



AVAILABLE FOR SUBLEASE  
BELOW MARKET RATE

535 E Gowen Road | Boise, ID 83716

Class "A" Climate Controlled Warehouse | Up to 33,000 SF Available | Rare Outdoor Storage Opportunities

Call Now for More Information



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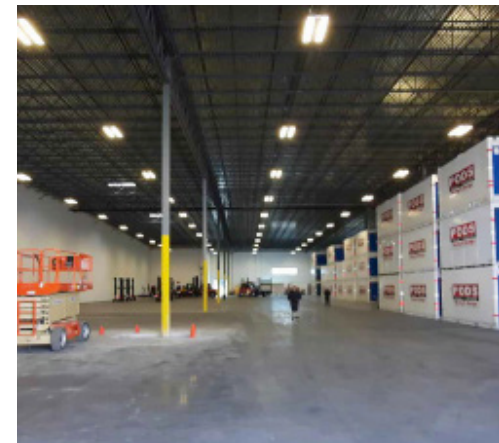


### KEY HIGHLIGHTS

- Brand New Class A Industrial Building (Delivered 2023)
- Below Market Rate with Flexible Terms
- Concrete Tilt-Wall Construction
- Advanced ESFR Fire Suppression System
- LED Lighting with Motion Sensors Throughout
- Heavy Power and Climate Controlled
- 2 Loading Docks with Levers and 1 Shared Oversized (20' x 20') Drive-In Door

### BUILDING SPECIFICATIONS

Property Type Industrial	Industrial
Building Size	220,000 SF
Available Warehouse	15,000 ± - 33,000± SF
Asking Rate	\$0.75 PSF NNN
Construction Type	Concrete Tilt-Wall
Year Built	2023
Zoning	M1-D
Column Spacing	54' x 56'
Ceiling Height	32' clear height
Dock High Doors	2 with Levelers
Grade Level Drive-In Doors	1 - Oversized 20' x 20' drive-in shared
Fire Suppression	ESFR system with fire pump
Parking	Ample
Power	1600 amp, 480 volt, three-phase
Lighting	New LED lighting with motion sensors
Climate Control	1 "Big Ass Fan"
Heating	Yes

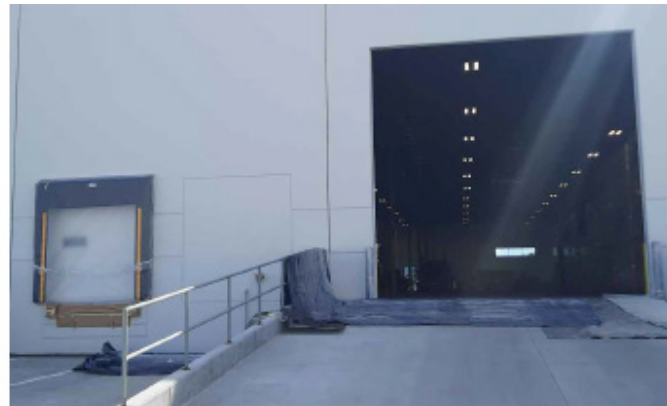
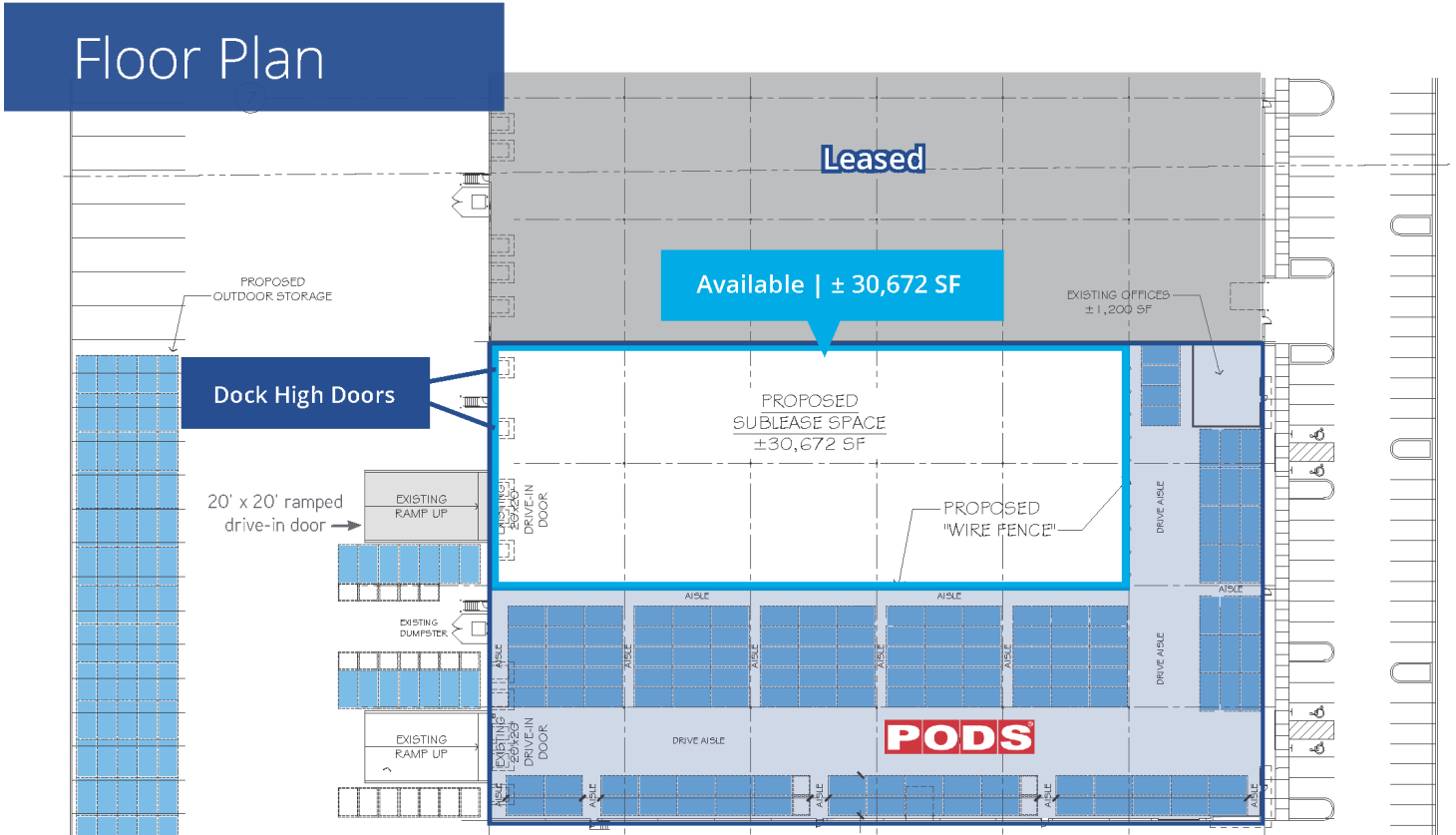


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## Floor Plan



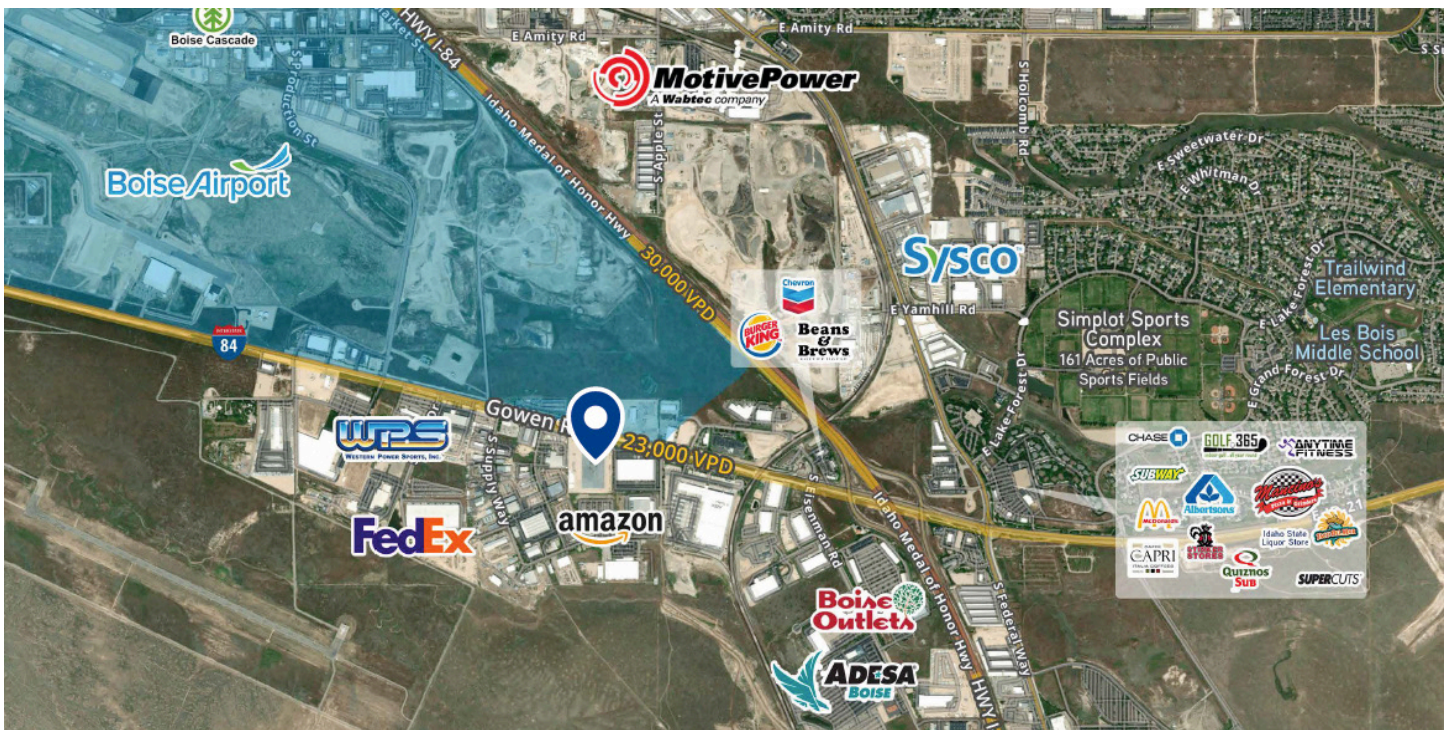


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## LOCATION



- Immediate Access to I-84 Interchange at Gowen Road
- Within a mile of Boise International Airport, Amazon, and FedEx Hubs
- Visibility to 23,000 vehicles per day on Gowen Road
- Population of 275,674 within a 10-mile radius
- Median Age of 39 within a 5-mile radius
- 47% of the population within a 2-mile radius holds a Bachelor’s Degree or Higher