

BOISE, IDAHO HAS A NEW ADDRESS



# High West

BUSINESS PARK

1201 - 1409 WEST GOWEN ROAD | BOISE | IDAHO



photos of 10/9/20



[www.highwestbusinesspark.com](http://www.highwestbusinesspark.com)

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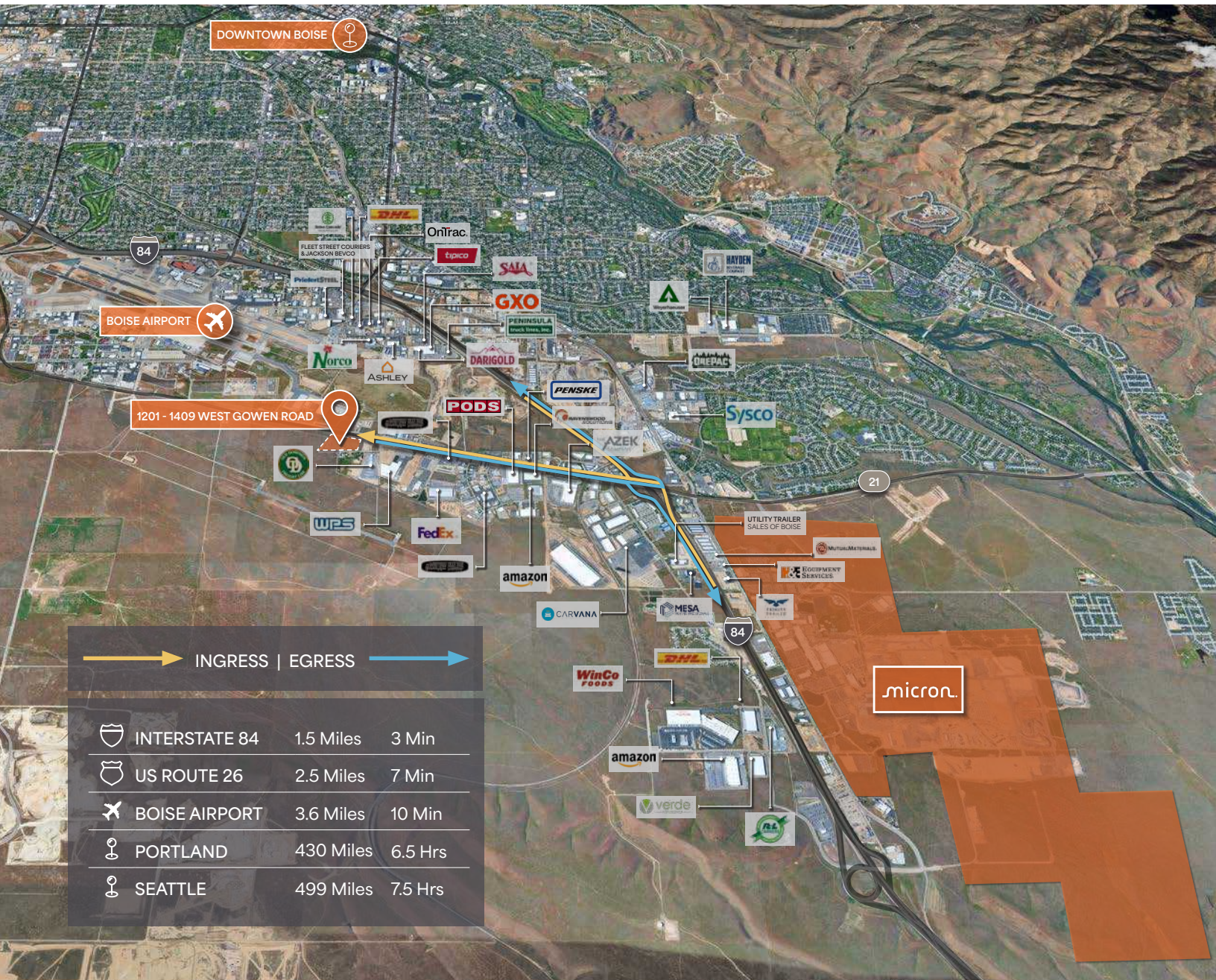







# High West

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.



	INGRESS   EGRESS	
 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

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.

**1201**  
WEST GOWEN ROAD  
**172,980 SF**

**1409**  
WEST GOWEN ROAD  
**233,456 SF**

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



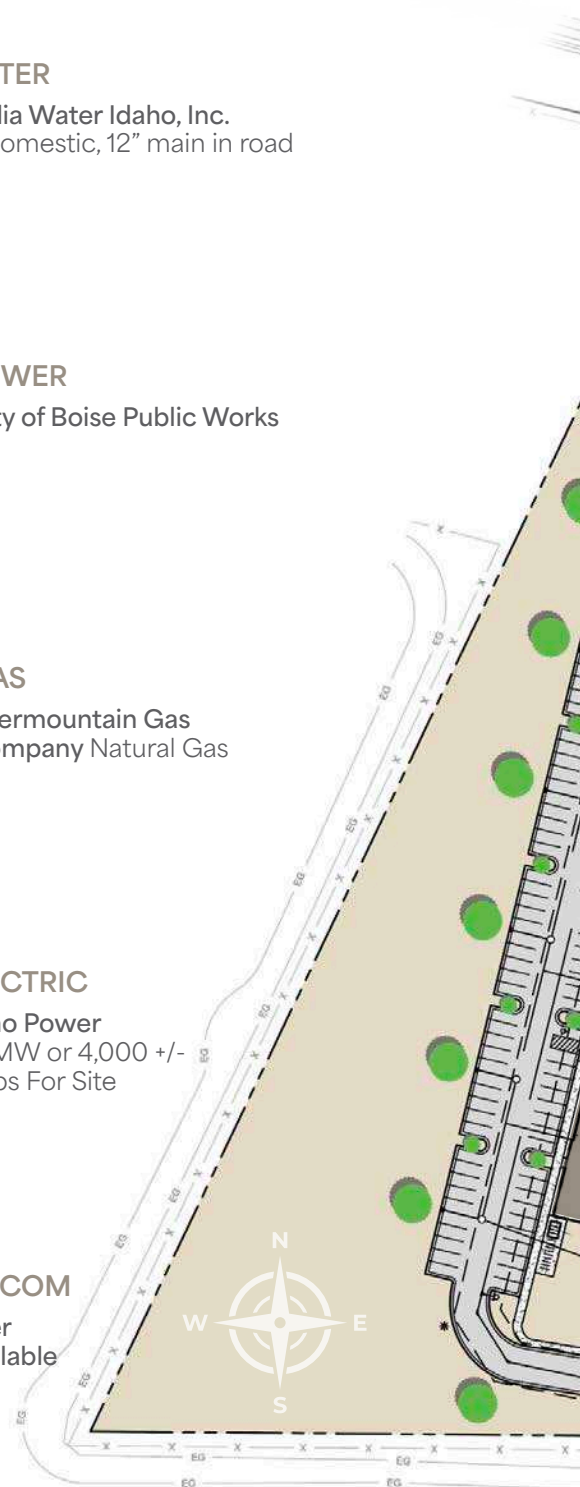
### ELECTRIC

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



### TELCOM

Fiber  
Available



# 1201 + 1409

## WEST GOWEN ROAD

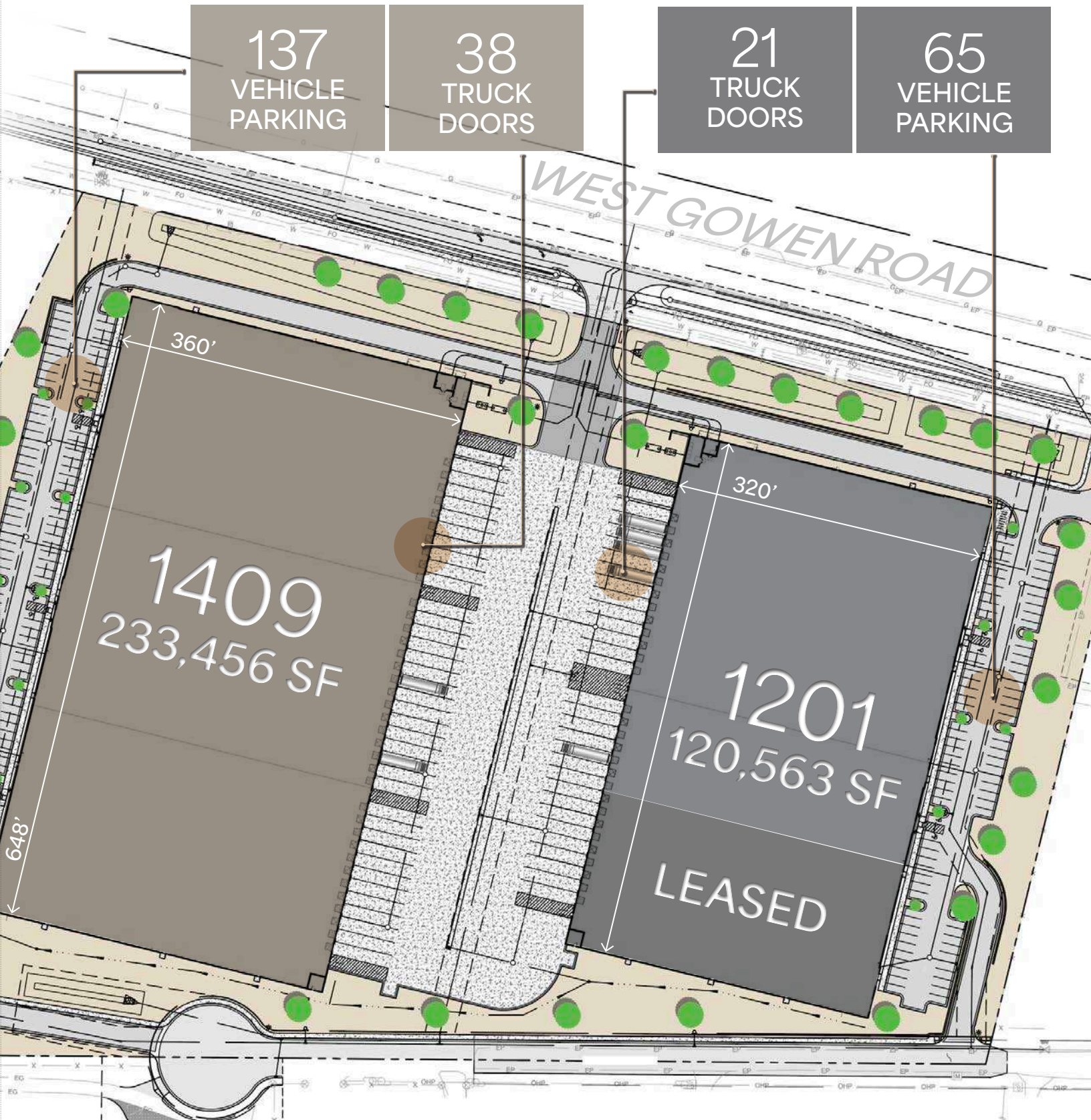
AVAILABLE NOW

137  
VEHICLE  
PARKING

38  
TRUCK  
DOORS

21  
TRUCK  
DOORS

65  
VEHICLE  
PARKING



1409  
233,456 SF

1201  
120,563 SF

LEASED

WEST GOWEN ROAD



# 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



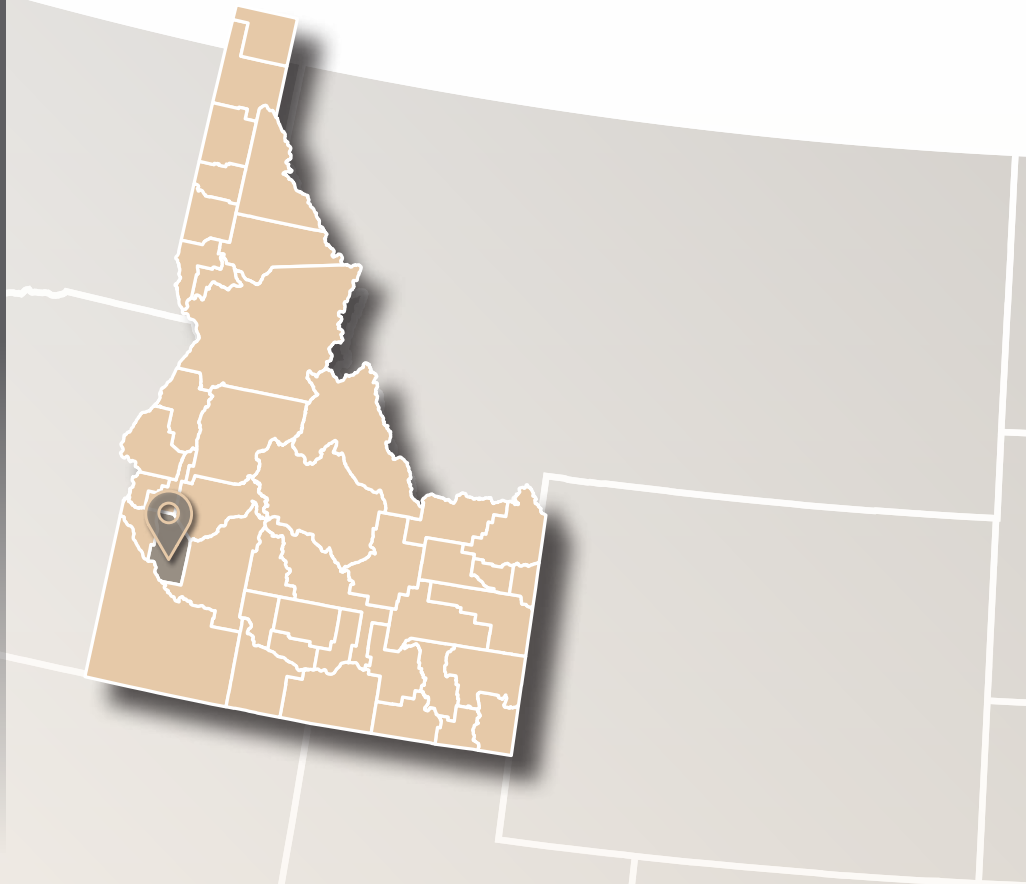
# ∞ Meta

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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