

INDUSTRIAL SPACE FOR LEASE 1851 S. CENTURY WAY | UNIT 2

Boise, ID 83709



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



ECONOMIC DATA

LEASE RATE: \$1.00 SF/mo
LEASE TYPE: NNN

PROPERTY INFORMATION

COUNTY: Ada
MARKET: Boise

BUILDING DATA

TOTAL BLDG: 17,265 SF
AVAILABLE: 5,425 SF
YEAR BUILT: 1978
ZONING: I-1

LISTING DATA

OFFICE: 1,105 SF
WAREHOUSE: 4,320 SF
TOTAL: 5,425 SF

PROPERTY OVERVIEW

Lee & Associates is pleased to present this well-located industrial space located just off I-84 at the Cole Road exit. The property offers excellent freeway visibility, convenient access to the roll-up door and warehouse, and an efficient office layout. With 20' clear height, abundant on-site parking, and two restrooms, this space provides a versatile opportunity for a wide range of industrial or flex users.

PROPERTY HIGHLIGHTS

- 20' Clear height
- Freeway visibility
- Abundance of on-site parking
- 2 Restrooms

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C 208.340.9780

Austin Hopkins | Principal
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C 208.995.5944

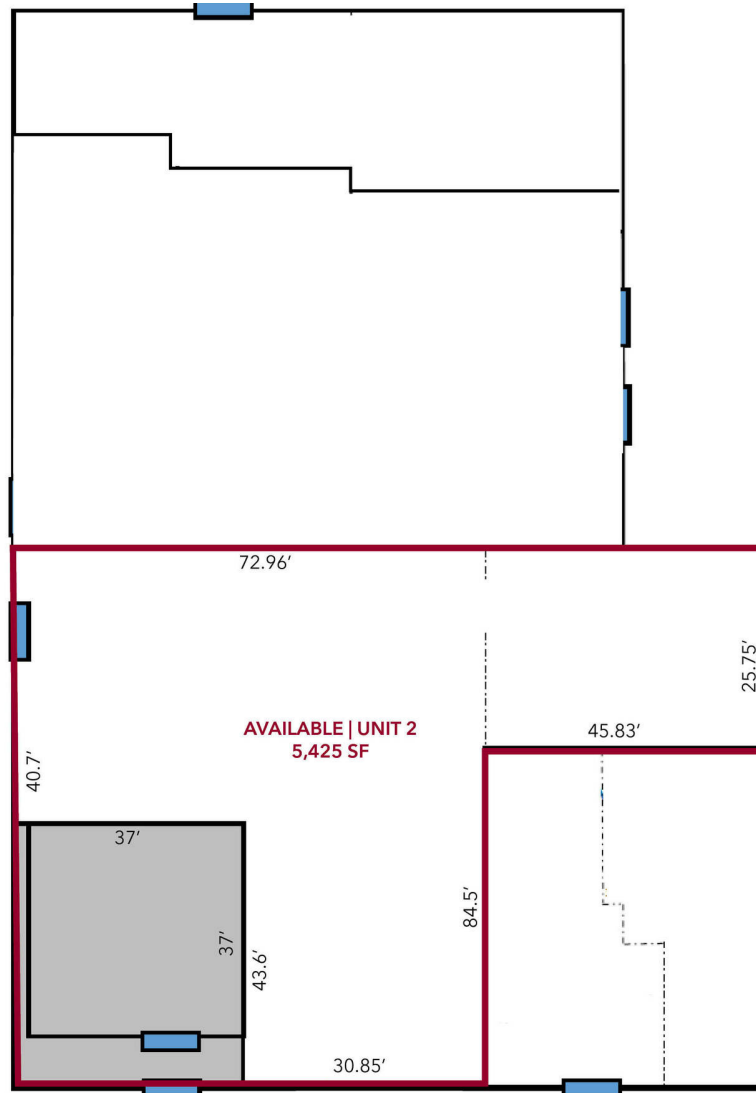
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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
1851 S. Century Way	5,425 SF	NNN	\$1.00 SF/month

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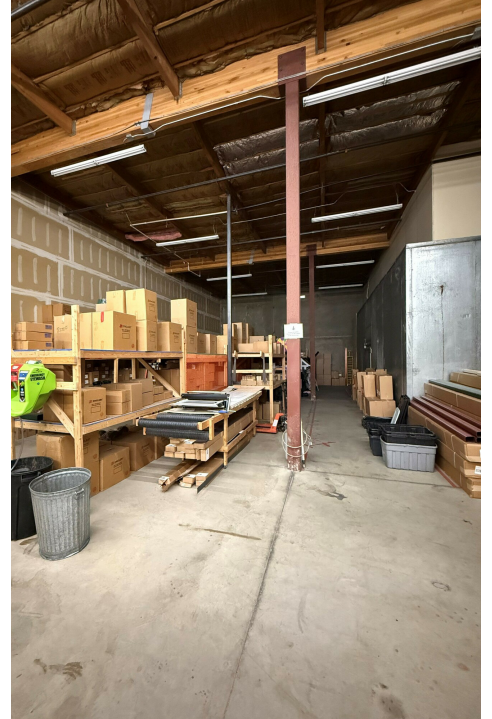
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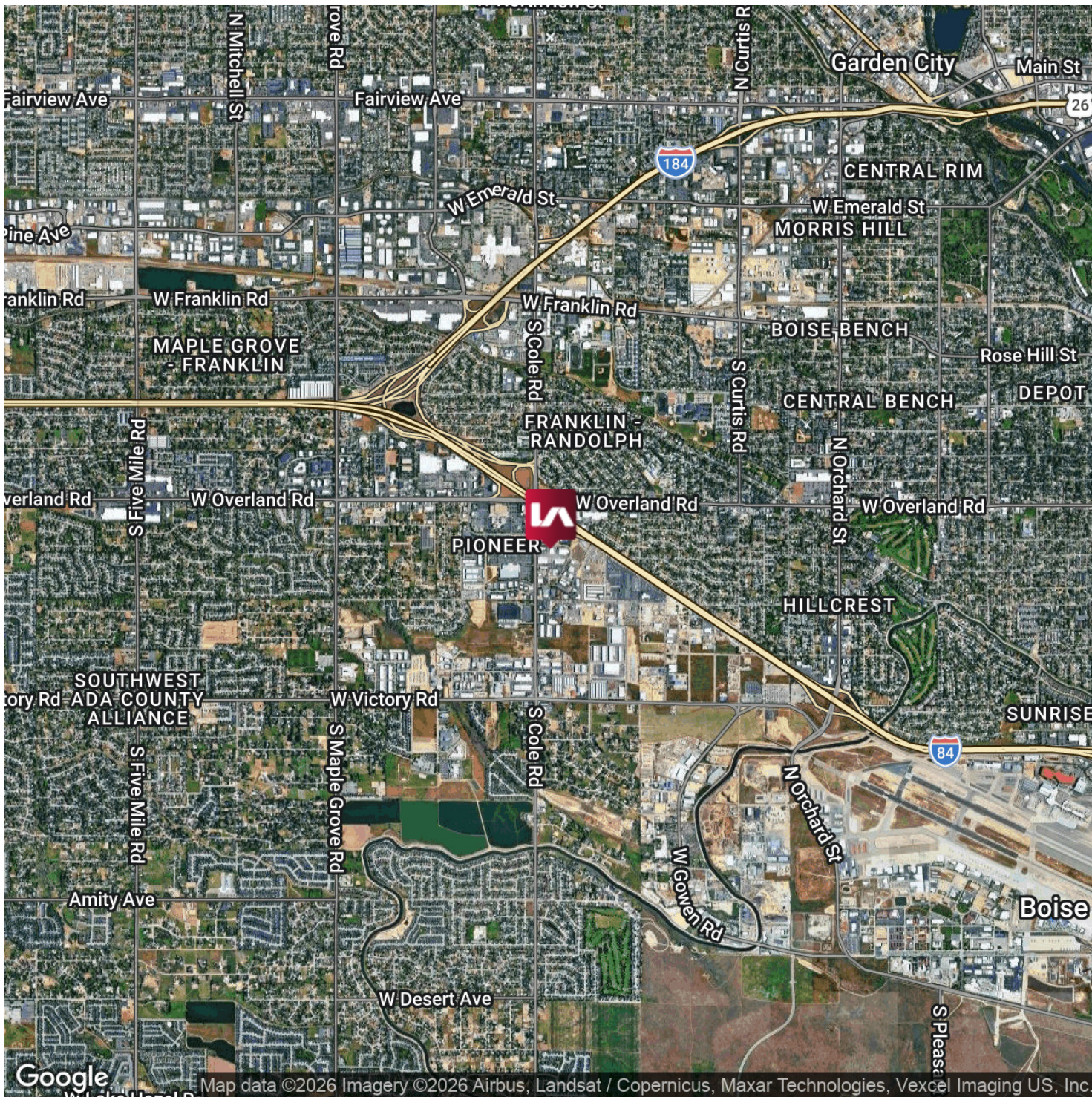
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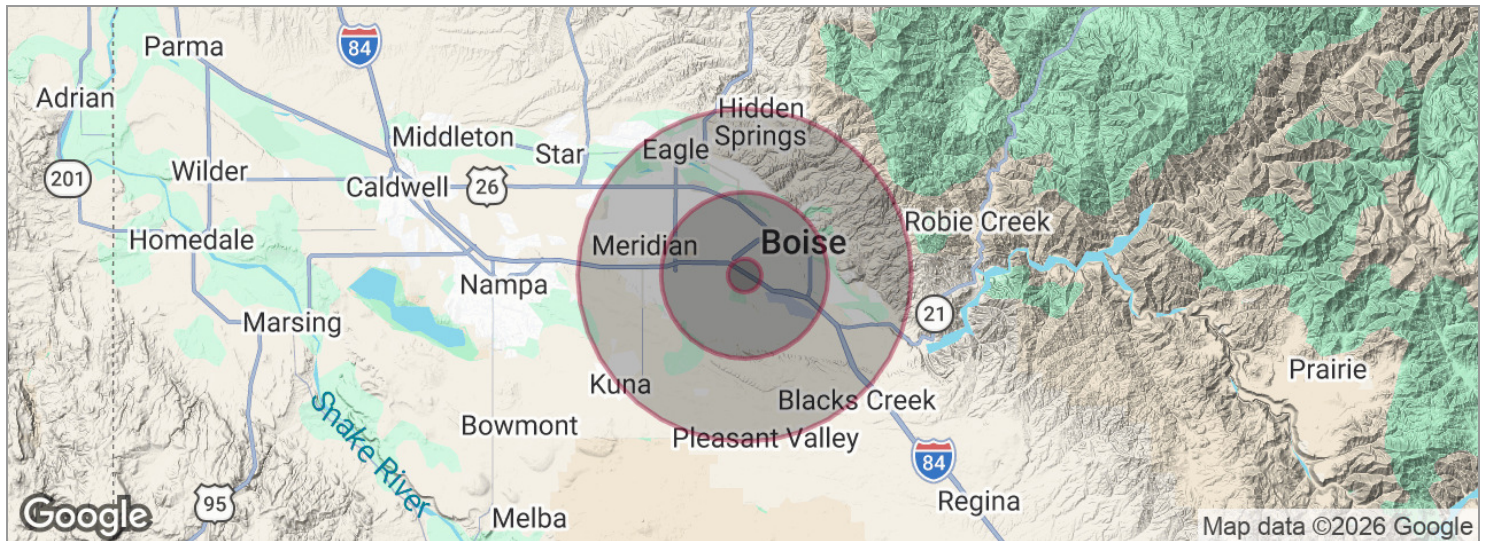
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	6,938	233,046	500,090
Median age	40	39	39
Median age (Male)	39	38	39
Median age (Female)	42	40	40
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,664	94,494	191,047
# of persons per HH	2.6	2.5	2.6
Average HH income	\$98,522	\$98,688	\$117,427
Average house value	\$469,996	\$540,311	\$613,766

* Demographic data derived from 2020 ACS - US Census

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