

# FLEXIBLE INDUSTRIAL SHELL SPACE FOR SALE

9373 W. Emerald St., Boise, ID 83704



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC

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# PROPERTY DETAILS

<b>SALE PRICE</b>	\$1,800,000
<b>TOTAL BLDG. SIZE</b>	21,720 SF
<b>SITE AREA</b>	0.86 Acres
<b>PARKING</b>	15 Private Spaces
<b>CLEAR HEIGHT</b>	31'
<b>OVERHEAD DOORS</b>	(2) 14' x 16' Grade Level
<b>ZONING</b>	I-1
<b>PARCEL</b>	R1573690195



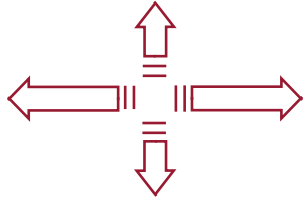
## SPACE BREAKDOWN

SPACE	TYPE	SIZE	STATUS
1st Floor	Warehouse	11,047 SF	Finished
1st Floor	Office	3,200 SF	Unfinished
2nd Floor	Office	2,943 SF	Unfinished
Outside	Covered Storage	4,530 SF	Finished
<b>TOTAL:</b>		<b>21,720 SF</b>	

# EXECUTIVE SUMMARY

Lee & Associates is pleased to present a unique opportunity to acquire a partially completed flex industrial building available for sale. The project is approximately 40% complete, with the 11,047 SF warehouse fully constructed and utilities stubbed, providing a strong foundation for a buyer to complete improvements to their specific operational needs.

Approved plans call for a two-story office buildout totaling 6,143 SF (3,200 SF on the first floor and 2,943 SF on the second), along with 4,530 SF of covered storage offering a functional blend of warehouse, office, and outdoor capabilities. This property is well-suited for tile and stone users, contractors, fabricators, distributors, or other light industrial operators seeking a combination of warehouse space, covered storage, and the flexibility to incorporate showroom, office, or mezzanine improvements tailored to their business.



**11-MINUTE DRIVE TO BOISE AIRPORT**



**JUST A 5-MINUTE DRIVE TO I-84**



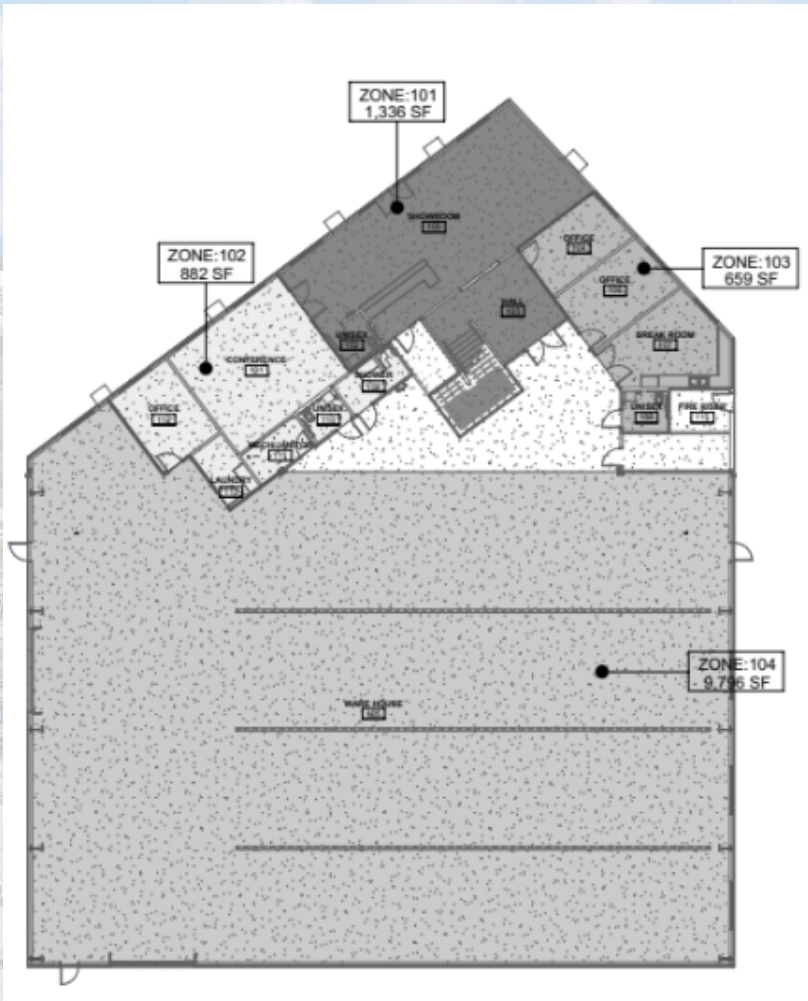
**ELECTRIC PACKAGE AND FIRE SUPPRESSION PACKAGE ALREADY PURCHASED AND IN STORAGE**



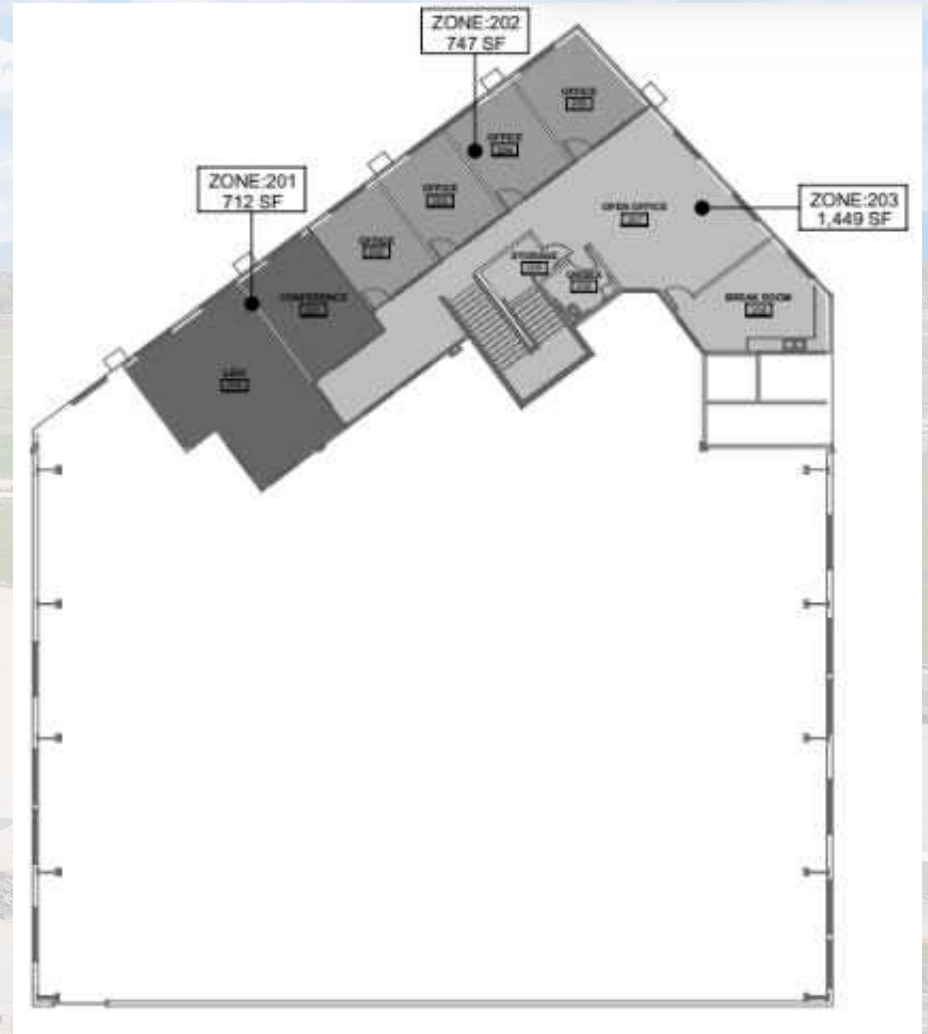
**FULLY APPROVED PLANS FOR TWO-STORY OFFICE BUILD-OUT, WAREHOUSE, AND COVERED STORAGE**



# FLOOR PLAN



FIRST FLOOR



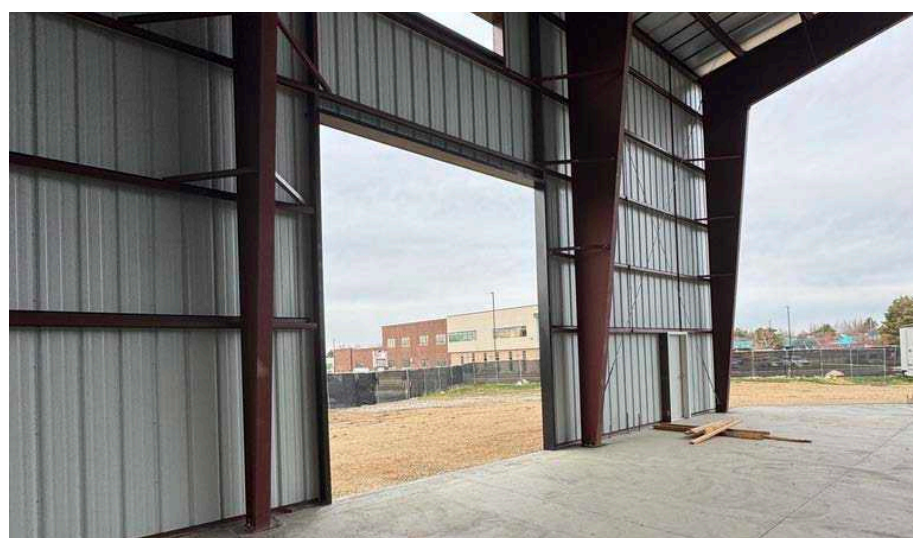
SECOND FLOOR

# SITE PLAN

## TOTAL SPACE SIZE

<b>1ST FLOOR   Storage</b>	11,047 SF
<b>1ST FLOOR   Office</b>	3,200 SF
<b>COVERED STORAGE</b>	4,530 SF
<b>2ND FLOOR   Office</b>	2,943 SF
<b>TOTAL</b>	21,720 SF





# AERIAL



N. FIVE MILE RD.

W. Franklin Rd.



W. EMERALD ST.

 INTERSTATE - 2.3 MILES

 MICRON - 11.1 MILES

 BOISE AIRPORT - 6.8 MILES

POPULATION

	2-MILE	4-MILE	6-MILE
2025 Population	26,053	86,869	180,297

INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	\$101,141	\$112,228	\$106,423

HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	11,474	37,184	75,007

LABOR FORCE

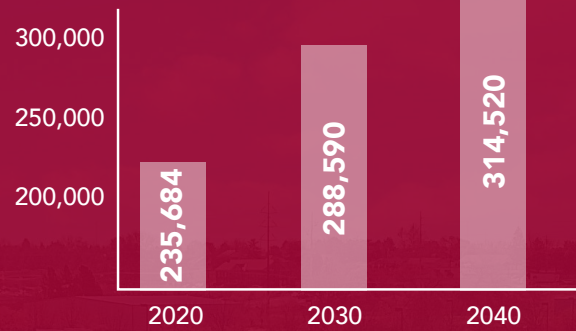
	2-MILE	4-MILE	6-MILE
Civilian Labor Force	14,609	48,167	98,051

KEY EMPLOYERS

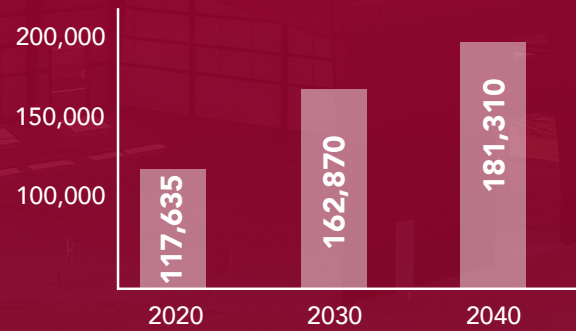
	# OF EMPLOYEES
Albertsons	273,000+
Micron Technology	31,400+
State of Idaho	26,100+
St Luke's Health Systems	12,825+
WinCo Foods	12,000+

GROWTH PROJECTION

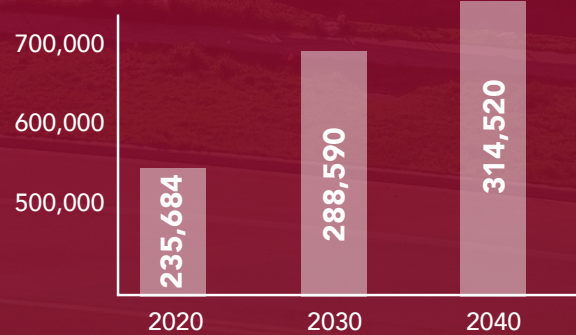
BOISE



MERIDIAN



ADA COUNTY



# AREA OVERVIEW

## **BOISE, IDAHO**

Boise, Idaho, is a dynamic city that serves as the state's capital and its largest metropolitan area. Nestled in the heart of the Treasure Valley, Boise is cradled by the Boise River to the south and the foothills of the Rocky Mountains to the north, offering residents and visitors alike a striking blend of urban sophistication and outdoor adventure. The city's downtown area is a vibrant hub, featuring a mix of modern architecture, historic buildings, and a thriving cultural scene with galleries, theaters, and a variety of restaurants and shops.

The mild climate and scenic landscapes make it a year-round destination for outdoor activities. Residents enjoy access to extensive trails for hiking and biking, particularly in the nearby Boise National Forest and along the Boise River Greenbelt, a 25-mile path that runs through the city. The Boise River itself is popular for fishing, kayaking, and summer float trips, contributing to the city's reputation as an outdoor enthusiast's paradise.

Boise is also known for its strong sense of community and high quality of life, often ranking highly in national surveys for livability, safety, and affordability. The city's welcoming atmosphere, combined with its scenic beauty and economic opportunities, has made it an increasingly popular destination for new residents and businesses alike.





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FOR MORE INFORMATION, PLEASE CONTACT

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