INDUSTRIAL FOR LEASE

SUITE 200

8536 WEST ELISA STREET, BOISE, ID 83709



KW COMMERCIAL | BOISE
1065 S. Allante Place
Boise, ID 83709

Each Office Independently Owned and Operated

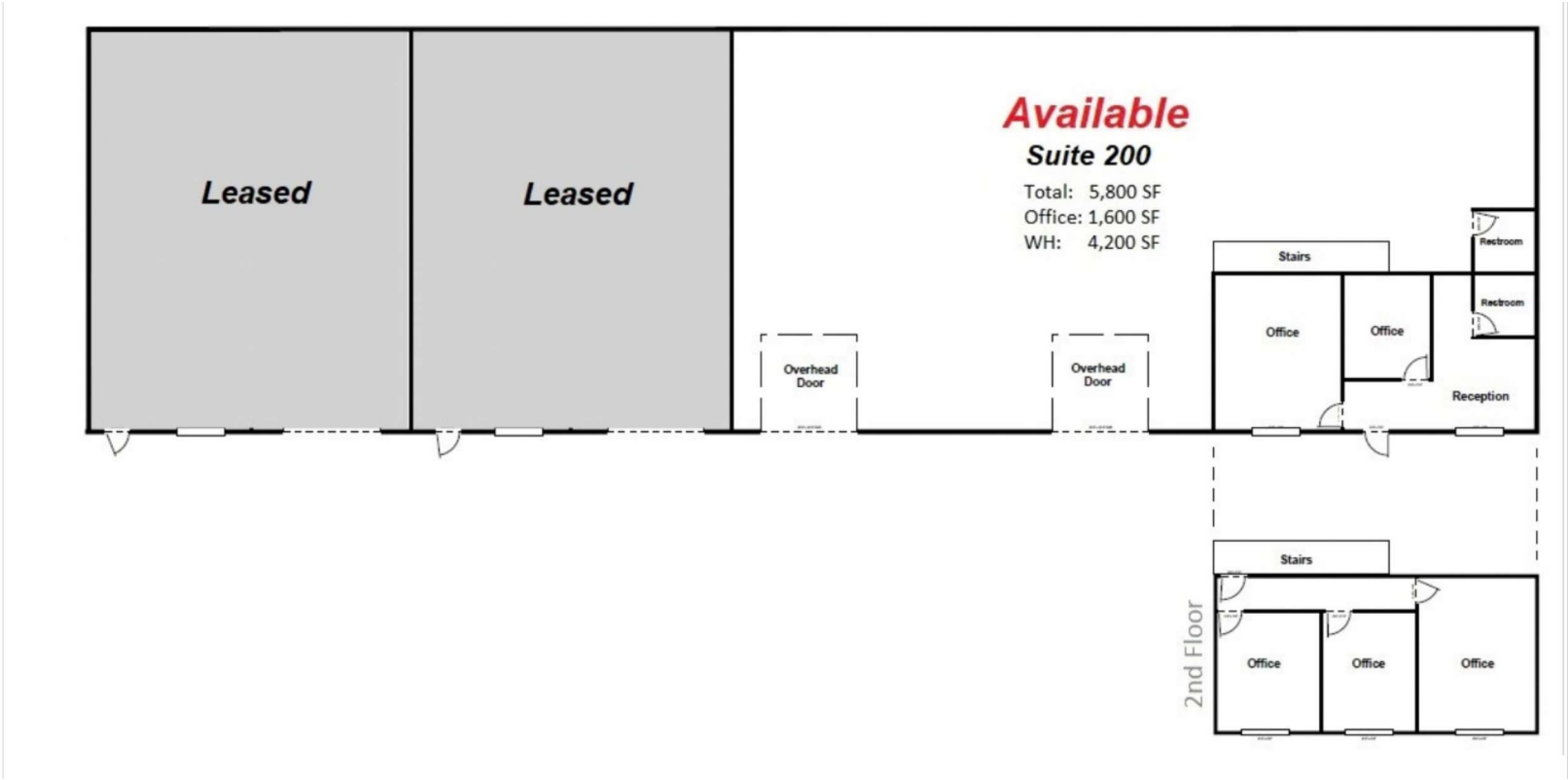
PRESENTED BY:

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EXECUTIVE SUMMARY

8536 WEST ELISA STREET



SUMMARY

SUITE:	200
AVAILABLE:	1/31/2027
LEASE RATE:	$1.25/SF/Month
LEASE/MO.	$7,250/Month
NNN:	$.30/SF
LEASE TERM:	3+ years
AVAILABLE SF:	5,800

HIGHLIGHTS

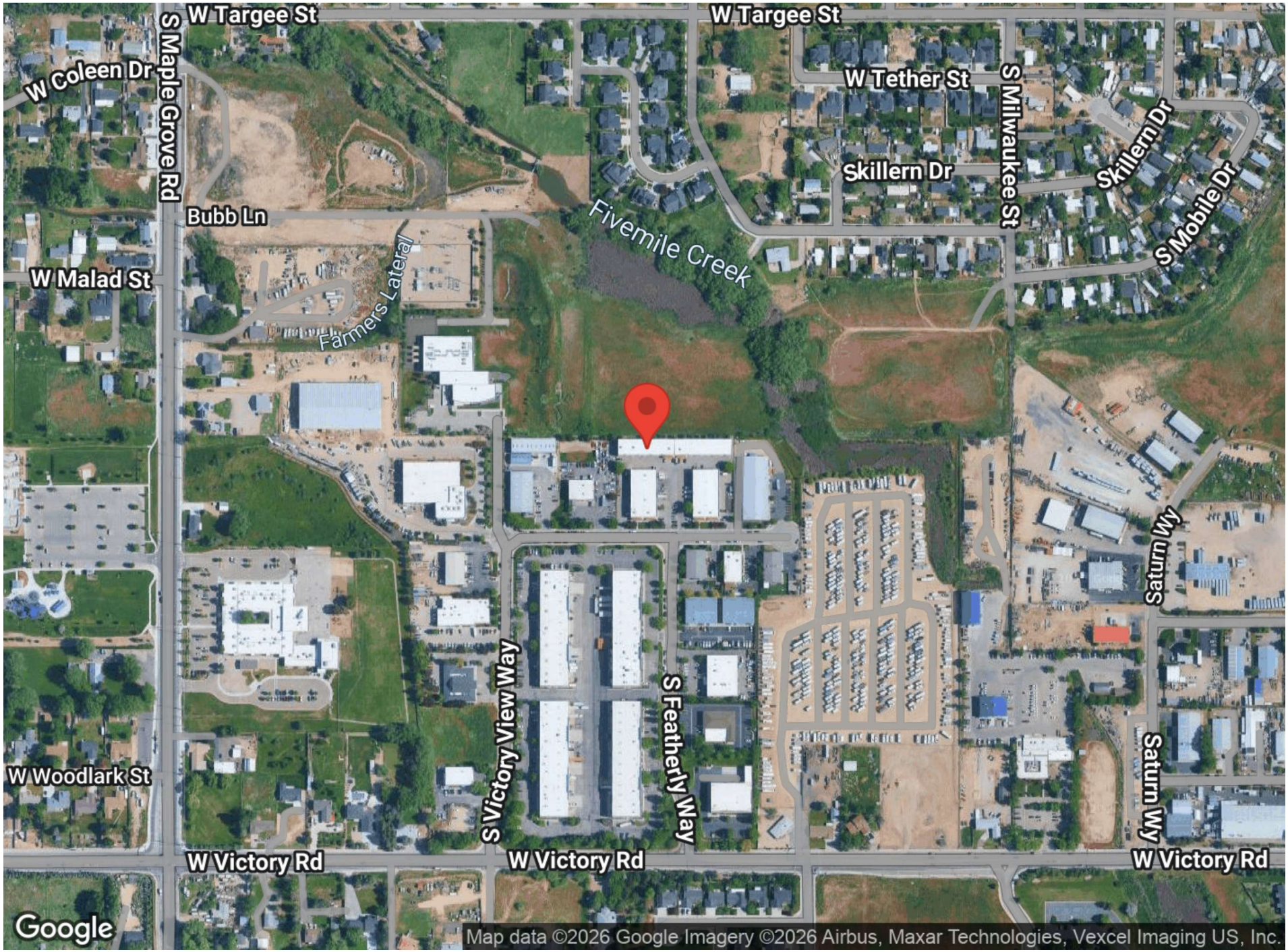
- 5,800 SF available
- 1,600 SF Office
- 4,200 SF Warehouse
- 2-12'12' grade level doors
- 17' 8" clearance height
- Power: 400A 208 3-Phase

PROPERTY OVERVIEW

Industrial/Flex space for lease in South Boise. 5,800 total square feet available. This location is 2 miles to the Cole Rd. interchange or 2.5 miles to the Orchard Rd. interchange. 12'x12' grade-level doors and a clearance height at 17'8".

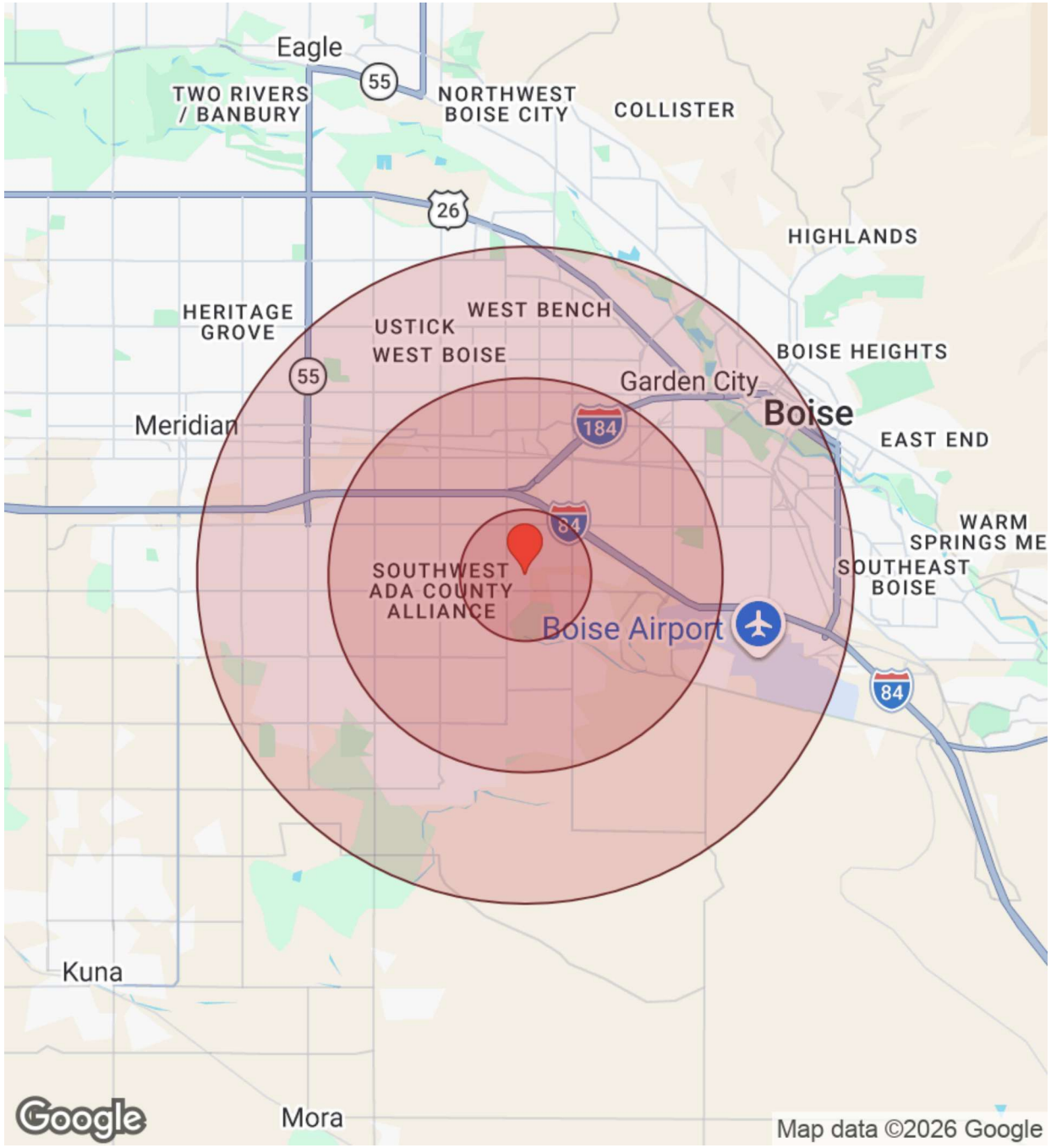
AERIAL MAP

8536 WEST ELISA STREET



DEMOGRAPHICS

8536 WEST ELISA STREET



Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,898	39,939	104,925
Female	2,949	40,481	106,509
Total Population	5,847	80,420	211,434

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,700	63,130	167,498
Black	111	2,051	4,969
Am In/AK Nat	25	225	592
Hawaiian	6	169	381
Hispanic	540	9,272	23,765
Asian	267	3,169	7,696
Multiracial	181	2,324	6,132
Other	16	80	423

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,359	34,987	95,831
Occupied	2,183	32,430	88,478
Owner Occupied	1,709	21,151	52,994
Renter Occupied	474	11,279	35,484
Vacant	176	2,557	7,353

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,009	13,926	34,874
Ages 15 - 24	743	10,289	31,258
Ages 25 - 54	2,364	34,227	88,671
Ages 55 - 64	697	8,541	22,741
Ages 65+	1,035	13,437	33,889

Income	1 Mile	3 Miles	5 Miles
Median	$97,286	$88,876	$86,233
Under $15k	93	1,452	5,238
$15k - $25k	63	1,060	3,870
$25k - $35k	73	1,508	4,717
$35k - $50k	330	3,430	9,297
$50k - $75k	243	6,076	14,936
$75k - $100k	324	4,842	13,753
$100k - $150k	503	6,991	17,843
$150k - $200k	283	3,621	9,200
Over $200k	270	3,450	9,623