



921 W. AMITY RD. | BOISE

FOR SALE | \$13,750,000 | \$126 SF

JOHN STEVENS, CCIM
208.947.0814
john@tokcommercial.com

- n Fully occupied buildings, at below market rents, with short remaining lease terms, creating near term upside and/or owner-user opportunities
- n Average rents are approximately \$0.48 SF/mo modified gross
- n Close proximity to I-84, Boise airport and Micron
- n Abuts rail-spur
- n March 2026 is last lease expiration date

PROPERTY DETAILS

PROPERTY SIZE:	Approx. 108,682	LOT SIZE:	3.98 Acres
PROP. TYPE:	Industrial	CLEAR HEIGHT:	16-22'
BLDG. SIZE:	1-84,674 SF 2 & 3- 23,408 SF	SUBMARKET:	Airport
DIVISIBILITY:	Currently 4 Units	ZONING:	I-1
YEAR BUILT:	1975	GRADE DOORS:	Yes
RAIL SPUR:	Yes	DOCK HIGH DOORS:	Yes
		POWER:	120/208 (front bldg.) 277/480 (back bldg.)

CONTACT



HIGHLIGHTS



DETAILS

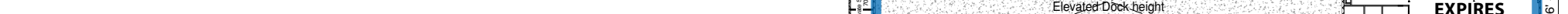


UPDATED: 7.7.2025

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Table 1. Demographic characteristics of the study sample

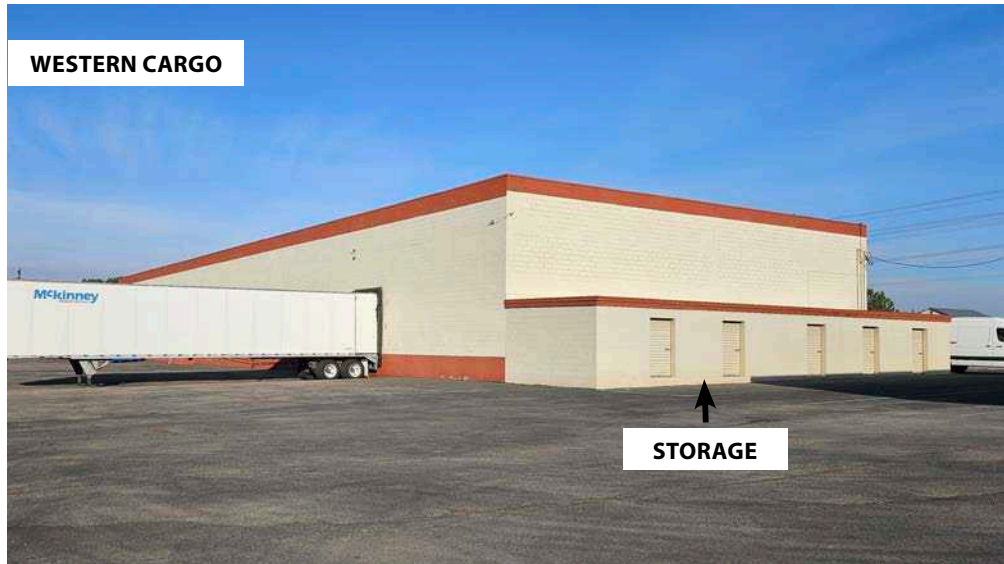
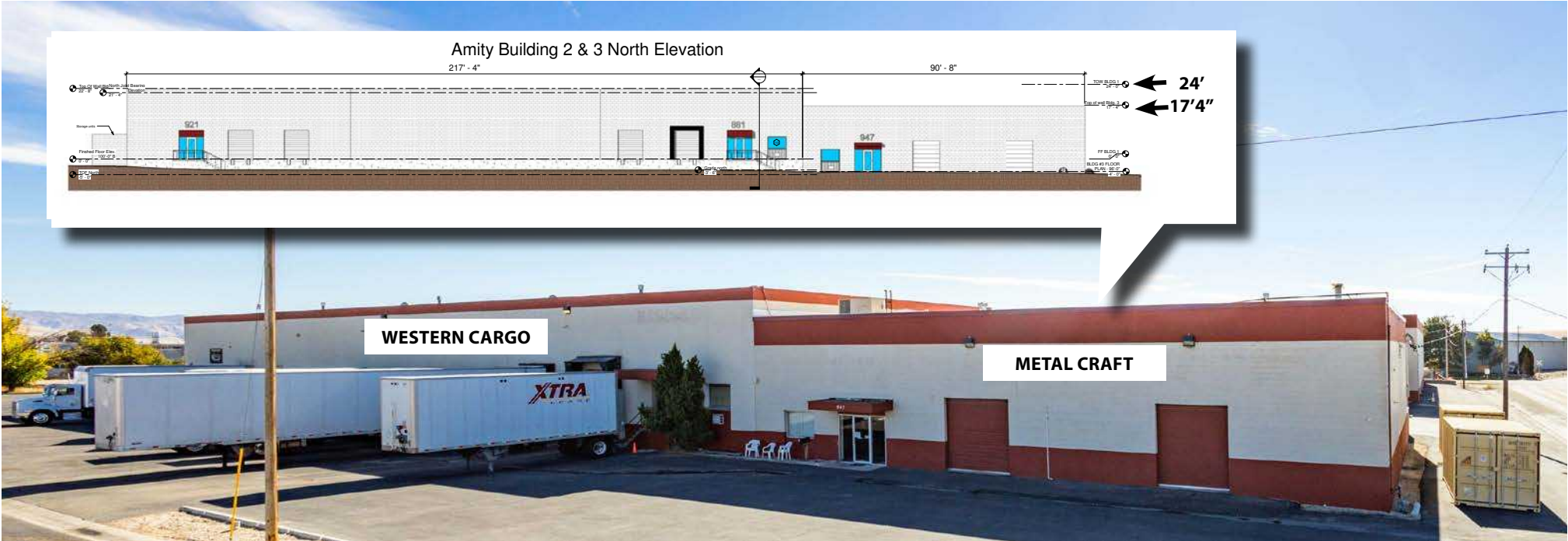
RAIL SPUR



RAIL SPUR

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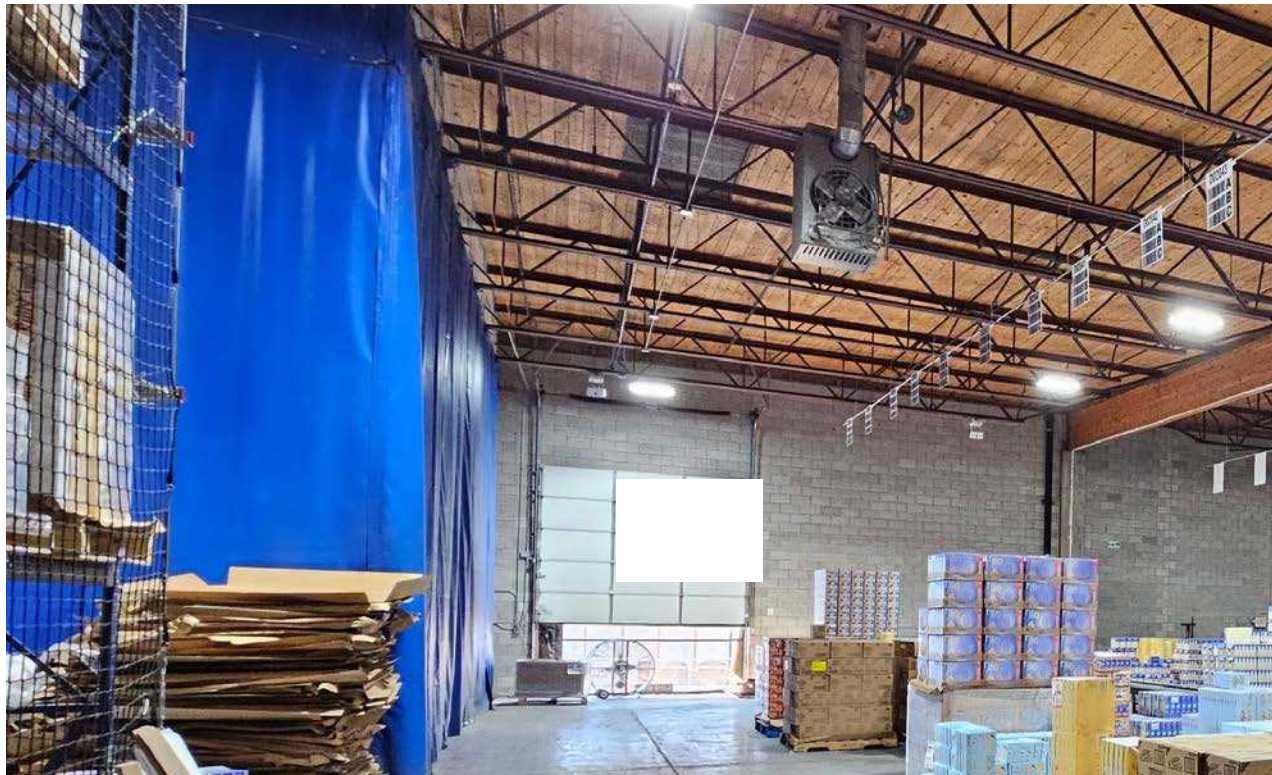
EXTERIOR PHOTOS



EXTERIOR PHOTOS



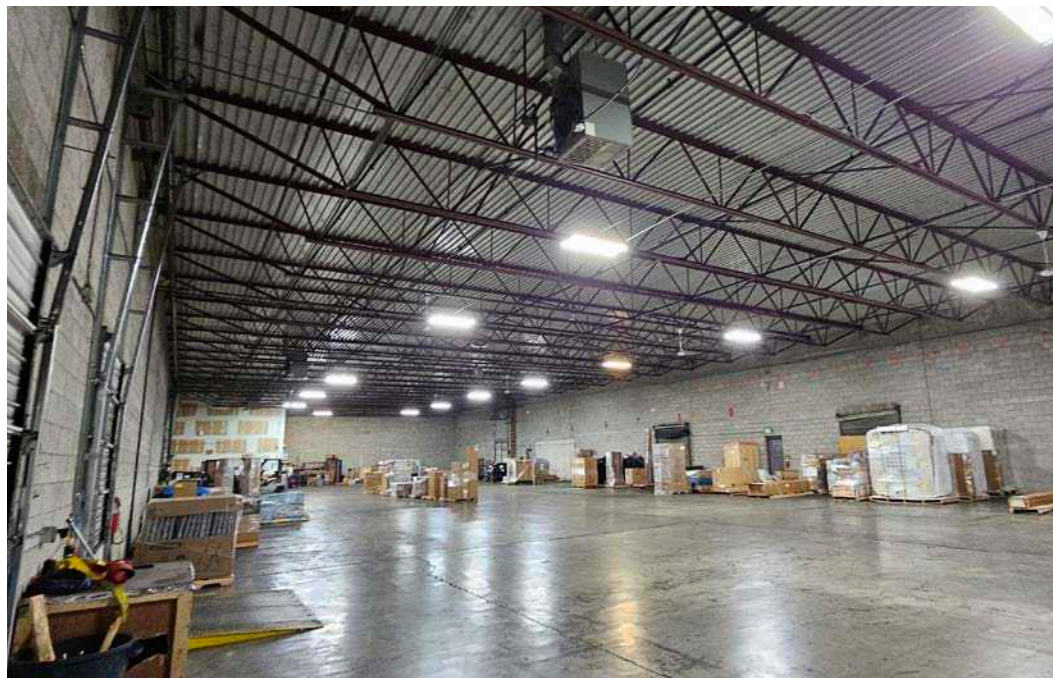
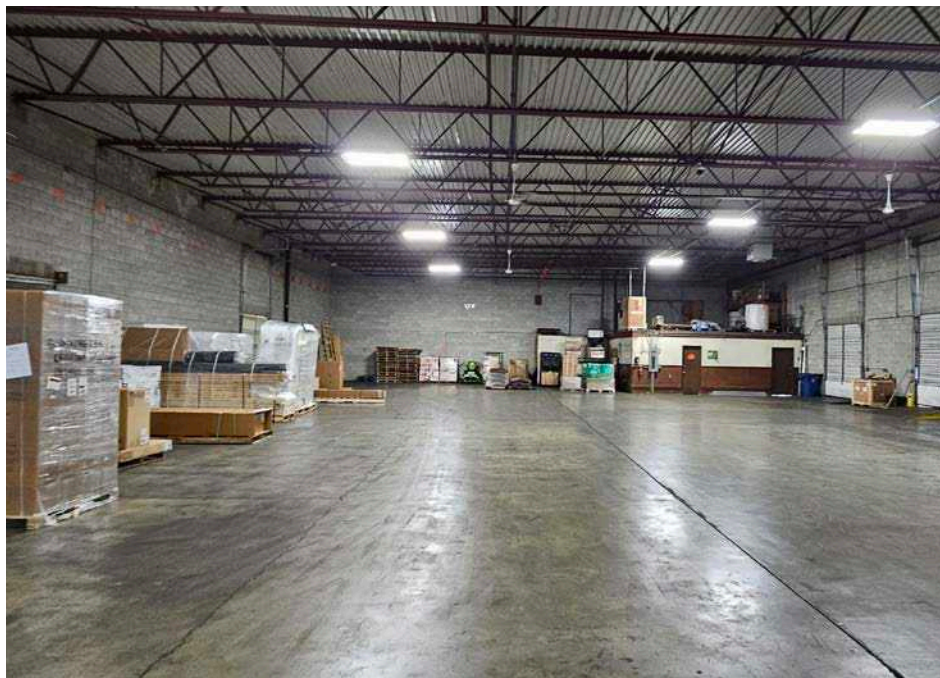
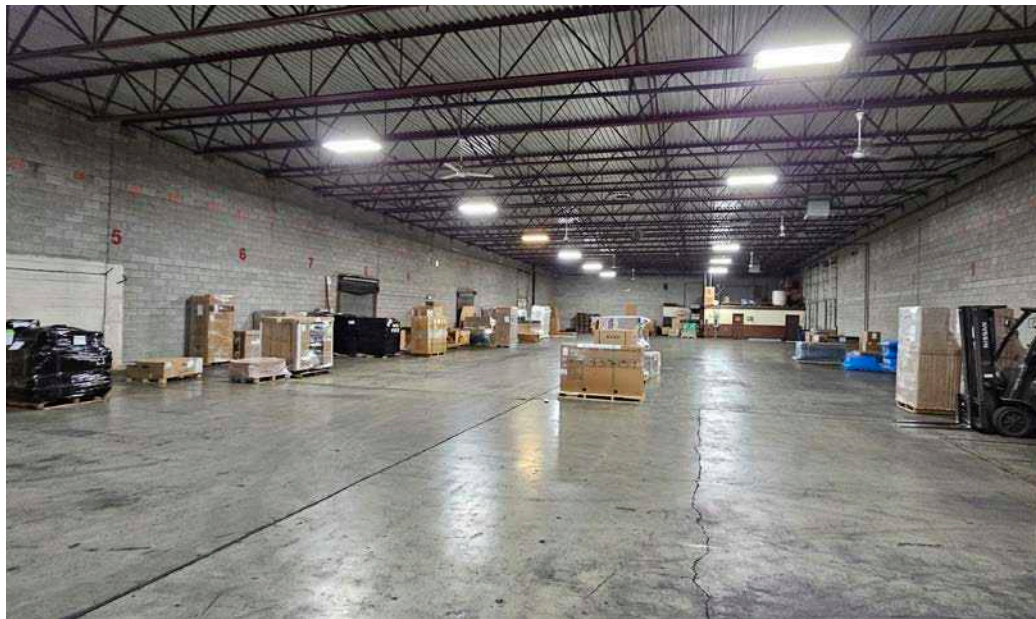
INTERIOR PHOTOS | MONDELEZ/KRAFT



INTERIOR PHOTOS | ASHLEY FURNITURE



INTERIOR PHOTOS | WESTERN CARGO



RENT ROLL

		Expiration	SF - per	SF - per Rent			Sec.	Elec., Gas, Trash	Maintain: Plumbing, Elec., Roof, Foundation, Walls	Prop Tax & Insurance	Water, Sewer, Landscaping
Rent Roll - 921 W. Amity Road, Boise, ID 83705		Date	Plans	Schedule	Rent/Mo.	Rent/Yr.	Deposit				
865,875,885,905	Ashley Furniture	12/31/2025	48,666	48,600	\$ 26,730	\$ 320,760	\$ 17,052	Tenant	Landlord	Landlord	Landlord
925, 945, 955	Mondelez (formerly Nabisco/Kraft)	07/31/2025	36,008	36,200	\$ 15,928	\$ 191,136	\$ -	Tenant	Landlord	Landlord	Landlord
881 & 921	Western Cargo	MTM	16,517	16,517	\$ 6,050	\$ 72,600	\$ -				
947	Metal Kraft (powder coat painting)	3/31/2026	6,891	6,890	\$ 3,080	\$ 36,960	\$ 2,500	Tenant	Landlord	Landlord	Landlord
	Storage		600	600	\$ -	\$ -					
			108,682	108,807	\$ 51,788	\$ 621,456					
			Rent per SF		\$ 0.48	\$ 5.71					

AMITY'S ROOF AND DRIVEWAY DATE

ROOFING: n ASHLEY RE-ROOF: REROOFED 2022 20-YEAR WARRANTY
n MONDELEZ RE-ROOFED: REROOFED 2022 20-YEAR WARRANTY
n METAL KRAFT: REROOFED 2022 20-YEAR WARRANTY

DRIVEWAY RE-PAVED: 2015



AERIAL



AERIAL





Micron Technology, Inc. is an American producer of computer memory and data storage including dynamic random-access memory, flash memory, and USB flash drives. Micron is a Fortune 500 company that is headquartered in Boise and employs roughly 5,000 people in Idaho. A world leader in innovative memory solutions, Micron's Boise Campus has been a world-leading innovation center for memory and Research & Development (R&D) for decades.

Micron is currently in the midst of a \$15 billion expansion of its Boise Campus for a new memory fab which is estimated to create over 17,000 new Idaho jobs, including 2,000 Micron direct jobs.

MICRON TECHNOLOGY EXPANSION

WEBSITE:

Micron Boise Expansion - **Location, Video, Details**

NEWS ARTICLES:

APRIL 2024



Micron to get **\$6.1 billion** for Boise site with **2nd fab possible**

FEBRUARY 2024



Growing Idaho: **Taxpayers' getting their money's worth** from Micron expansion

DECEMBER 2023

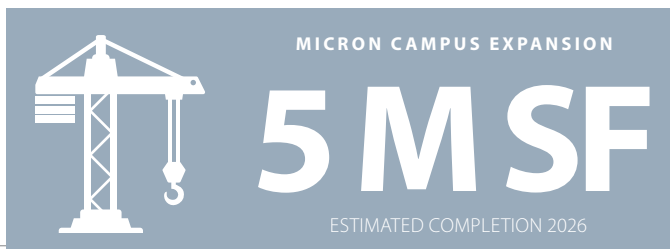
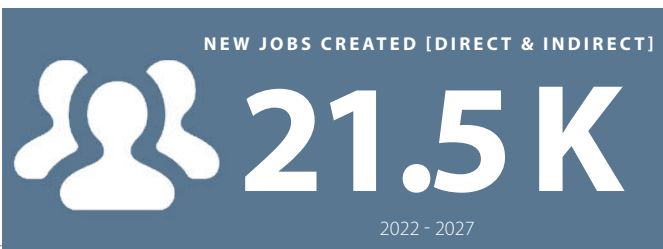


Boise to **annex nearly 600 acres of land** for Micron expansion

OCTOBER 2023



How Micron is building the biggest U.S. chip fab, despite China ban



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BUILDING 1

BUILDING 2 & 3

SECURE
DOCUMENTS



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