

STORAGE CONDO FACILITY FOR SALE

1183 E. Exchange St., Boise, ID 83716



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

MICHAEL L. BERGMANN, SIOR

Principal
208.999.1743

michaelb@leeidaho.com

JESSE YOUNG

Associate
208.890.7020

jessey@leeidaho.com

CONFIDENTIALITY & DISCLOSURES

The Lee & Associates Idaho, LLC team, as exclusive agents for the seller, is pleased to present the outstanding opportunity to acquire this property.

The information contained in this Offering Memorandum ("Offering") is confidential, furnished solely for the purpose of a review by a prospective purchaser of 1183 E Exchange St., Boise, ID 83716 (the "Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Lee & Associates Idaho, LLC (the "Broker"). The material is based in part upon information supplied by the Owner, and in part upon information obtained by the Broker from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines some of the provisions contained therein. No warranty or representation, expressed or implied, is made by the Owner, the Broker, or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site.

This Offering Memorandum was prepared by the Broker and has been reviewed by the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond owner's and broker's control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the property by the Broker or the Owner.

Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. The Brokers are not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum is the property of the Broker and may be used only by parties approved by the Broker and the Owner. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Lee & Associates Idaho, LLC immediately upon request of Lee & Associates or the Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Lee & Associates Idaho, LLC and the Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.



PROPERTY DETAILS

SALE PRICE \$7,900,000

PROJECT SIZE 78,048 SF

SITE AREA 4.17 AC

MARKET Boise

ZONING I-1

YEAR BUILT 2023



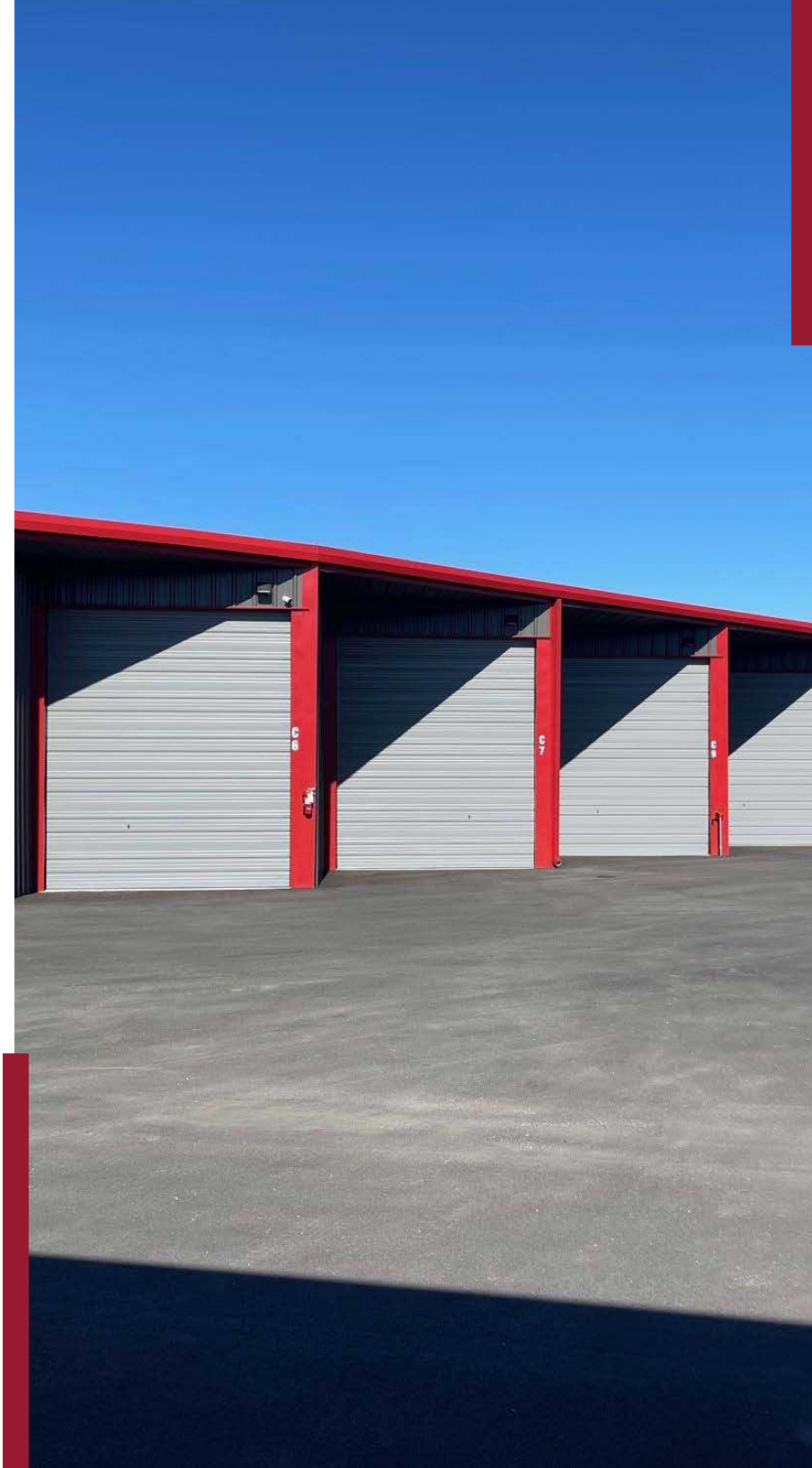
EXECUTIVE SUMMARY

Lee & Associates is pleased to present a rare opportunity to purchase a high quality storage condo facility. Located minutes from I-84, the new Micron Development, and access to Lucky Peak Reservoir. This high-quality newly constructed facility consists of $\pm 75,143$ square feet and includes 82 units in 7 buildings on 4.17 acres of I-1 industrial-zoned land.

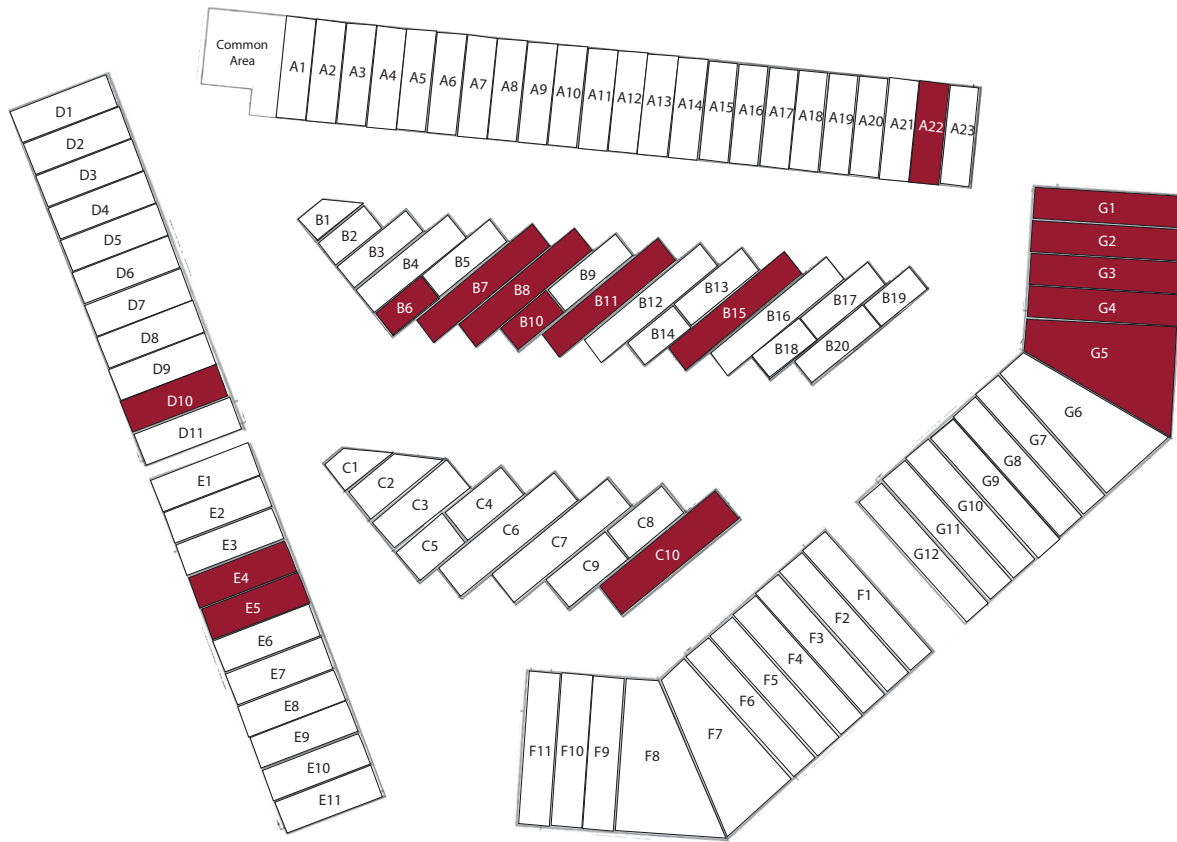
The exterior walls of this storage condo facility are insulated with R-30 insulation and have larger units that can accommodate RV, campers, boats, etc. Each unit is equipped with a separate power meter and could have a 100 amp panel to accommodate HVAC and/or other power. Automatic garage door openers are run by the house panel of each building. Buildings F and G have water and sewer in each unit to accommodate a restroom or RV hook-up. There is also a small clubhouse with a kitchen and 2 restrooms with full ADA showers.

PROPERTY HIGHLIGHTS

- » Secure gate access
- » Close proximity to I-84, Micron Development, and Lucky Peak
- » Diverse unit availability with steady lease activity for investors
- » ADA Accessible units
- » Complimentary clubhouse
- » Security cameras throughout



SITE PLAN



Available
 Sold

BUILDING A

A1	12 x 40	480 SF
A2	12 x 40	480 SF
A3	12 x 40	480 SF
A4	12 x 40	480 SF
A5	12 x 40	480 SF
A6	12 x 40	480 SF
A7	12 x 40	480 SF
A8	12 x 40	480 SF
A9	12 x 40	480 SF
A10	12 x 40	480 SF
A11	12 x 40	480 SF
A12	12 x 40	480 SF
A13	12 x 40	480 SF
A14	12 x 40	480 SF
A15	12 x 40	480 SF
A16	12 x 40	480 SF
A17	12 x 40	480 SF
A18	12 x 40	480 SF
A19	12 x 40	480 SF
A20	12 x 40	480 SF
A21	12 x 40	480 SF
A22	12 x 40	480 SF
A23	12 x 40	480 SF

BUILDING D

D1	15 x 45	675 SF
D2	15 x 45	675 SF
D3	15 x 45	675 SF
D4	15 x 45	675 SF
D5	15 x 45	675 SF
D6	15 x 45	675 SF
D7	15 x 45	675 SF
D8	15 x 45	675 SF
D9	15 x 45	675 SF
D11	15 x 45	675 SF

BUILDING E

E1	15 x 45	675
E2	15 x 45	675
E3	15 x 45	675
E6	15 x 45	675
E7	15 x 45	675
E8	15 x 45	675
E9	15 x 45	675
E10	15 x 45	675
E11	15 x 45	675

BUILDING F

F1	16 x 80	1,280 SF
F2	16 x 80	1,280 SF
F3	16 x 80	1,280 SF
F4	16 x 80	1,280 SF
F5	16 x 80	1,280 SF
F6	16 x 80	1,280 SF
F7	IRR	2,400 SF
F8	IRR	2,400 SF
F9	16 x 75	1,200 SF
F10	16 x 75	1,200 SF
F11	16 x 75	1,200 SF

BUILDING G

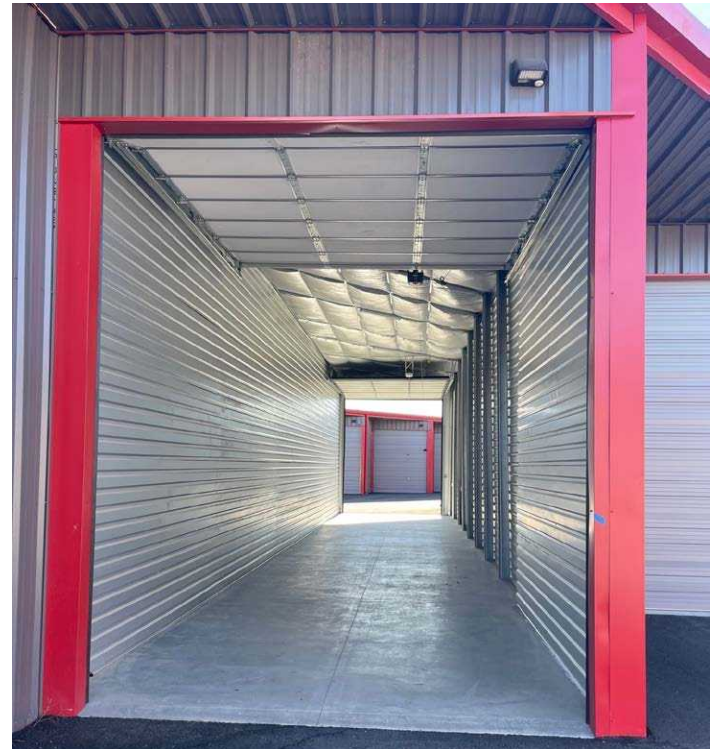
G6	IRR	2,400 SF
G7	16 x 80	1,280 SF
G8	16 x 80	1,280 SF
G9	16 x 80	1,280 SF
G10	16 x 80	1,280 SF
G11	16 x 80	1,280 SF
G12	16 x 80	1,280 SF

BUILDING B

B1	14 x 20	280 SF
B2	14 x 28	392 SF
B3	14 x 42	588 SF
B4	14 x 56	784 SF
B5	14 x 42	588 SF
B9	14 x 40	560 SF
B12	14 x 70	980 SF
B13	14 x 40	560 SF
B14	14 x 28	392 SF
B16	14 x 70	980 SF
B17	14 x 40	560 SF
B18	14 x 28	392 SF
B19	14 x 28	392 SF
B20	14 x 42	588 SF

BUILDING C

C1	12 x 20	240 SF
C2	14 x 34	490 SF
C3	14 x 36	504 SF
C4	14 x 27	378 SF
C5	14 x 22	308 SF
C6	14 x 55	770 SF
C7	14 x 55	770 SF
C8	14 x 28	392 SF
C9	14 x 28	392 SF



INTERSTATE 84 INTERSTATE - 0.7 MILES

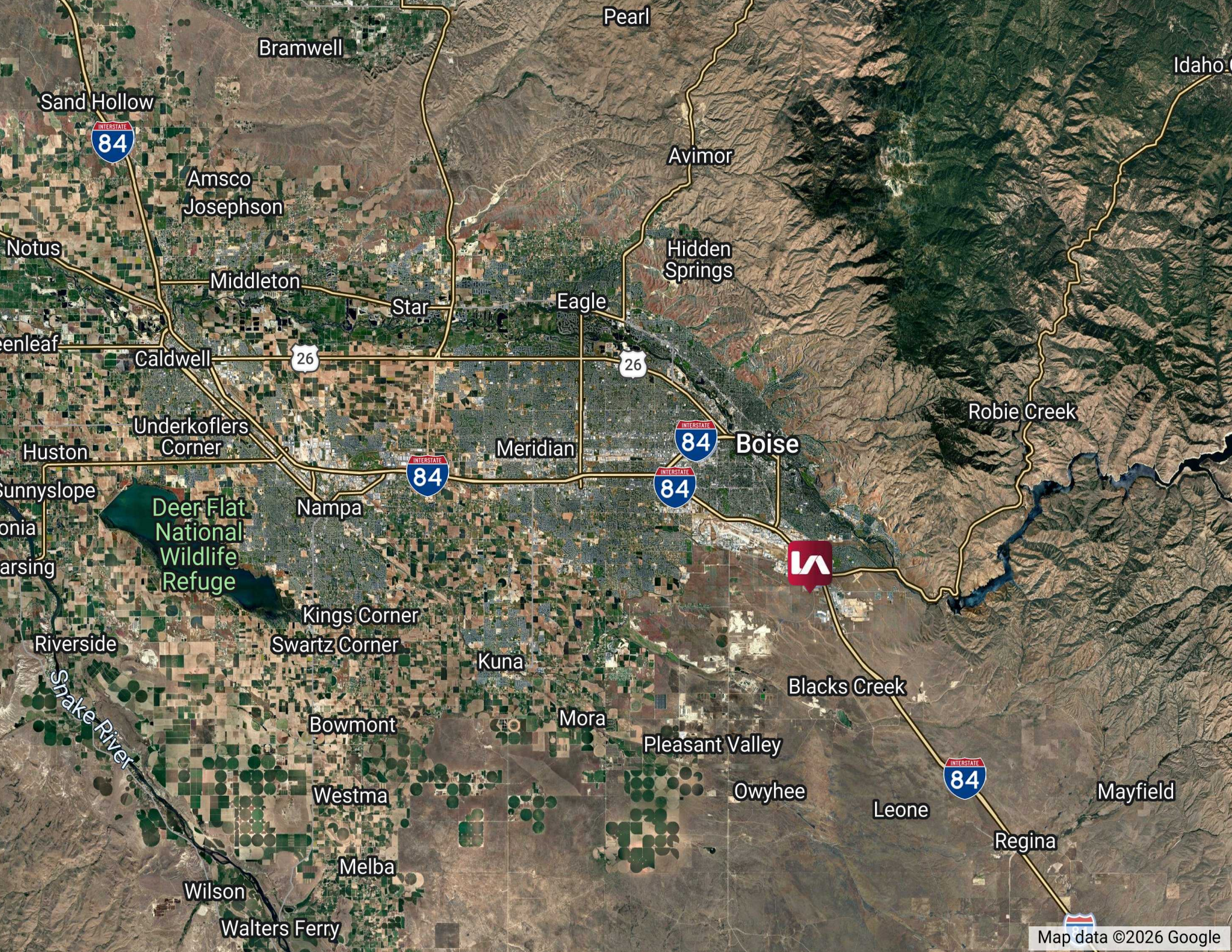
BOISE AIRPORT - 4.7 MILES

DOWNTOWN BOISE
10 MIN. | 6.4 MI.

INTERSTATE 84
3 MIN. | 0.7 MI.



E. GOWEN RD.



POPULATION

	2-MILE	4-MILE	6-MILE
2025 Population	12,276	56,688	116,473

INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	\$130,384	\$125,383	\$108,326

HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	4,756	24,184	48,973

LABOR FORCE

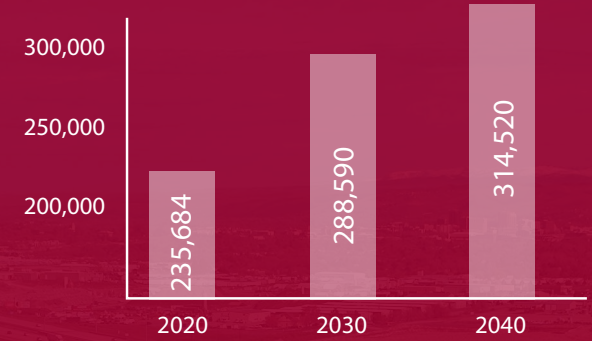
	2-MILE	4-MILE	6-MILE
Civilian Labor Force	6,719	31,182	63,327

KEY EMPLOYERS

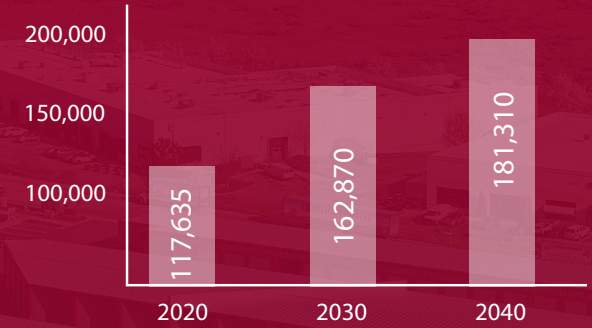
	# OF EMPLOYEES
Albertsons	273,000+
Micron Technology	31,400+
State of Idaho	26,100+
St Luke's Health Systems	12,825+
WinCo Foods	12,000+

GROWTH PROJECTION

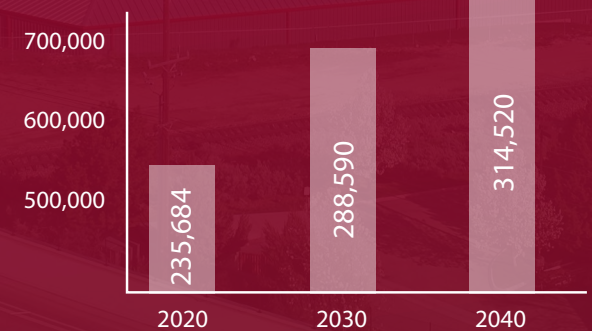
BOISE



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

MICHAEL L. BERGMANN, SIOR

Principal

208.319.1010

michaelb@leeidaho.com

JESSE YOUNG

Associate

208.319.1036

jessey@leeidaho.com

Lee & Associates Idaho LLC | 1161 W. River Street, Ste. 310 | Boise, ID 83702 | 208.343.2300 | leeidaho.com

