



CLASS A INDUSTRIAL CROSS-DOCK FOR LEASE

Pleasant Valley Industrial

6101 S Pleasant Valley Rd
Boise, Idaho 83709



*To Be Completed
Q2 2028*

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Property Overview

Property Type	Industrial
Building Size	398,320 SF
Construction Type	Concrete Tilt
Year To Be Built	2028
Zoning	I-1 Light Industrial
Ceiling Height	36'
Dock High Doors	104 Total
Grade Level Drive-In Doors	12
Fire Suppression	ESFR
Parking	1.24/1000
Power	480/277v, 3-phase (6,000 Amps)
Lighting	LED 25' candles
Column Spacing	52' x 55' (Speed bay 52' x 60')

Space Available

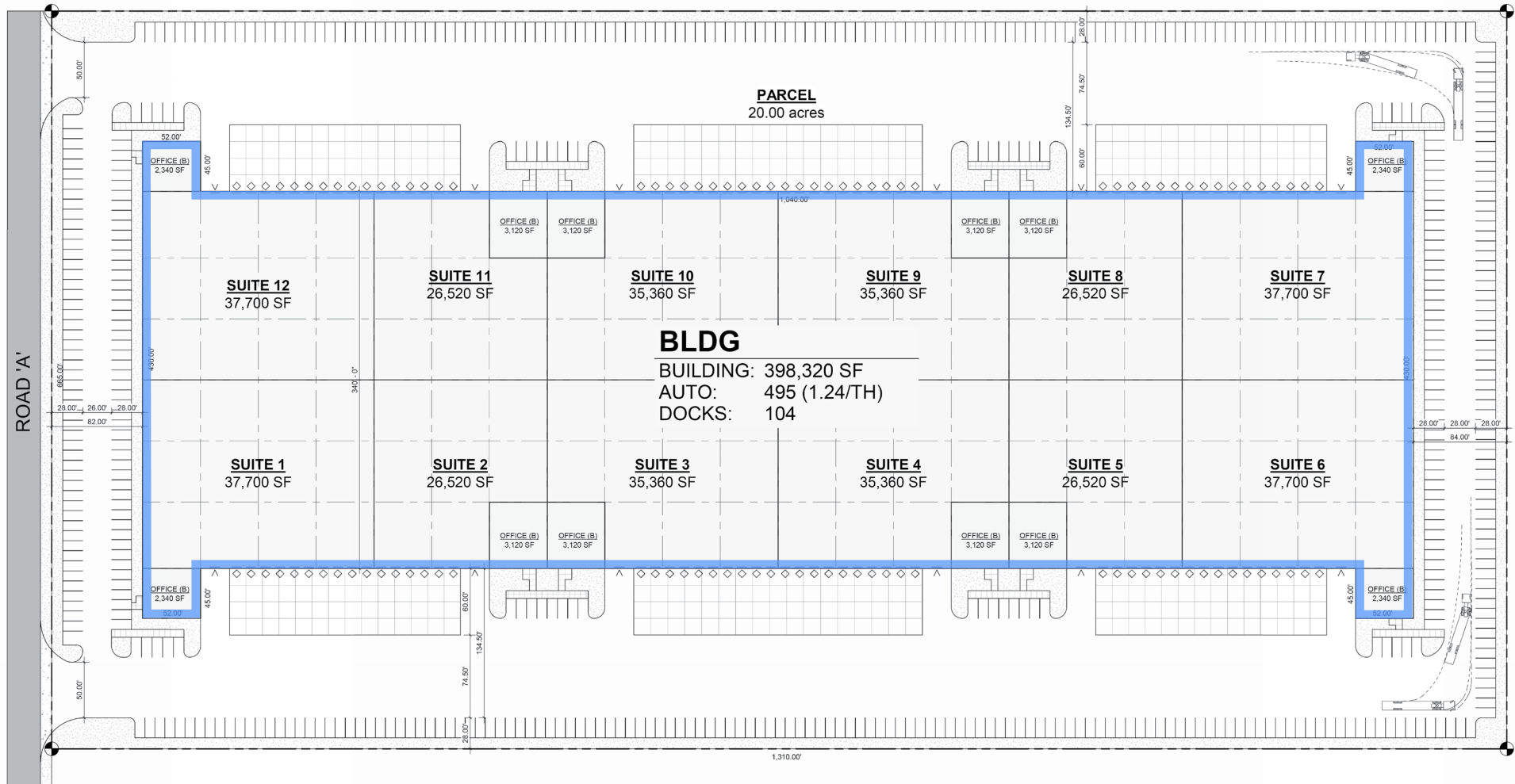
Space	Size	Lease Rate
Building	26,520 – 398,320 SF*	Contact Agent

**NNN's estimated at \$0.17/SF*



Key Highlights

- Available Size: 26,520 – 398,320 SF
- Brand new efficient construction
- 2.7 miles / 6 min to I-84 & Orchard St.
- 5.5 miles / 9 min to I-84 & Gowen Rd.
- High bay LED lighting in warehouse
- Cross-dock
- Class A warehouse

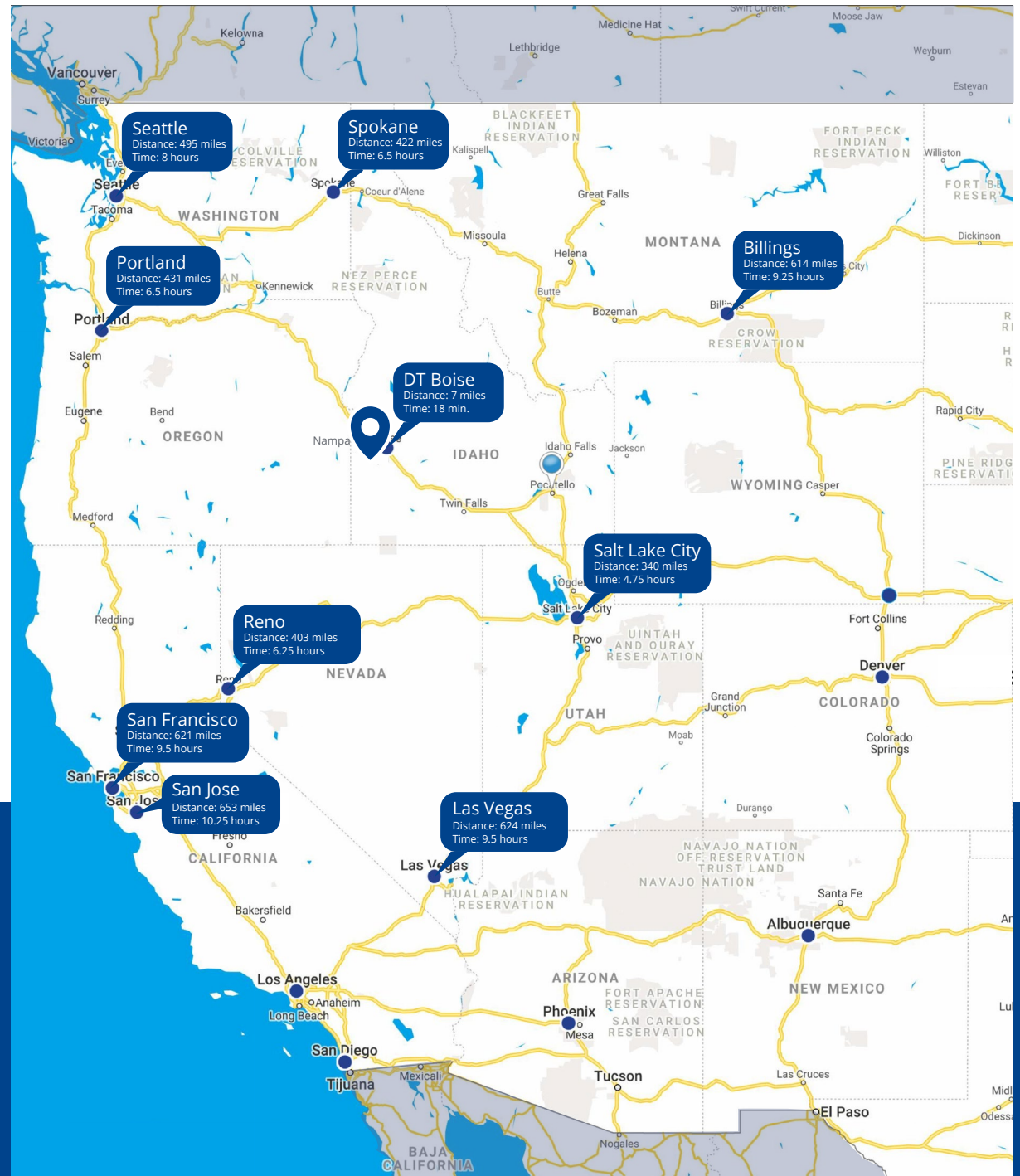


Location



One-Day Truck Haul

Major markets reachable within a one-day truck drive (~500–600 miles) based on standard U.S. trucking hours-of-service limits. From this location, freight can reach key Western distribution hubs within a single driver shift, enabling efficient regional distribution and next-day delivery to major population centers.



Micron Expansion

Micron Technology, Inc. is an American producer of computer memory and data storage including dynamic random-access memory, flash memory, and USB flash drives. Micron is a Fortune 500 company that is headquartered in Boise and employs roughly 5,000 people in Idaho. A world leader in innovative memory solutions, Micron's Boise Campus has been a world-leading innovation center for memory and Research & Development (R&D) for decades.

Micron is currently in the midst of a \$15 billion expansion of its Boise Campus for a new memory fab which is estimated to create over 19,000 new Idaho jobs, including 2,000 Micron direct jobs.

Sources

- [Micron Boise Expansion - Location, Video, Details](#)
- [Micron to get \\$6.1 billion for Boise site with 2nd fab possible | Boise dev](#)
- [Growing Idaho: Taxpayers' getting their money's worth from Micron expansion | KTVB](#)
- [Boise to annex nearly 600 acres of land for Micron expansion | Boise dev](#)



Micron Campus
Expansion

5M SF

Estimated completion: 2026



New Jobs Created
(Direct & Indirect)

21.5K

2022-2027



Investment Capital
Committed

\$15B

2022-2027





Local Area Overview - Boise, ID

Boise is Idaho's largest city and the anchor of the Treasure Valley where nearly half of Idahoans reside.

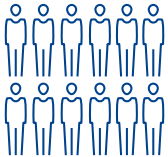
The city has established a unique reputation for a high quality of life, a prosperous business community, a vibrant arts & culture scene, and world re-known recreation—in one unbeatable pack.

The scope and depth of Boise's vast array of activities take many first-time visitors by surprise. After all, few mid-sized cities can match Boise's blend of cultural opportunities and outdoor recreation. Venturing around downtown or enjoying the Boise River or foothills, Boise is no ordinary place.

Resources:

www.cityofboise.org

www.boise.org



2025
population
235,012



Best Places to Live in
the U.S. - *U.S. News*, 2024
#2



2025 Average
Household Income
\$120,729



Average
Commute Time (min)
22



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