



921 W. AMITY RD. | BOISE

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

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HIGHLIGHTS

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

CONTACT



DETAILS

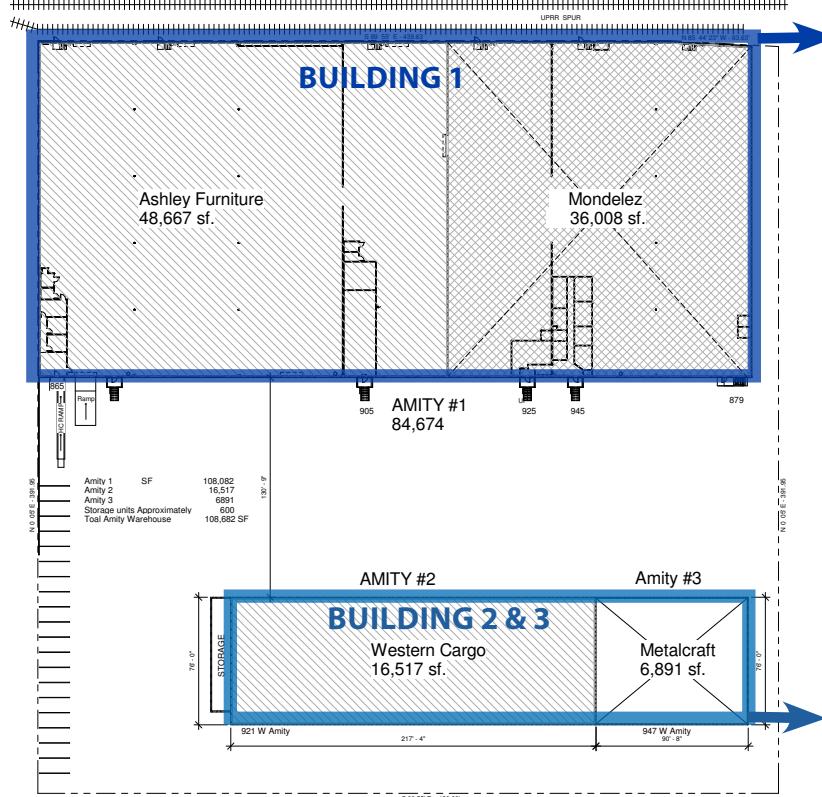
PROPERTY DETAILS

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.)		

BUILDING PLAN

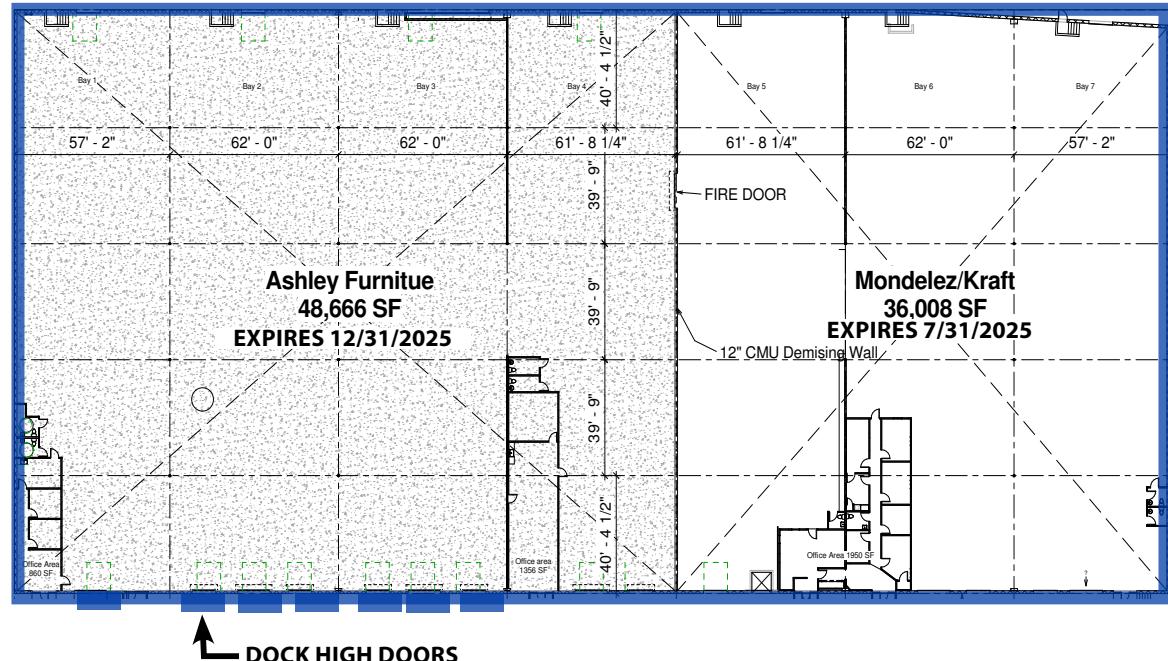
SITE PLAN

RAIL SPUR

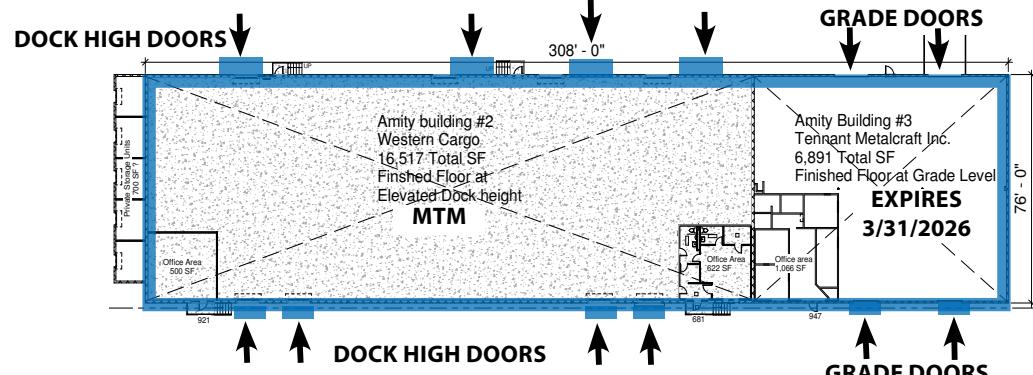


BUILDING 1 FLOOR PLANS

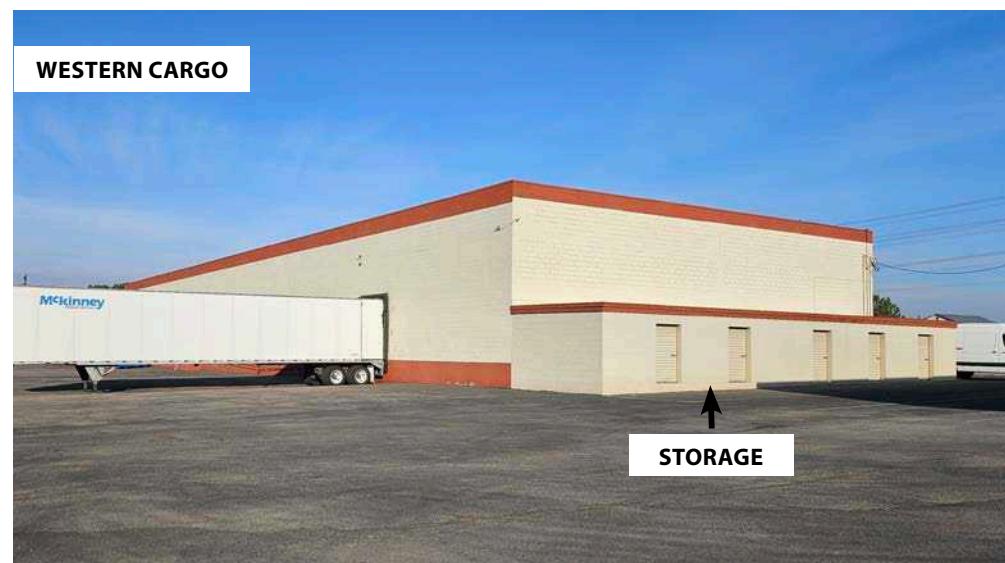
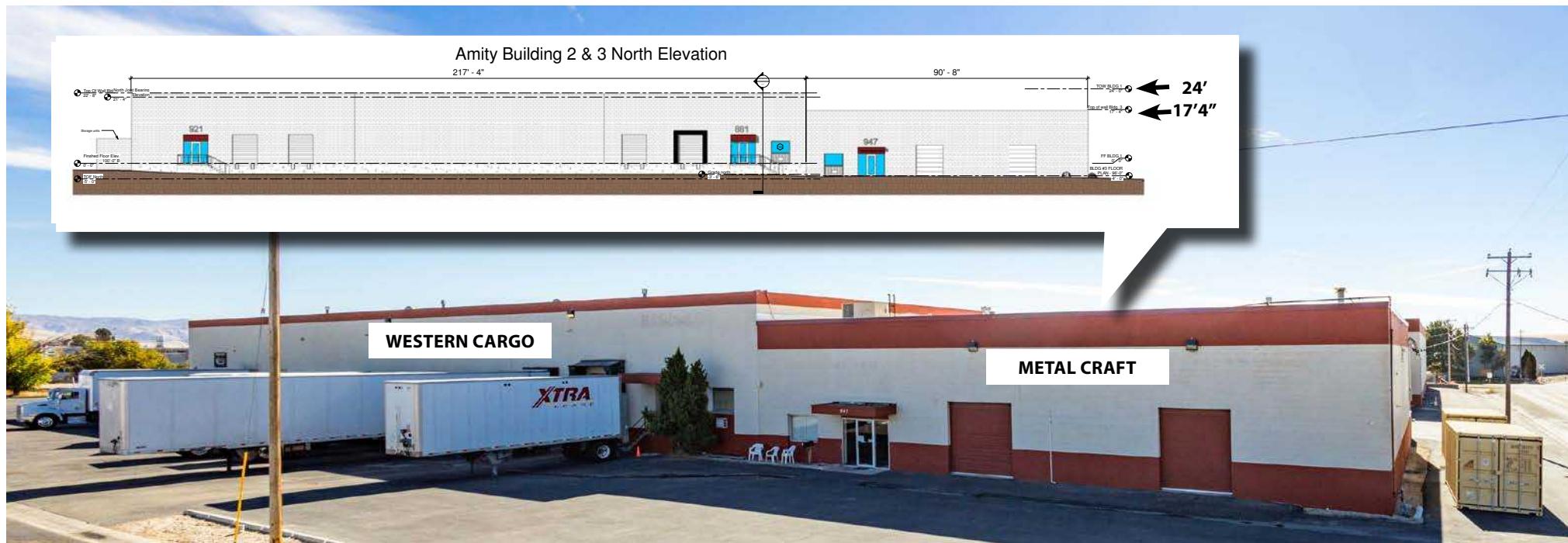
RAIL SPUR



BUILDING 2 & 3 FLOOR PLANS



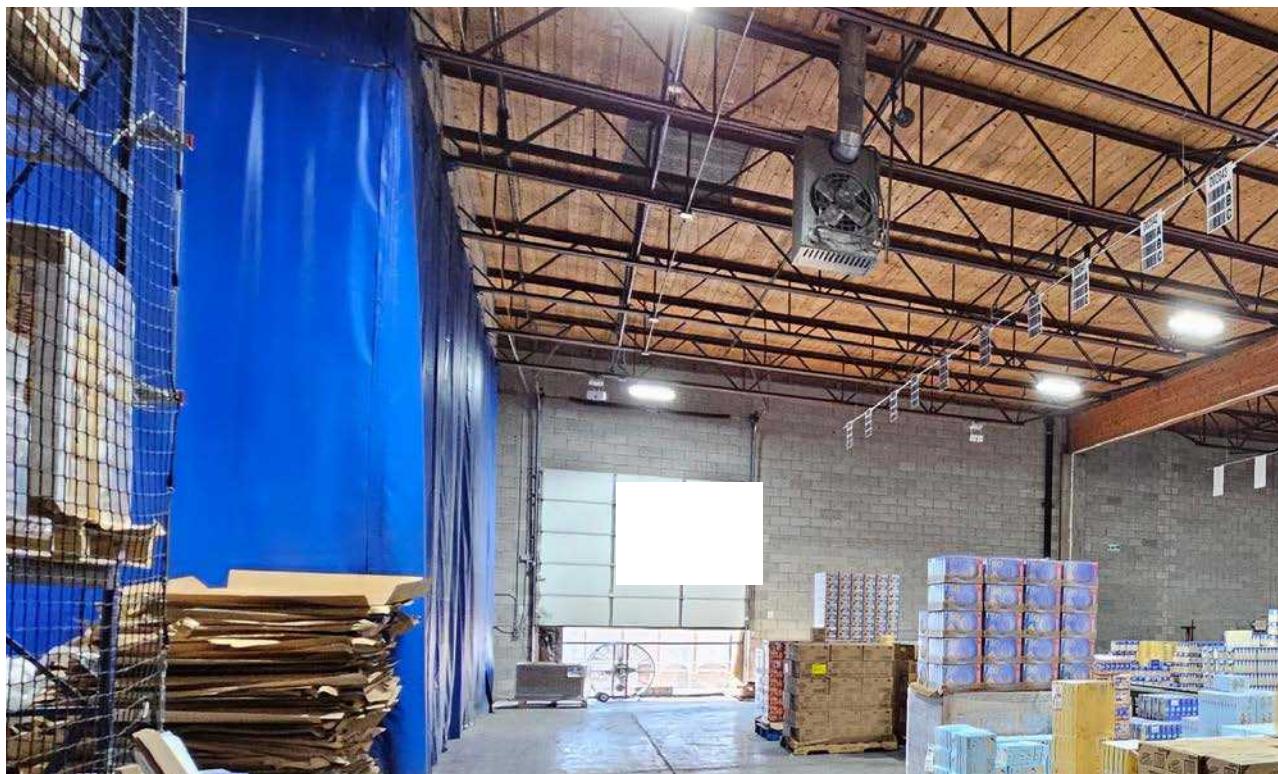
EXTERIOR PHOTOS



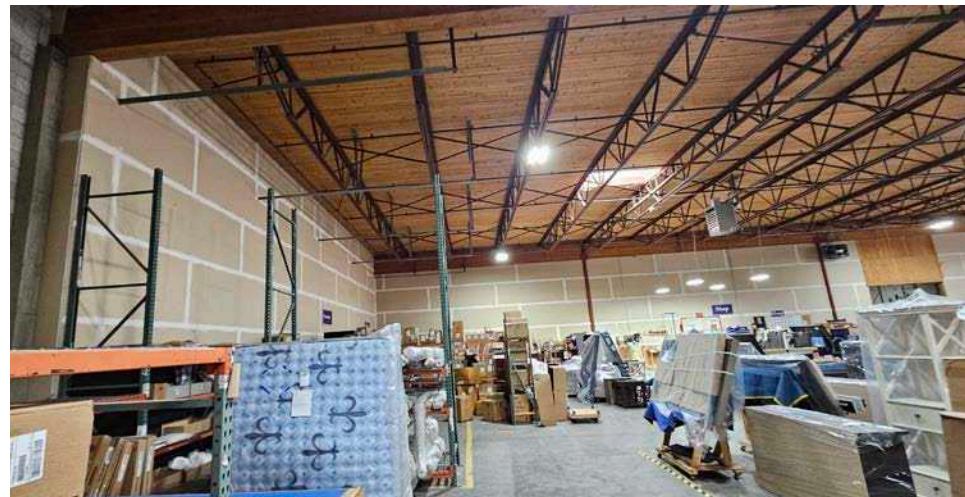
EXTERIOR PHOTOS



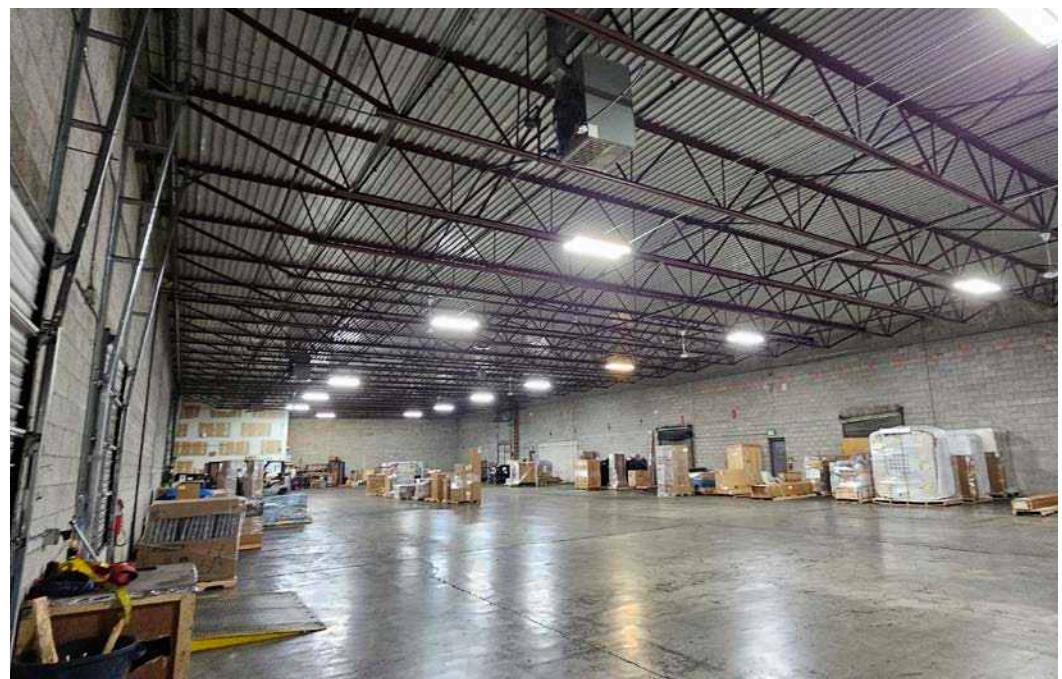
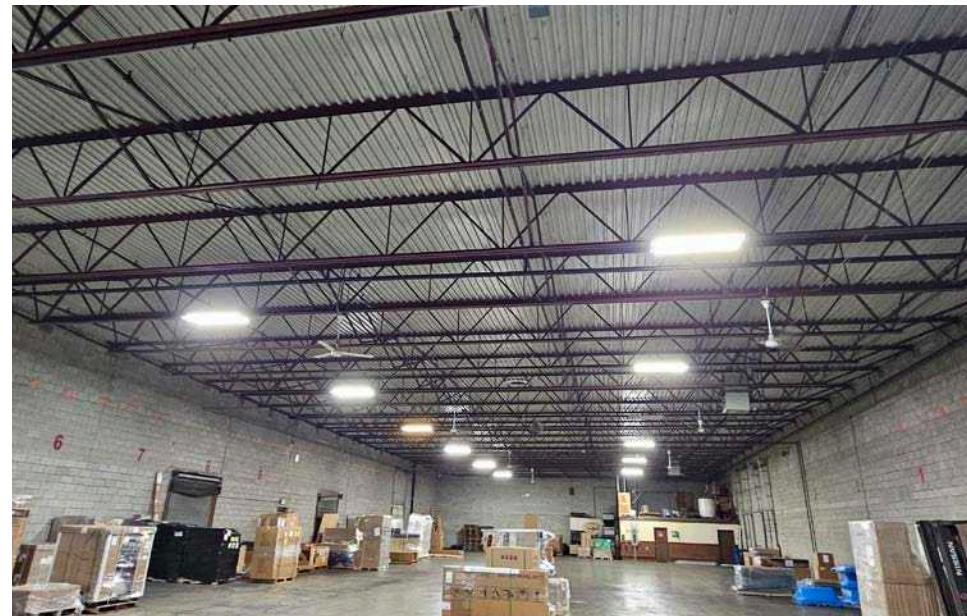
INTERIOR PHOTOS | MONDELEZ/KRAFT



INTERIOR PHOTOS | ASHLEY FURNITURE



INTERIOR PHOTOS | WESTERN CARGO



RENT ROLL

											Maintain:			
											Plumbing, Elec., Roof,			
											Foundation, Prop Tax & Water, Sewer, Gas, Insurance Landscaping			
Rent Roll - 921 W. Amity Road, Boise, ID 83705	Expiration	SF - per Date	SF - per Rent Plans	Schedule	Rent/Mo.	Sec.	Elec.,	Gas,	Trash	Walls	Insurance	Landscaping		
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:

- ASHLEY RE-ROOF: REROOFED 2022 20-YEAR WARRANTY
- MONDELEZ RE-ROOFED: REROOFED 2022 20-YEAR WARRANTY
- 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

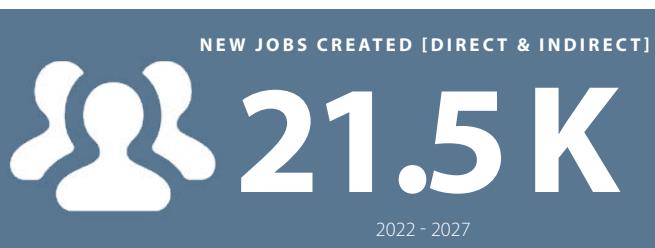
 [Growing Idaho: Taxpayers' getting their money's worth from Micron expansion](#)

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](#)

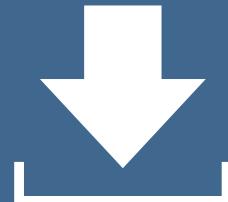




BUILDING 1

BUILDING 2 & 3

SECURE
DOCUMENTS



CLICK HERE TO ACCESS

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