

RARE INDUSTRIAL SMALL BAY FOR SUBLEASE 6400 WEST CONTRACTOR STREET

Boise, ID 83709



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



ECONOMIC DATA

LEASE RATE: \$1.30 SF/yr
LEASE TYPE: NNN

PROPERTY INFORMATION

COUNTY: Ada
MARKET: Boise

BUILDING DATA

YEAR BUILT: 2022
ZONING: I-1

LISTING DATA

AVAILABLE SF: 2,375

PROPERTY OVERVIEW

Lee & Associates is pleased to present this versatile flex industrial property in West Boise's established contractor and service corridor. Ideal for contractor, light industrial, warehouse, and service users, the efficient layout accommodates equipment storage, staging, light fabrication, and office space within one functional footprint.

The property offers strong access to major arterial routes, providing convenient connectivity throughout the Treasure Valley. Surrounded by established industrial and service businesses, the location is well-positioned for trade and logistics-oriented operations. Sublease term expires April 2027, but the landlord is open to a direct deal.

PROPERTY HIGHLIGHTS

- Established West Boise contractor and industrial corridor
- Flexible industrial layout suitable for contractor, warehouse, or light industrial use
- Efficient space configuration supporting storage, staging, and office functions
- Convenient access to major arterial routes serving the Treasure Valley
- Surrounding industrial and service users creating a strong business environment

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
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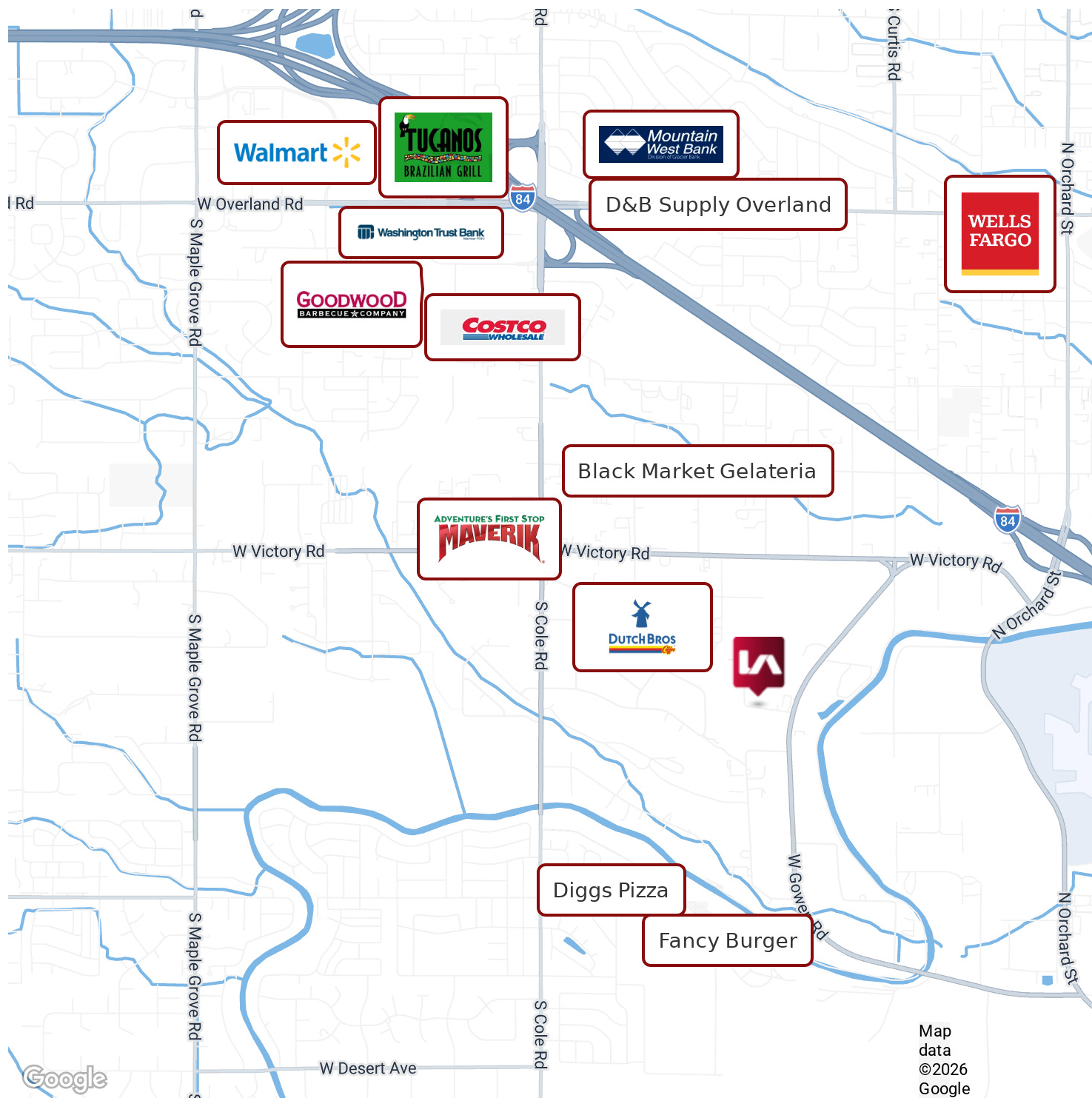
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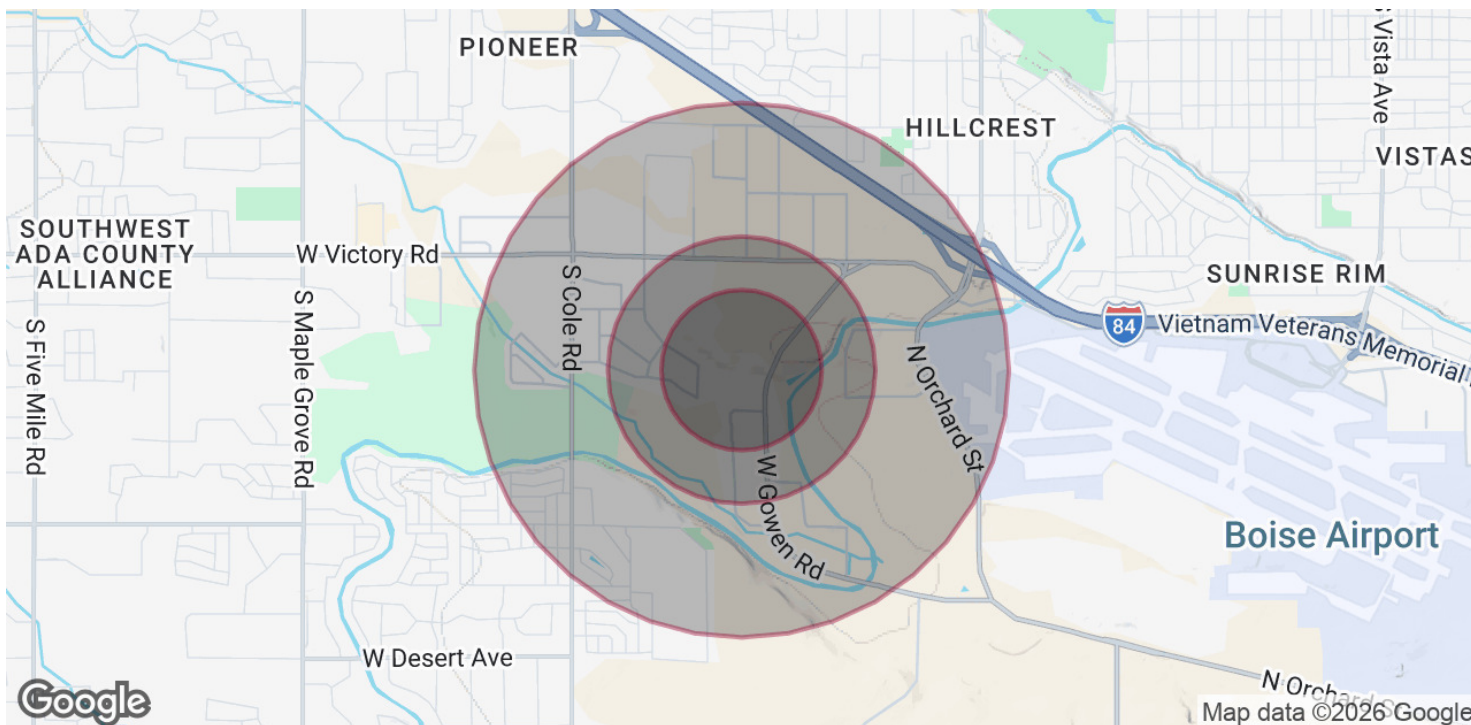
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	67	269	2,823
Average Age	40	41	43
Average Age (Male)	40	40	42
Average Age (Female)	41	41	43

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	25	100	1,087
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$126,109	\$126,105	\$103,176
Average House Value	\$628,288	\$628,265	\$519,871

Demographics data derived from AlphaMap

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