

INDUSTRIAL LOT/IOS SITE FOR SALE

6945 West Targee Street, Boise, ID 83709

PRICE REDUCTION!



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

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PROPERTY DETAILS

SALE PRICE \$1,750,000

PRICE/SF \$18.43

TOTAL SIZE (AC) 2.179

COUNTY Ada

MARKET Boise

ZONING I-1

UTILITIES Available

PARCEL R3138970056



EXECUTIVE SUMMARY

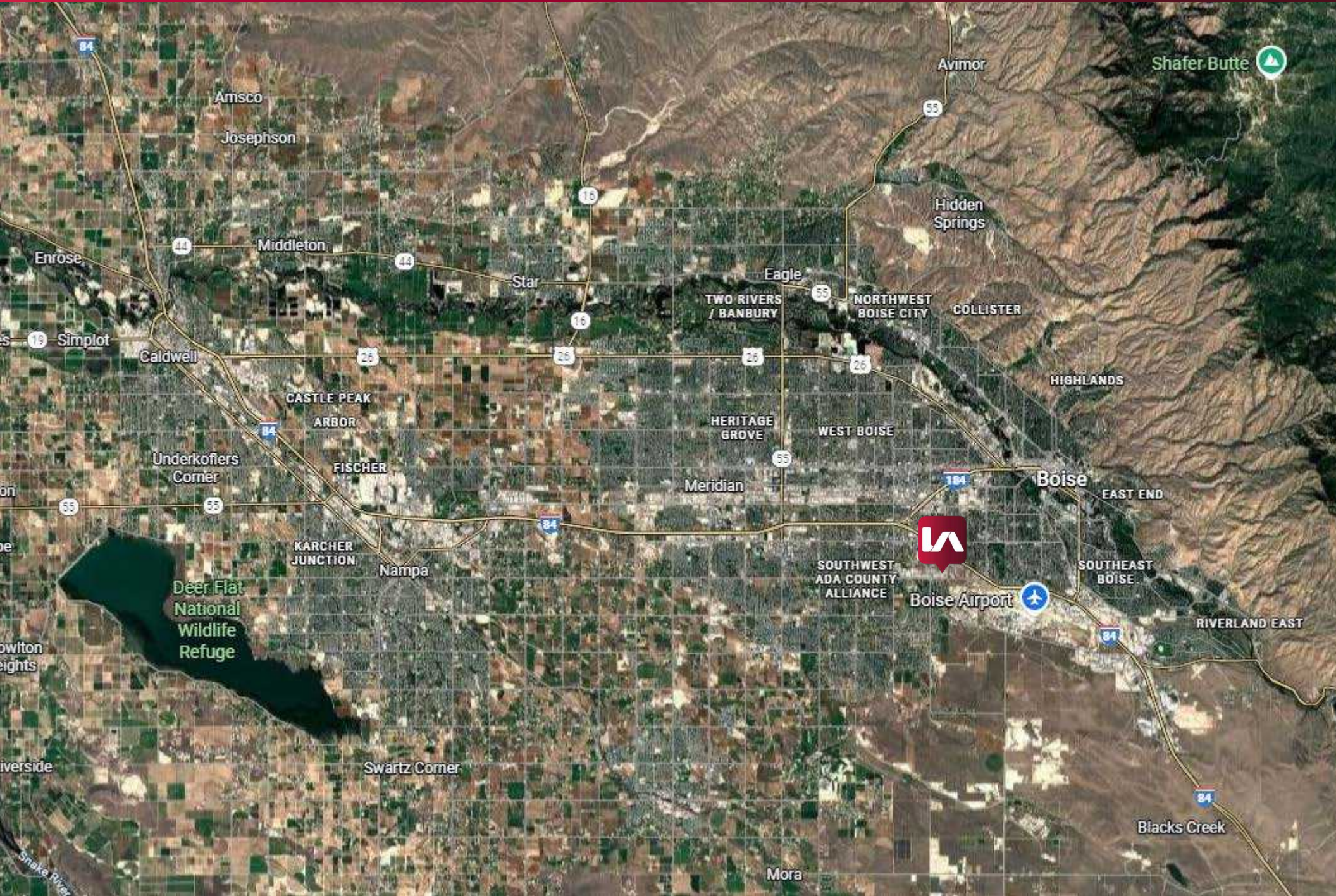
Lee & Associates is pleased to present this industrial outdoor storage located near the Boise Airport for sale. It offers excellent access for logistics, IOS, and transportation users. The property is less than one mile from the I-84 and Cole Road, providing convenient freeway access. Fully fenced and gated, the site offers secure outdoor storage with multiple points of easy interstate access.

PROPERTY HIGHLIGHTS

- » Multiple Interstate 84 access points
- » 3.4 miles to the Boise Airport
- » Fully fenced and gated with base in place
- » Leveled ground perfect for industrial use
- » Opportunity for IOS



LOCATION MAP





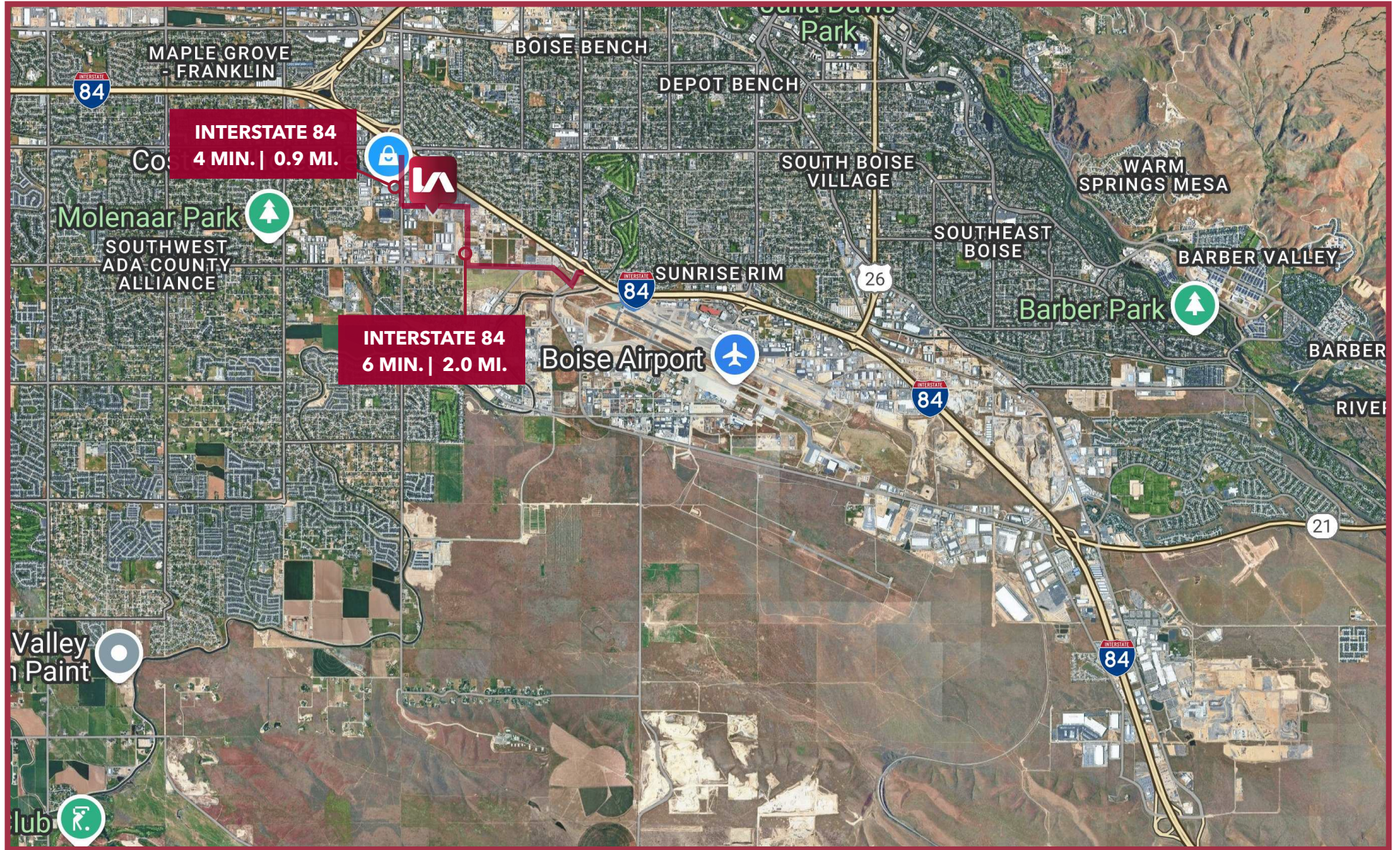
INTERSTATE 84
4 MIN. | 0.9 MI.



 INTERSTATE - 0.9 MILES

 BOISE AIRPORT - 3.4 MILES

INTERSTATE MAP



AREA OVERVIEW

BOISE, IDAHO

Boise, Idaho, is a dynamic city that serves as the state's capital and its largest metropolitan area. Nestled in the heart of the Treasure Valley, Boise is cradled by the Boise River to the south and the foothills of the Rocky Mountains to the north, offering residents and visitors alike a striking blend of urban sophistication and outdoor adventure. The city's downtown area is a vibrant hub, featuring a mix of modern architecture, historic buildings, and a thriving cultural scene with galleries, theaters, and a variety of restaurants and shops.

The mild climate and scenic landscapes make it a year-round destination for outdoor activities. Residents enjoy access to extensive trails for hiking and biking, particularly in the nearby Boise National Forest and along the Boise River Greenbelt, a 25-mile path that runs through the city. The Boise River itself is popular for fishing, kayaking, and summer float trips, contributing to the city's reputation as an outdoor enthusiast's paradise.

Boise is also known for its strong sense of community and high quality of life, often ranking highly in national surveys for livability, safety, and affordability. The city's welcoming atmosphere, combined with its scenic beauty and economic opportunities, has made it an increasingly popular destination for new residents and businesses alike.





FOR MORE INFORMATION, PLEASE CONTACT

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