

685 AIRBASE RD

MOUNTAIN HOME, ID 83647

SMALL-BAY INDUSTRIAL WITH STORAGE UNITS & SECURED YARD

STRONG INVESTMENT WITH MULTIPLE INCOME STREAMS



ONLY 33 MINUTES TO
micron

8.0%
CAP RATE

SALE PRICE \$1,456,525

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THE OFFERING

STRONG INVESTMENT OPPORTUNITY FEATURING MULTIPLE INCOME STREAMS FROM THREE SMALL-BAY INDUSTRIAL SUITES, TWENTY-TWO SELF-STORAGE UNITS, AND A GATED 0.68-ACRE YARD. THE 1.61-ACRE PROPERTY TOTALS 9,720 SF AND WITH THE SELLER GUARANTEEING ONE YEAR OF RENT ON THE REMAINING 18,731 SF OF YARD SPACE AND THE VACANT STORAGE UNIT(S). ZONED C4 (HEAVY COMMERCIAL), THE SITE SUPPORTS INDUSTRIAL, STORAGE, AND SERVICE USES. PRICED AT \$1,456,525, THE ASSET OFFERS A 8.0% CAP RATE AND \$116,522 NOI, PROVIDING INVESTORS STABLE RETURNS AND LONG-TERM GROWTH POTENTIAL NEAR MAJOR EMPLOYERS INCLUDING MICRON AND MOUNTAIN HOME AIR FORCE BASE.

INDUSTRIAL BLDG

4,440 SF
TOTAL UNIT SIZE

0.28 ACRES
LOT SIZE

100% LEASED
OCCUPANCY

5
GRADE DOORS

3-PHASE; 200 AMPS
POWER

STORAGE UNITS

5,280 SF
TOTAL SIZE

0.28 ACRES
LOT SIZE

86.4% LEASED*
OCCUPANCY
*Seller to guarantee 1 year of rent on vacant unit(s)

22
UNITS

LAND/YARD SPACE

0.68 ACRES
LOT SIZE

11,000 SF LEASED*
OCCUPANCY
*Seller to guarantee 1 year of rent on remaining 18,731 SF

C4
ZONING

9,720 SF
TOTAL BUILDING SIZE

1.61 ACRES
TOTAL LOT SIZE

\$116,522
NOI

8.0%
CAP RATE

\$1,456,525
LIST PRICE



THE HIGHLIGHTS

EXCESS LOT IS APPROVED FOR ADDITIONAL STORAGE UNITS

STORAGE & INDUSTRIAL MIX

25 TOTAL UNITS ACROSS THE PROPERTY, INCLUDING 22 SELF-STORAGE UNITS AND 3 SMALL-BAY INDUSTRIAL SUITES OFFERING FLEXIBLE USE FOR SERVICE, MANUFACTURING, OR STORAGE NEEDS.

SECURE OUTDOOR STORAGE

GATED AND FENCED 0.68-ACRE YARD IDEAL FOR EQUIPMENT, VEHICLE, OR OUTDOOR MATERIAL STORAGE.

STRONG INVESTMENT POTENTIAL

MULTIPLE INCOME STREAMS FROM INDUSTRIAL LEASES AND STORAGE UNITS.

HIGH-VISIBILITY LOCATION

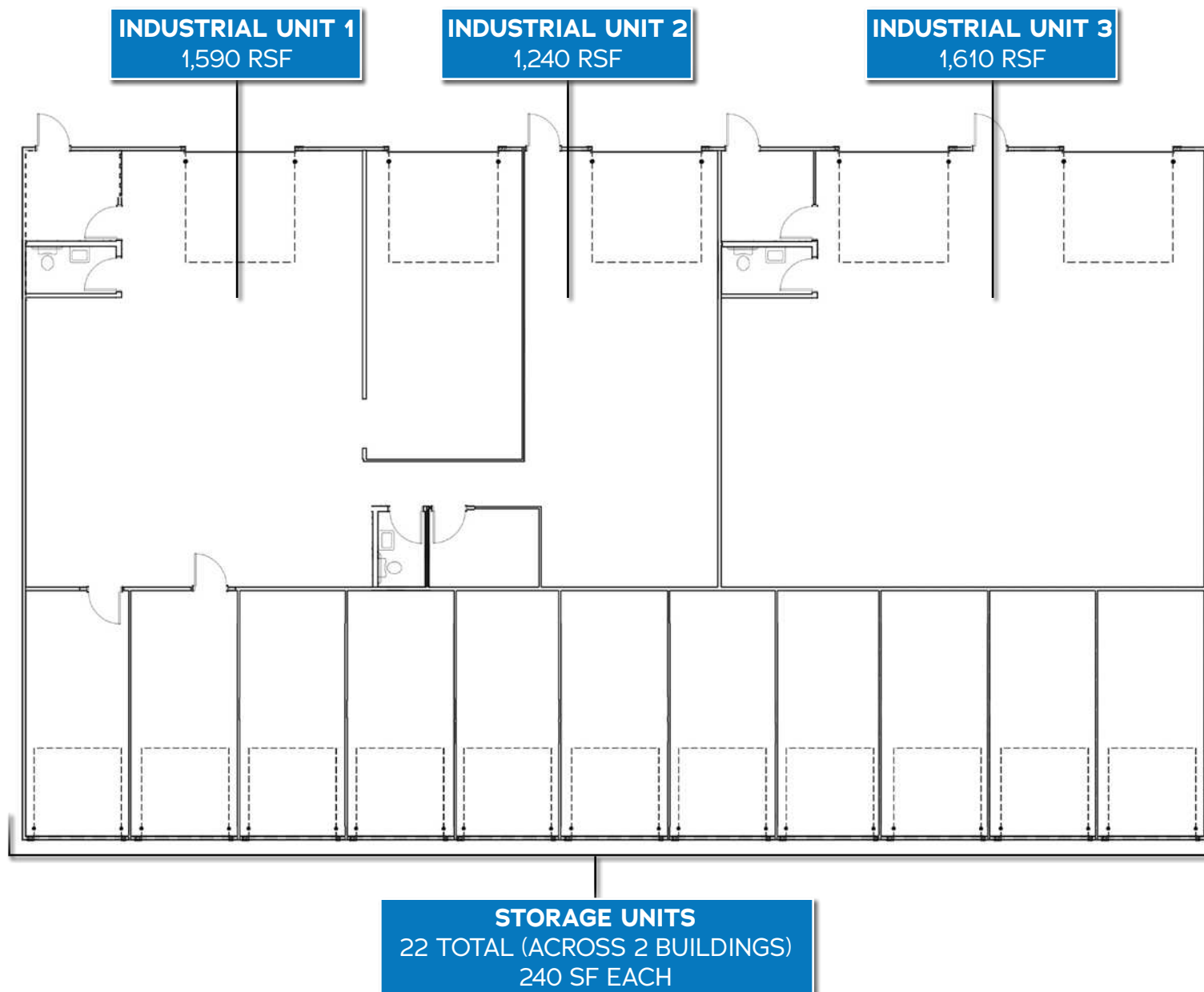
POSITIONED ON A BUSY, SERVICE-ORIENTED STRETCH OF AIRBASE ROAD WITH STRONG DAILY TRAFFIC.

PROXIMITY TO MAJOR EMPLOYERS

CLOSE TO MICRON AND OTHER KEY BUSINESSES, SUPPORTING TENANT DEMAND AND STABILITY.



FLOOR PLAN





GATED AND SECURED PROPERTY



STORAGE UNITS

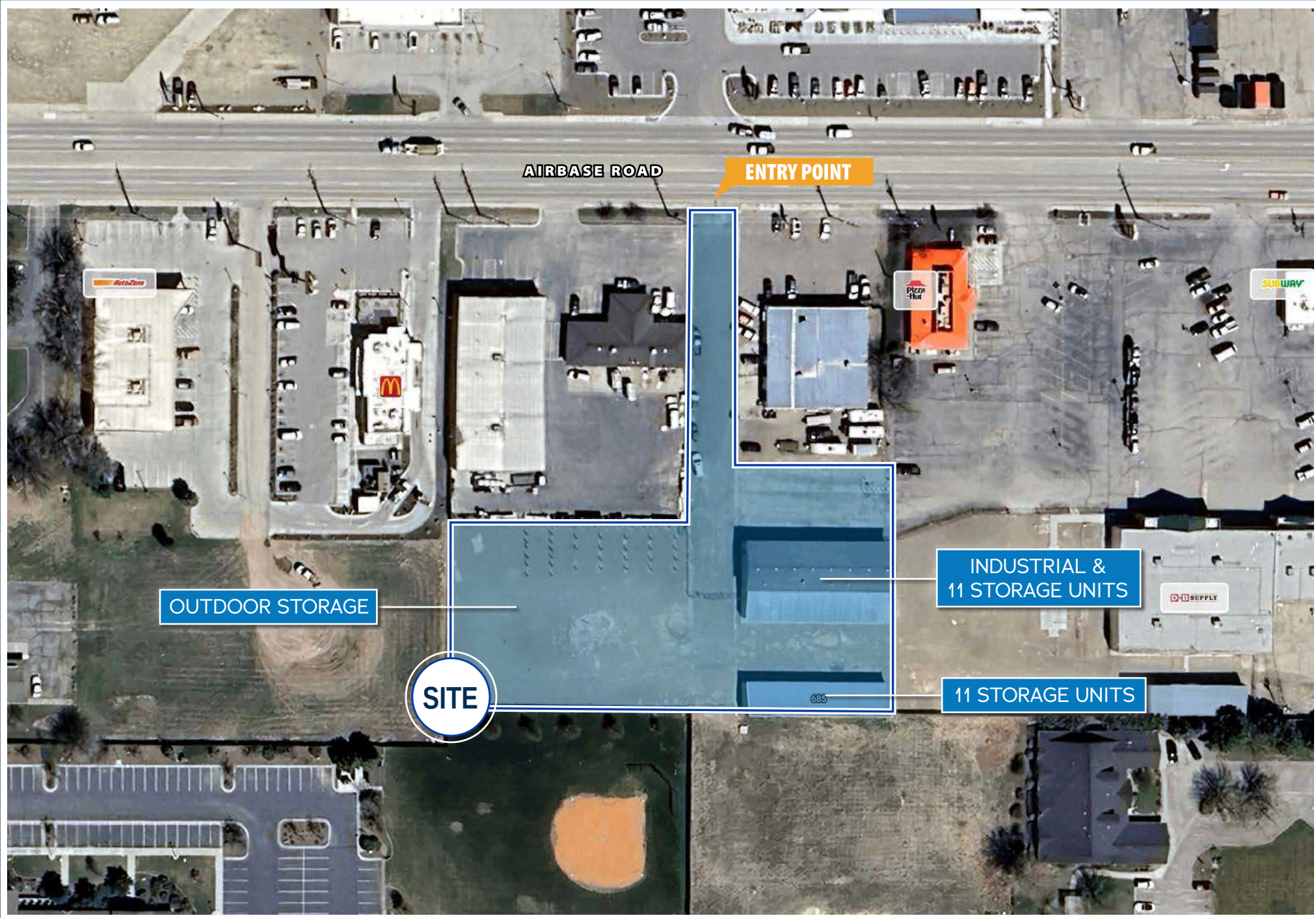


SMALL BAY INDUSTRIAL



SECURE OUTDOOR STORAGE





FINANCIAL OVERVIEW



CLICK HERE TO ACCESS 

ZONING INFORMATION

Heavy Commercial (C4)

C4 zoning in Mountain Home, Idaho, is designated as the Heavy Commercial district, intended for the city's largest and most robust business activities. This zoning district permits all uses allowed in other commercial zones and additionally allows for businesses needing large parcels, such as auto and equipment sales, wholesale operations, warehouses, and light manufacturing alongside retail sales.

Developments in the C4 district typically occur along major commercial corridors such as Highway 30 and Airbase Highway, supporting larger-scale enterprises and operations that may require outdoor storage, extensive parking, and higher traffic volumes. Businesses in this zone can have outdoor storage—which is allowed in rear yards and sometimes in side yards, provided it doesn't front opposing streets—and any such storage is required to be screened to minimize visual impacts.

The intent behind C4 zoning is to concentrate heavy commercial activities in strategic areas with access to transportation infrastructure while separating them from more sensitive residential and community areas. This allows Mountain Home to facilitate economic growth in commerce and industry without negatively affecting its residential neighborhoods, providing clear standards regarding landscaping, signage, and building placement to ensure compatibility with surrounding uses.

LEARN MORE



**SUPPORTS
LARGE-SCALE
COMMERCIAL**

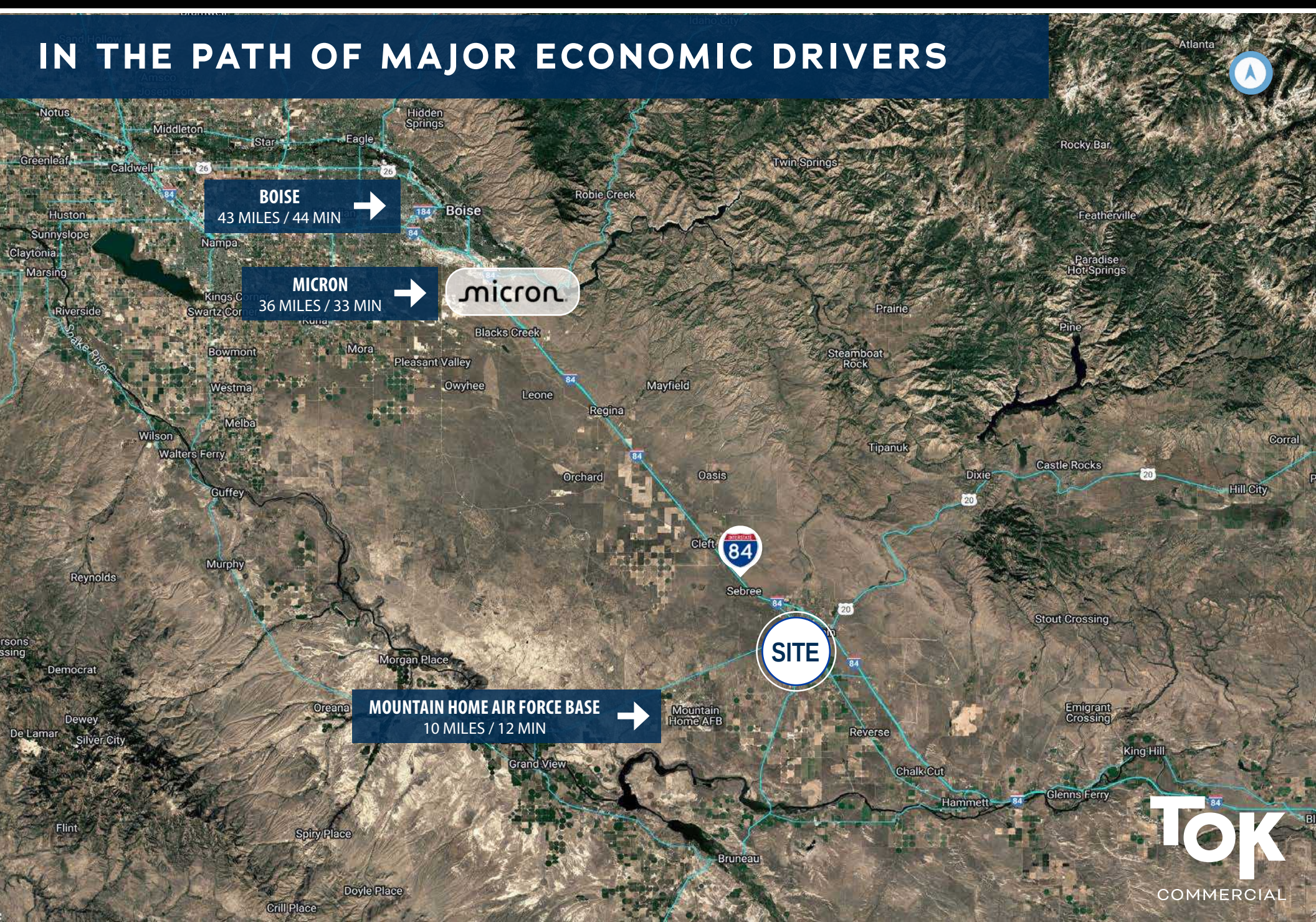
**SUPPORTS
EXPANSION AND
BUSINESS VISIBILITY**

**MAINTAINS BUFFER
FROM RESIDENTIAL
ZONES**

STRATEGICALLY LOCATED ON AIRBASE RD



IN THE PATH OF MAJOR ECONOMIC DRIVERS



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 17,000 new Idaho jobs, including 2,000 Micron direct jobs.



MICRON TECHNOLOGY EXPANSION

WEBSITE:

 [Micron Boise Expansion - Location, Video, Details](#)

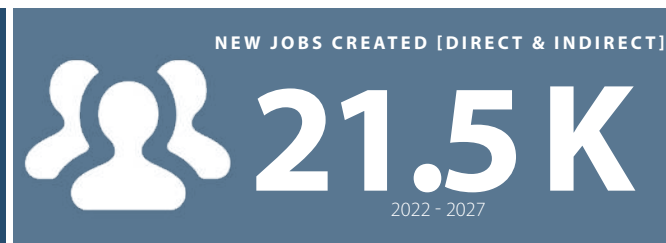
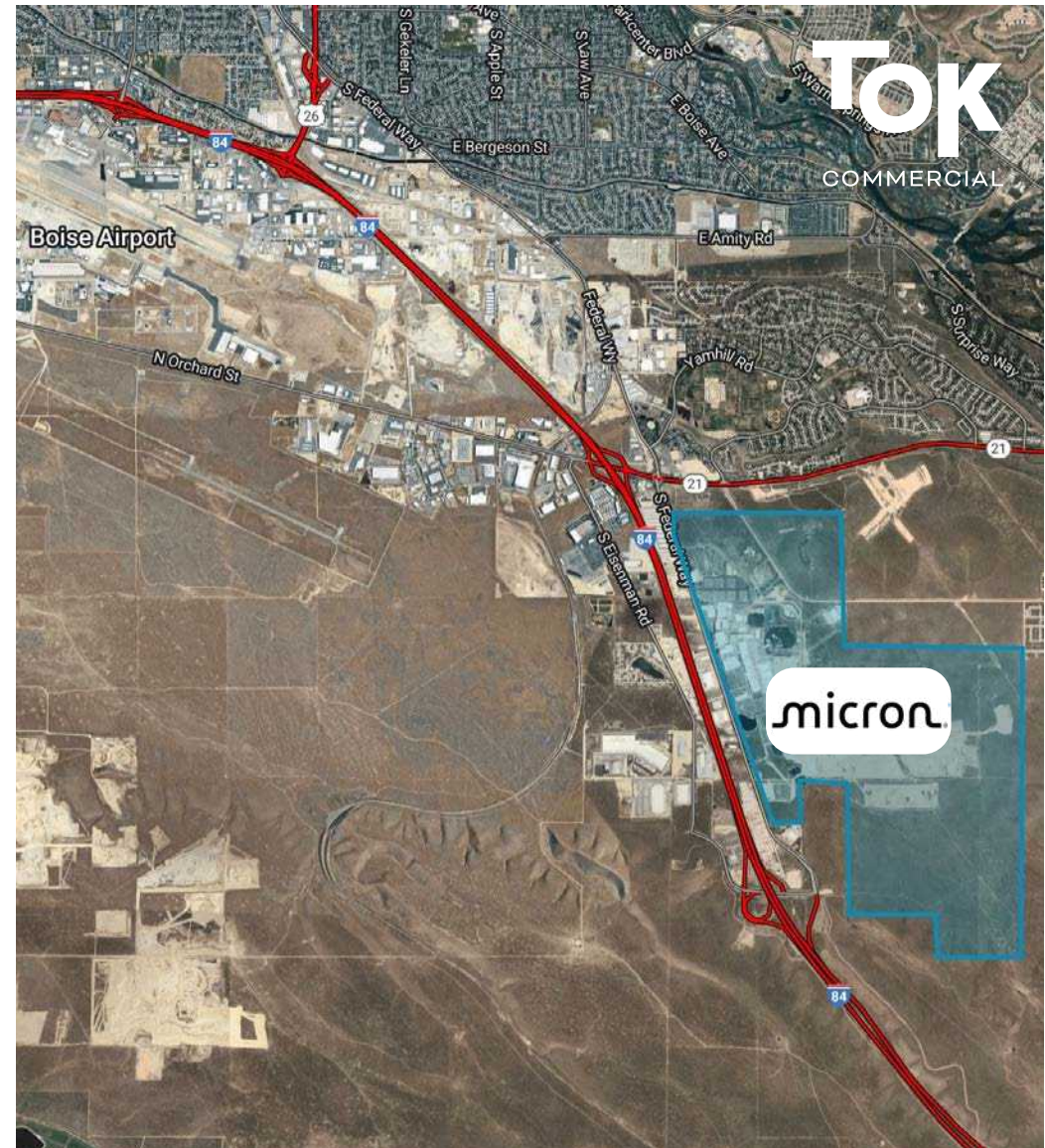
NEWS ARTICLES:

 JUNE 2025
[Micron expands its investments in Idaho, adding **\\$30 billion** to build its second **leading-edge fab in Boise**](#)

 APRIL 2024
[Micron to get **\\$6.1 billion** for Boise site with **2nd fab possible**](#)

 DECEMBER 2023
[Boise to **annex nearly 600 acres of land** for Micron expansion](#)

 OCTOBER 2023
[How Micron is building the **biggest U.S. chip fab**, despite China ban](#)



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