

FALCON

STORAGE CONDOS

276 S. HERONS FLIGHT LANE
EAGLE, ID 83616

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OWN YOUR OWN STORAGE CONDO!



FALCON STORAGE CONDOS

BUSINESS INVENTORY
Great for storing extra inventory and equipment

HIGH CLEARANCE
Spacious 14’ roll-up doors and 18’ ceilings

RANGE OF SIZES
Options from 20’ x 45’ to 30’ x 100’ available

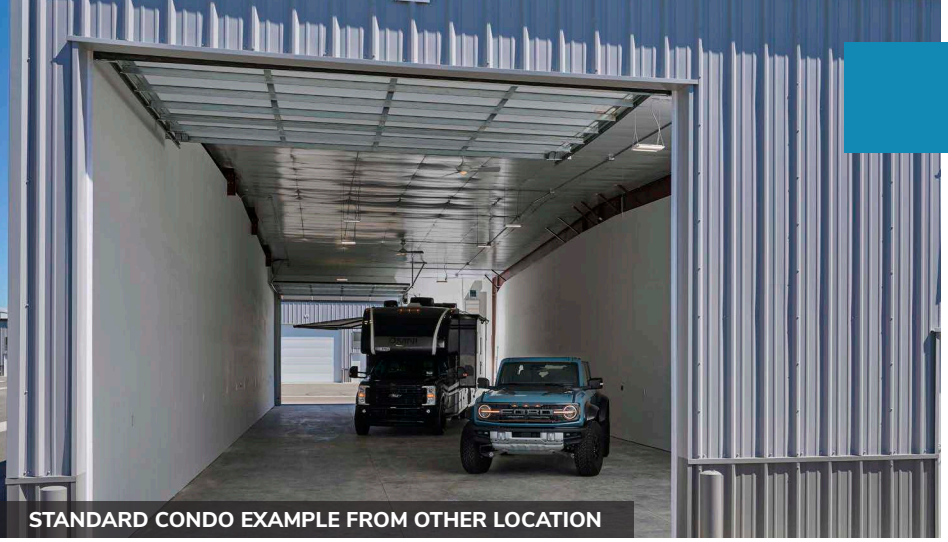
CLUB AMENITIES
Clubhouse with showers, kitchenette, and media center

VERSATILE STORAGE
Perfect for RVs, boats, or hobby shops

CLIMATE CONTROLLED
Fully insulated and climated controlled for year-round comfort

ENHANCED SECURITY
Fully fenced with security cameras thoughout

ON-SITE FACILITIES
Dumpster enclosures, air station, and RV dump station for added convenience


STANDARD CONDO EXAMPLE FROM OTHER LOCATION



OTHER FALCON STORAGE CONDO LOCATION



OTHER FALCON STORAGE CONDO LOCATION

STANDARD FINISHES & FEATURES

What Comes Standard with Your Falcon RV Storage Condo

INSULATED OVERHEAD DOOR
Includes a panel of transom windows for natural light

HEATING AND COOLING SYSTEM
Efficient ventilation of the unit ensures year-round comfort

PLUMBING ROUGH-IN
Ready for bathroom build-outs

ELECTRICAL POWER
100 Amps of power, with a 50amp RV plug conveniently located at the rear

PROFESSIONALLY MANAGED
A commercial management company ensures everything is well-maintained and operated efficiently

SECURITY FEATURES
24-Hour gated access with key card or code entry
CCTV monitoring owned by the HOA, managed by the property manager

SHARED CLUBHOUSE AMENITIES
Bathrooms, showers, meeting space, and a kitchenette for owners to enjoy

CUSTOM UPGRADE OPTIONS

Take Your Space to the Next Level with These Popular Upgrades!

SMART GARAGE OPENER
Seamlessly control access to your unit

BATHROOMS
Utilize the pre-installed plumbing rough-ins to create a private bathroom

EPOXY FLOORS
Durable and easy to clean, ideal for heavy-duty use

MEZZANINES
Expand storage with steel or wood-framed mezzanine levels

LIGHTING UPGRADES
Brighten your space with advanced lighting options

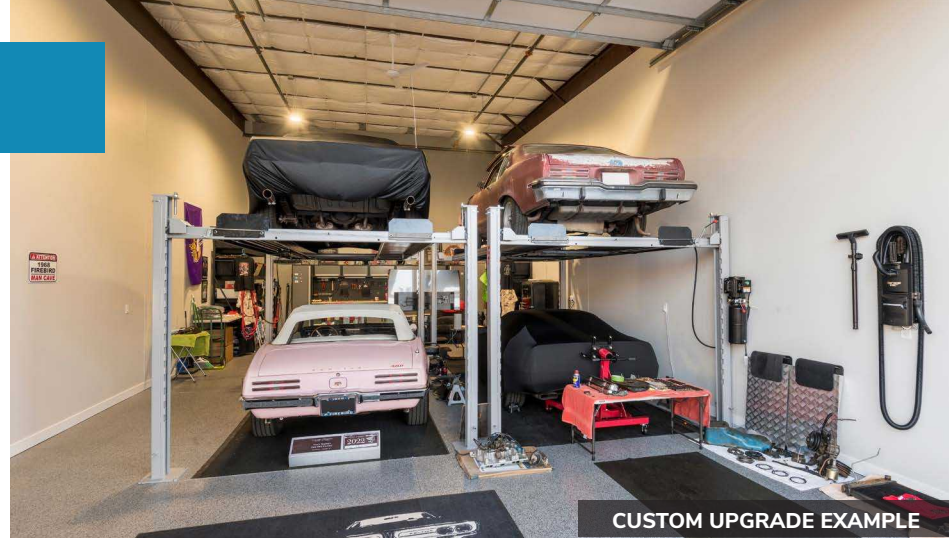
UPGRADED CEILING FANS
Improve airflow with high quality, large-scale, ceiling fans

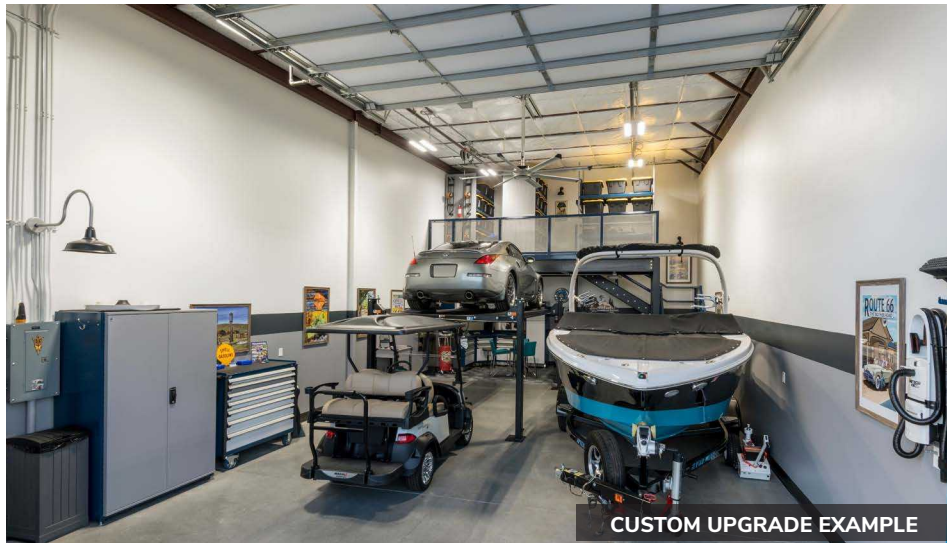
BUILT-IN TOOL CABINETS
Streamline your workspace with custom storage solutions

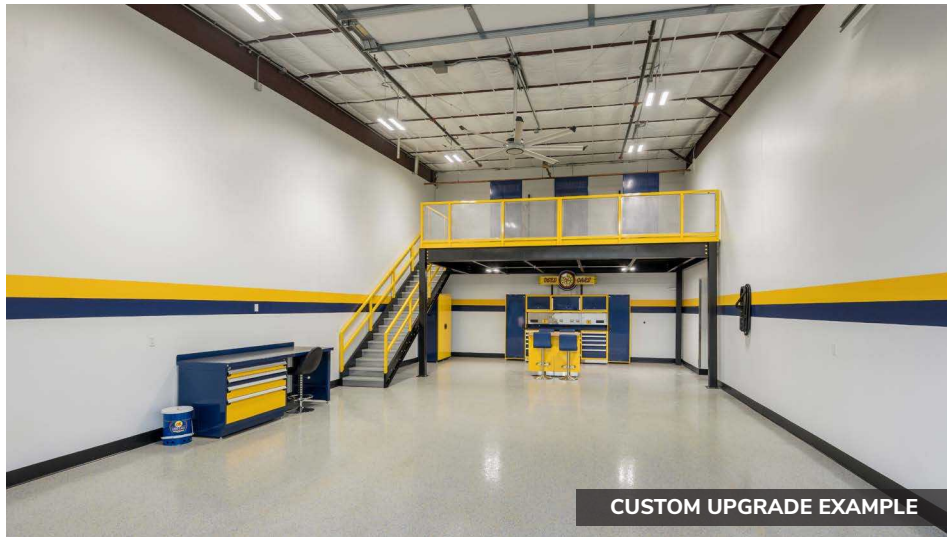
A/V PACKAGES
Add entertainment or functional sound systems

CAR LIFT OR EV CHARGING STATION
Take advantage of the ample power supply to install lifts, chargers, or other equipemnt

Custom Upgrades Available Post Closing


CUSTOM UPGRADE EXAMPLE


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CUSTOM UPGRADE EXAMPLE

SITE PLAN

Phase 1

- Developer Reserved
- Available
- Under Contract
- Sold



Unit sizes are not exact and will verify from final plat

BUILDING 2

104/125	30 x 80	2,400 SF	$599,000
105	20 x 40	800 SF	$217,500
106	20 x 40	800 SF	$217,500
114	24 x 40	960 SF	$249,000
115	24 x 40	960 SF	$249,000
123	20 x 40	800 SF	$217,500
124	20 x 40	800 SF	$217,500

BUILDING 3

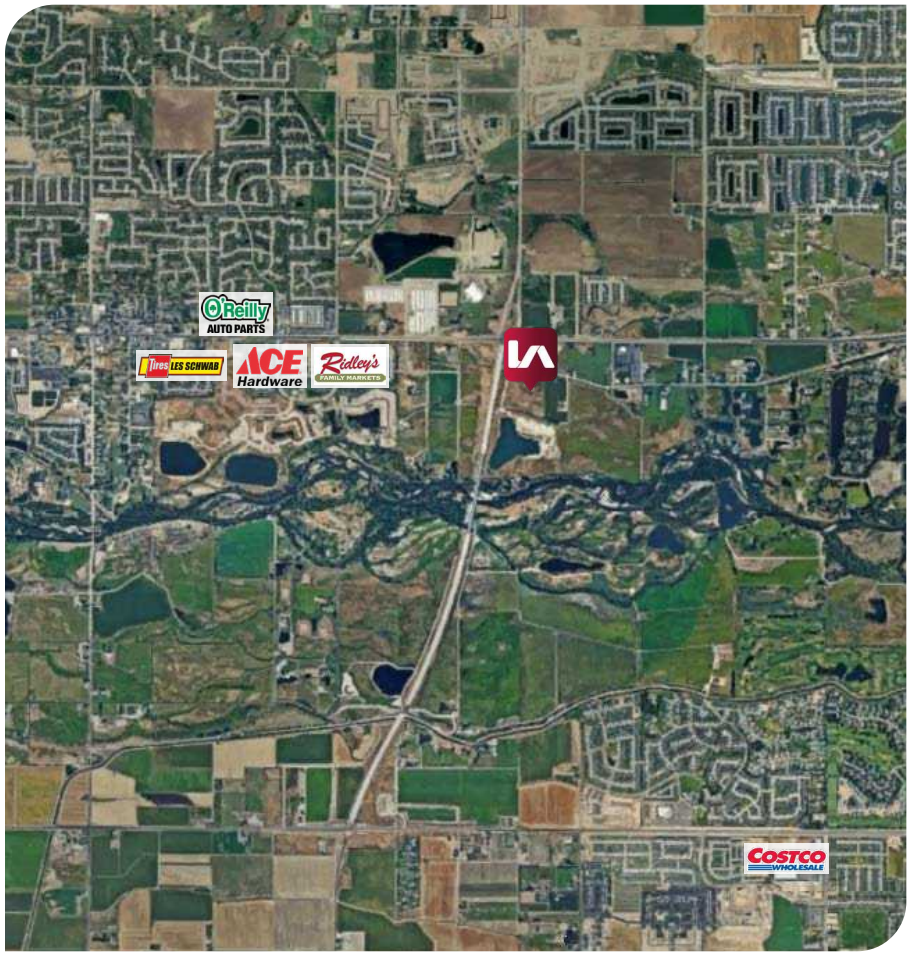
105	20 x 45	900 SF	$225,000
106	20 x 45	900 SF	$225,000
107	20 x 45	900 SF	$225,000
108	20 x 45	900 SF	$225,000
109	20 x 45	900 SF	$225,000
112/113	40 x 45	1,800 SF	$450,000
122/123	40 x 45	1,800 SF	$450,000
126	20 x 45	900 SF	$225,000
129	20 x 45	900 SF	$225,000
130	20 x 45	900 SF	$225,000

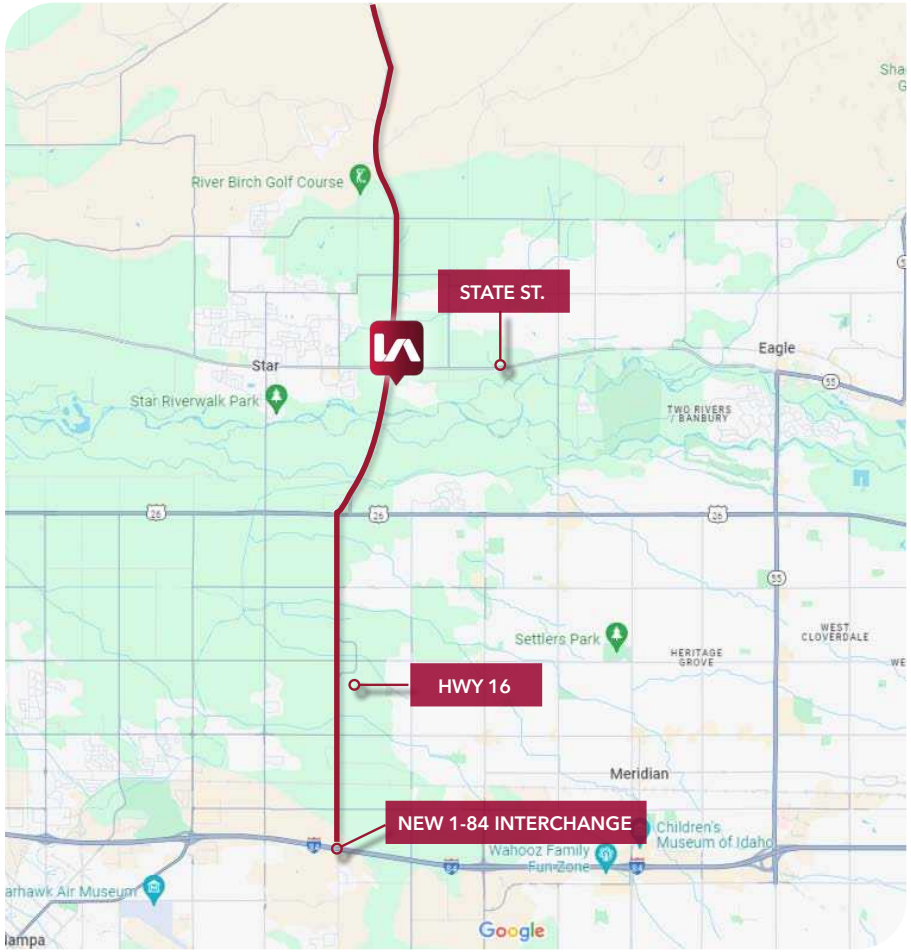
BUILDING 4

103	30 x 50	1,500 SF	$365,000
104	30 x 50	1,500 SF	$365,000

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LOCATION OVERVIEW





FUTURE GROWTH HUB

The new Hwy. 16 development positions the area as a future epicenter for economic expansion and connectivity in the region

PROXIMITY TO AMENITIES

Just minutes from Downtown Eagle, offering upscale dining, boutique shopping, and community events

CONVENIENT TRAVEL

Only 26 minutes from the Boise Airport, providing easy access for business and personal travel

LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

FOR MORE INFORMATION, PLEASE CONTACT

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