x 12' h
Overhead Cranes	30 ton & 10 ton
Power	Wholesale power Separately metered • 480/277V, 3 phase (main service/panels) • 208/120V, 3 phase (subpanels) Single-phase power available (via 208/120V and 480/277V panels)

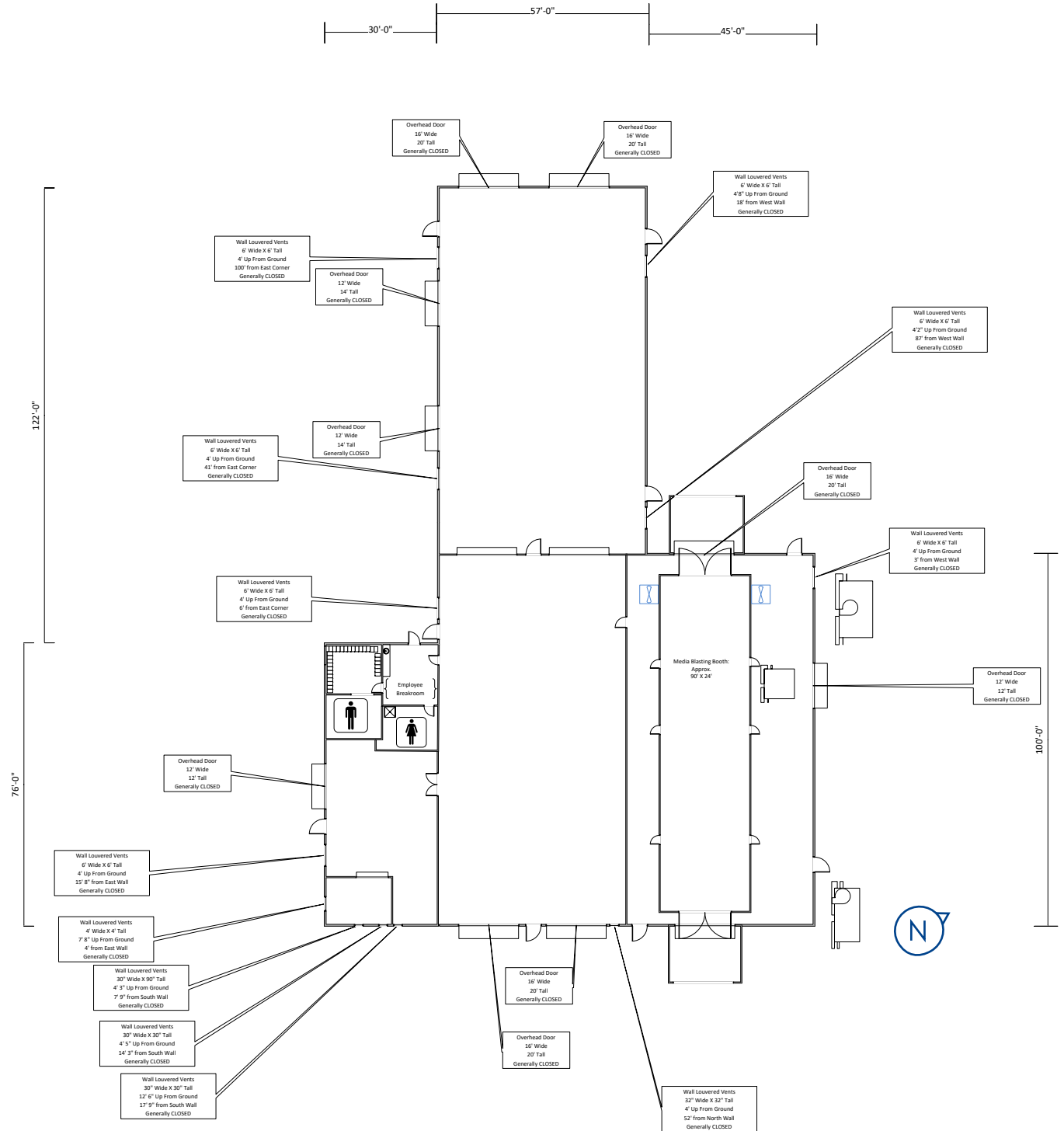
- 18,066 SF rail served
- > 2,160 SF rail served media blasting booth

LEASE RATE:

\$1.15/SF NNN



Floor Plan





FOR SUBLEASE

Office Overview

HIGHLIGHTS

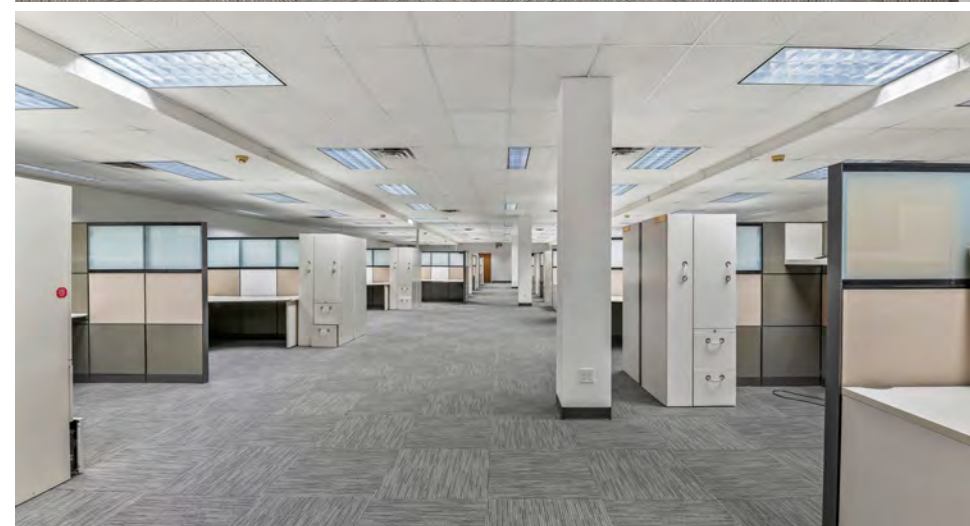
Property Type Industrial

Size 8,244 SF

- 17 Private offices (Outside facing)
- 40 Bullpen style cubicles
- Breakroom
- Conference Room
- Storage Room
- Men's/ Women's restroom

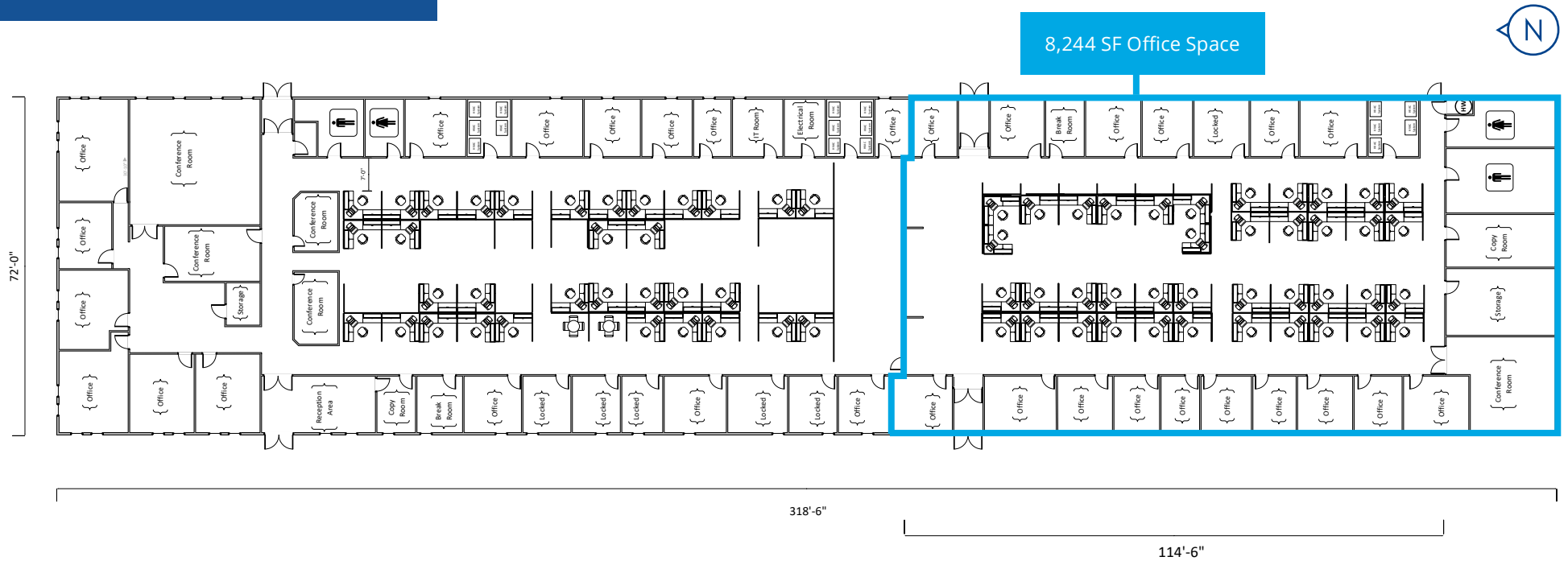
SUBLEASE RATE:

\$1.65/SF FSEJ



OFFICE

Floor Plan





FOR LEASE

Yard Overview

HIGHLIGHTS

Property Type Industrial

Yard Size 1–8.37 Acres

Parcel # S1036212575

Zoning City of Boise I-1 | Industrial Light

- Compacted gravel for all weather heavy truck use
- Secured area with fencing and gate
- Illuminated yard area
- 24/7 Security camera access
- 2.4 Miles to I-84 exit 57 (E Gowen Rd)

LEASE RATE:

\$0.12/SF NNN



Gallery



Warehouse Locker Room



30 Ton Crane



Media Blasting Booth



Wholesale Power



Aerial Map



Google Map



Street View

DEMOGRAPHICS | 2025



	1 Mile	3 Miles	5 Miles
Population	6,263	50,593	103,312
Households	2,591	22,326	46,091
Avg.Income	\$137,357	\$132,087	\$119,359



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