

FOR LEASE

Colliers

107 W. 40th Street

Garden City, ID | 83714

Michelle Ogden

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Property Overview

Location	107 W. 40th St. Garden City, ID		
Property Type	Industrial		
	Shop 2,250 SF (including 2 offices)		
Space Available	Storage 1,875 SF		
	Yard 0.33 Acres		
	<i>Size</i>	<i>Rate</i>	<i>Monthly</i>
	Shop	2,250 SF	
	Storage	1,875 SF	
Lease Rate	Total Building	4,125 SF	\$1.15 PSF mo. \$4,743.75
	Yard	0.33 Acres	\$0.12 PSF mo. \$1,725.00
	Total		\$6,468.75 + NNN's
Grade Level Doors	6		
Zoning	C-2		
Construction Type	CMU		
Parking	Ample		
Clear Height	15'		
Property Access	Ask Agent		

Key Highlights

- Fenced Yard
- 14' high drive through doors
- Mechanic use accepted by Landlord

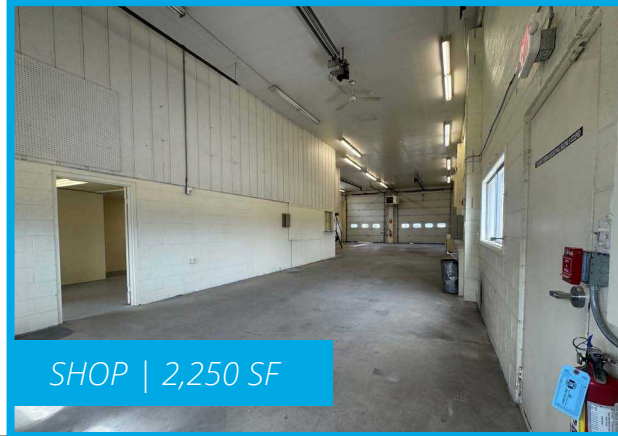


Photo Gallery

107 W. 40th Street



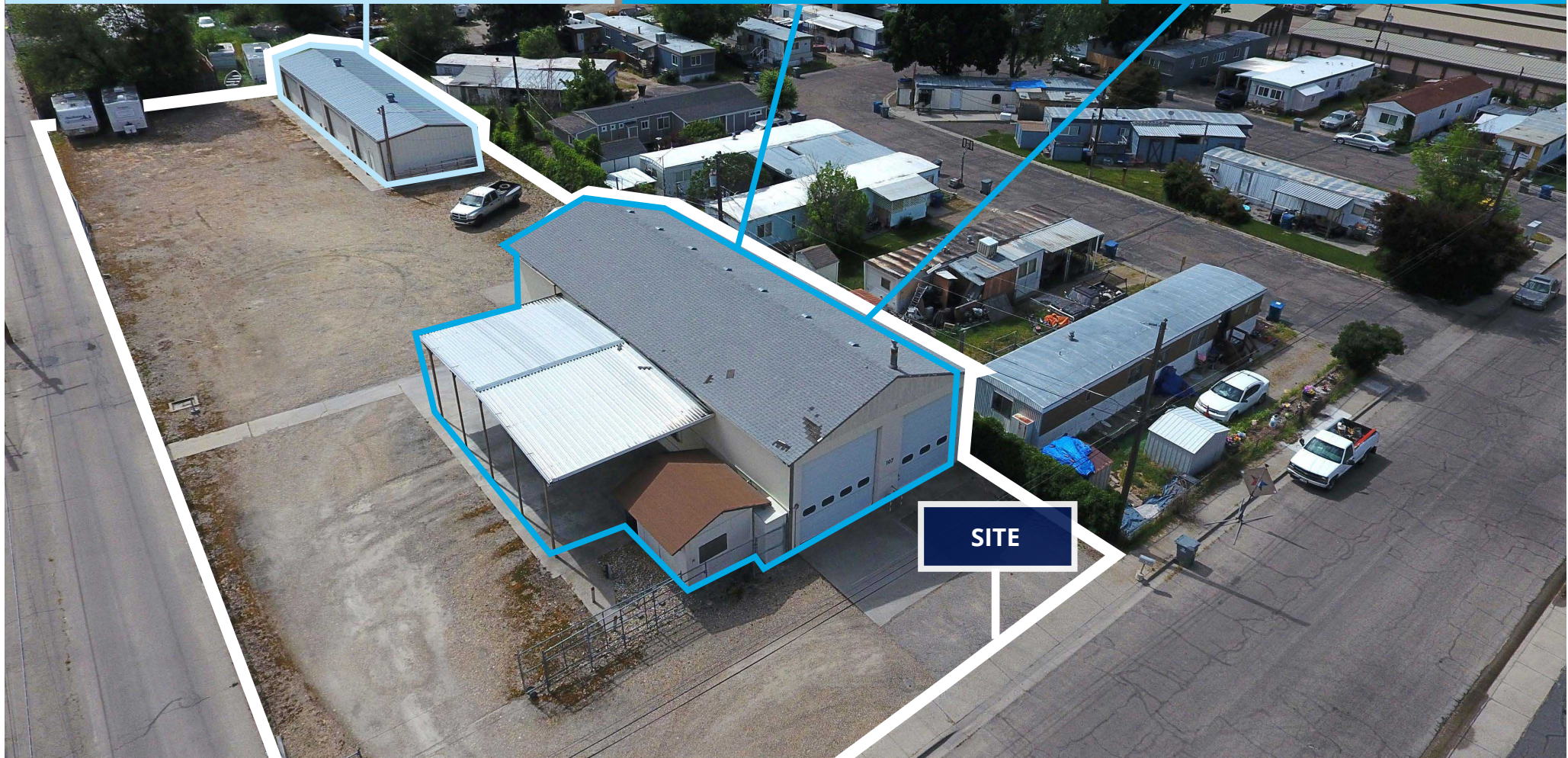
STORAGE | 1,875 SF



SHOP | 2,250 SF



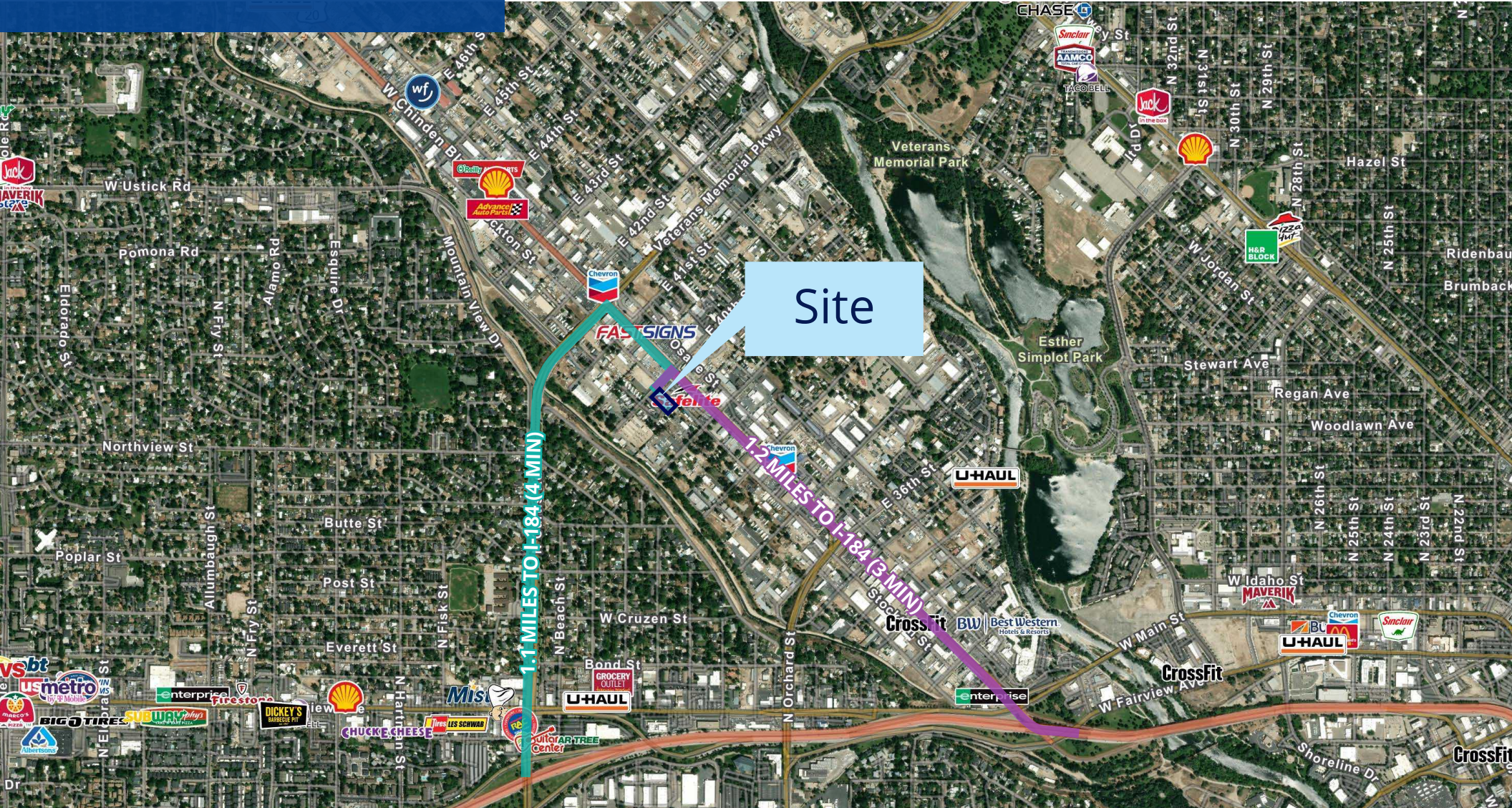
SHOP | 2,250 SF



SITE

107 W. 40th Street

Location



755 West Front Street, Suite 300
Boise, Idaho 83702
colliers.com/idaho

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Area Overview- Treasure Valley



#2

Fastest Growing State - Idaho

2026 **United States Census Bureau**

#3

Best State to Move to in the U.S. - Idaho

JUL 2024 **ConsumerAffairs**

#3

Best State Overall - Idaho

2026 **U.S. News & World Report**

#4

Best State Economy - Idaho

2026 **U.S. News & World Report**

#3

Best State for Quality of Life - Idaho

2025 **Forbes**

#1

State in Five-year GDP Growth - Idaho

2025 **Forbes**

Tier 1

Job Growth - Treasure Valley

2025 **MILKEN INSTITUTE**
Building Meaningful Lives

Tier 1

Wage Growth - Treasure Valley

2025 **MILKEN INSTITUTE**

#1

Best Run City in America - Nampa

JUN 2024 **W WalletHub**

Best Places to Live in the U.S. - Boise

APR 2024 **Money**

#1

Top State in GDP Growth - Idaho

2024 **Forbes**

#4

Best State Capital to Live in- Boise

FEB 2024 **Idaho Statesman**

#1

Median Household Income Growth - Idaho

2024 **FRANCHISE BUSINESS REVIEW**

#1

Best Places to Invest in Real Estate in 2023 - Boise

JUL 2023 **Norada REAL ESTATE INVESTMENTS**

#2

Fastest-Growing US States- Idaho

2023 **World Population Review**

#1

Best Small Cities In America for Raising a Family- Boise

JUN 2023 **pheabs**



Idaho was ranked the **4th Best State Economy** by U.S. News & World Report.



The 2024 median sale price for a single-family home in Ada County was \$573,566. A significant increase in home supply this past year, with more sales pending, indicates the market is headed in a healthy direction.



Boise real estate appreciated **254%** over the last ten years, putting Boise in the top 10% of U.S. cities for real estate appreciation.