BOISE, IDAHO HAS A NEW ADDRESS

High West BUSINESS PARK

1201 - 1409 WEST GOWEN ROAD | BOISE | IDAHO

*photos as of 10/9/25

www.highwestbusinesspark.com

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DEVELOPED BY

SUDLER
REAL ESTATE SINCE 1907

High West
BUSINESS PARK

High West Business Park is Boise, Idaho's premier Class A Industrial destination located in the thriving Airport Submarket. High West offers state of the art industrial spaces designed to meet the demands of modern business and offers unparalleled access to major transportation hubs and a dynamic business environment. Spanning 22 acres in the Airport Submarket, the park provides up to 406,000 sf of flexible space with cutting edge features such as 36' clear heights, 7" floor slabs, LED lighting, and K-25.2 ESFR fire sprinklers. The facilities are built with efficiency and durability in mind, featuring a 60 mil TPO roof and clerestory windows to maximize natural light.

Bay sizes are designed for flexibility, with typical dimensions of 54' x 50' and speed bays of 54' x 60'. Dock doors measure 9' x 10', while drive-in doors are 12' x 14', making the park ideal for a wide range of industrial operations.

INTERSTATE 84	1.5 Miles	3 Min
US ROUTE 26	2.5 Miles	7 Min
BOISE AIRPORT	3.6 Miles	10 Min
PORTLAND	430 Miles	6.5 Hrs
SEATTLE	499 Miles	7.5 Hrs

AVAILABLE NOW

CLASS A INDUSTRIAL
75,000 - 354,000 SF

22.07 Acres

Direct Access to
Boise Airport & I-84

SUDLER
REAL ESTATE SINCE 1907

The Sudler Companies has been family owned and operated for over 100 years and is based in Chatham, New Jersey. From their roots planted in 1907 to their current 9-million square foot commercial real estate portfolio, Sudler brings the personal touch of a family owned business, while also providing clients with industry leading in-house development, leasing, legal, management, construction and investment departments. Sudler meets the needs of the most discriminating commercial space users by finding the perfect match of location, building material and customization to provide businesses innovative construction solutions via first class buildings.

Developed by **The Sudler Companies** with a focus on **innovation** and **sustainability**, High West Business Park offers businesses the resources they need to succeed in a rapidly evolving market. Its **modern infrastructure** and **thoughtful design** make it an ideal location for industries seeking **efficient, high-quality spaces** that **support growth and productivity**.

High West
BUSINESS PARK

SITE DESCRIPTION

- Over 22 Acres
- Up to 406K SF Available
- Direct Access To Boise Airport
- 1.5 Miles to Route 84

BUILDING SPECIFICATIONS

- 36’ Clear Height
- 7” Floor Slab
- LED Lighting System
- K-25.2 ESFR Fire Sprinklers
- 60 mil Roof TPO
- 54’ x 50’ Bay Size, Typical
- 54’ x 60’ Speed Bay Size, Typical
- 9‘ x 10’ Dock Doors
- 12’ X 14’ Drive-in Doors
- Clerestory Windows Throughout
- 40k Mechanical Dock Levelers
- Total R Value

  Roof - 30, Wall - 13, Floor - 10
- Building 1409 | 360’ x 648’
- Building 1201 | 320’ x 540’

UTILITIES

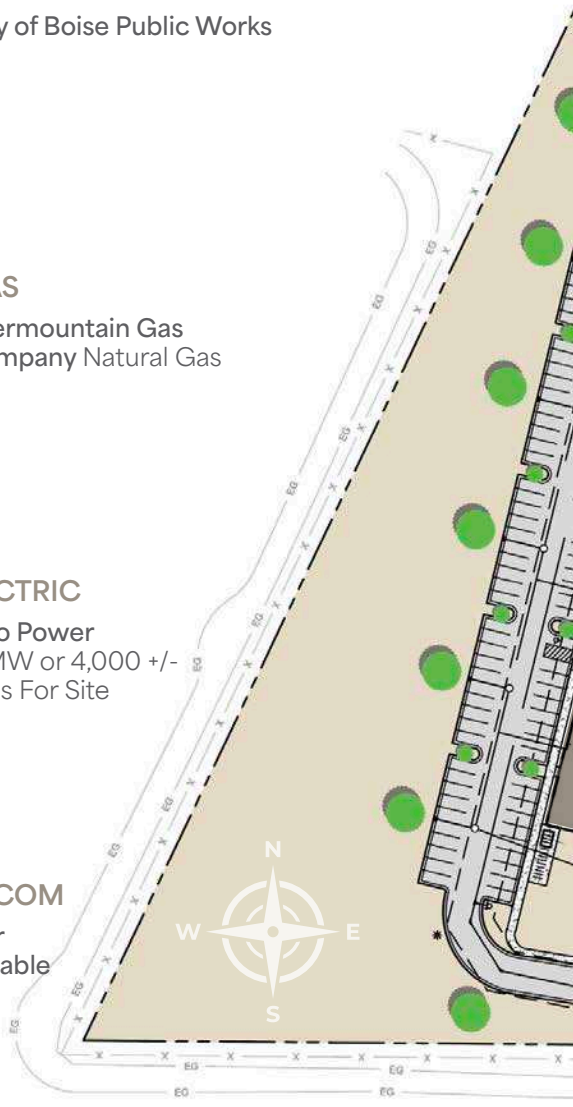
WATER
Veolia Water Idaho, Inc.
3” Domestic, 12” main in road

SEWER
City of Boise Public Works

GAS
Intermountain Gas Company Natural Gas

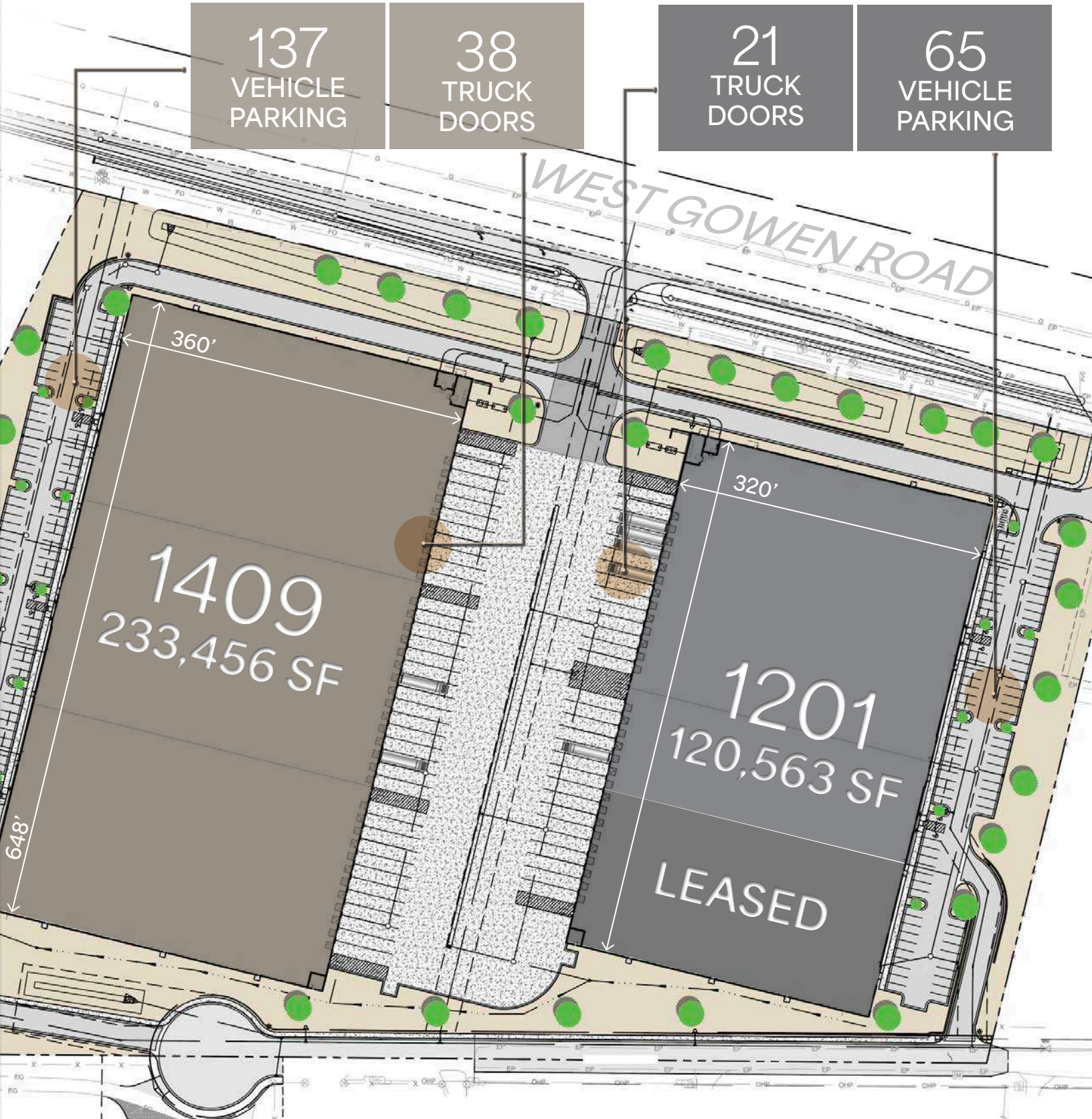
ELECTRIC
Idaho Power
3.7 MW or 4,000 +/- Amps For Site

TELCOM
Fiber Available



1201 + 1409 WEST GOWEN ROAD

AVAILABLE NOW



1409 WEST GOWEN ROAD

The local Boise economy has seen robust growth over the last five years, spurred largely by the region's expanding population. The growth of the Treasure Valley has brought in large corporations looking to invest in the area. Including...

micron®

$15 billion expansion, This new semiconductor fabricator is projected to bring 2,000 new Micron jobs and 15,000 indirect jobs to the Boise area.

1201 WEST GOWEN ROAD

Meta

New data center in Kuna, an $800 million project projected to bring more than 100 direct jobs to the area.

Boise, Idaho is an ideal location for an industrial and commercial business park, offering central access to key distribution hubs and major transportation networks. Its strategic position within the Pacific Northwest ensures efficient logistics, making it a prime spot for businesses seeking strong regional connectivity.

VOTED IN 2024

as one of the best mid-sized cities in the U.S., the capital of Idaho offers a low cost of living, many fun outdoor activities, and a thriving arts and culture scene.

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