



Property Highlights

Available	21,761 SF
Heated Storage	14,176 SF - \$0.80/SF NNN
Office Space	5,390 SF - \$1.20/SF NNN
T.I. Allowance	Negotiable, Contact Agents
Lot Size	3.137 Acres Plus 1 Acre for Parking 141 Parking On-Site Stalls
Overhead Doors	2 Dock-High 1 Grade Level
Clear Height	Up to 20 Feet
Power	Heavy - 3 Phase
Fire Suppression	Installed/Throughout
Zoning	City of Boise M-ID
Parcel Numbers	R9313401081, R9313400490
LockBox	No, Contact Agents to Schedule

Listing Features

- Industrial space available near Emerald & Five Mile - recent improvements include new roof, parking lot, LED lighting, 2 new dock high doors and more
- Building consists of office spaces, warehouse space, dry storage, cooler spaces & ample on-site parking
- There is a separate system for potential cooler expansion on north side of building
- Negotiable tenant improvement allowance available for long term tenants, contact agents for details
- Large paved lot for easy truck maneuverability
- Located between two Interstate 84 On/Off ramps
- Surrounded by professional service providers & complimentary services

VIRTUAL TOUR



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	Rentable Area SF	Monthly Rate/SF	Monthly Rent	Annual Rent
South Side of Building - 100% Leased				
North Side of Building				
C: Receiving with Docks	2,195	\$ 0.80	\$ 1,537	\$ 18,438
D: Warehouse	6,531	0.80	4,572	54,860
First/Second Floor Office	5,390	1.20	6,468	77,616
A: Warehouse	7,645	0.80	5,352	64,218
B: Manufacturing	9,531	0.80	6,671	80,052
TOTALS	21,761	0.90	\$ 17,928	\$ 215,132



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Facility Upgrades:

- General upgrades to the facility completed include restroom upgrades, new insulated roof on north half, parking lot resurfaced, demo of interior walls, painting and professional cleaning including freezer/cooler areas
- All excess roof-top mechanical equipment removed
- Installation of new LED lights for all interior and exterior lighting
- Two new loading docks have been added to better service the north side. All docks received new levelers, vehicle restraints, bumpers, seals, lights and an Idock control panel
- 5-year sprinkler system assessment completed. A full systems report has been provided to the Fire Department
- Full systems evaluation for life safety completed
- Tenant improvements for Kyle's cabinets under way including new overhead doors, restrooms and office space, fully self-contained
- New overhead doors and restrooms being added to space A
- Kemper Northwest has completed extensive upgrades to the Ammonia based cooling/freezer system and under floor air system: added a new control system including new pumps/controls, ammonia detection/sensors, defrost controls for freezer/cooler evap systems, HOA switches to logic panel, desktop computer with intel-dual core/2.5hz windows 10 operating system, sensors on all evaps inlet/outlet, new microprocessors, new Teikoku ammonia pumps, elevated pipe stands/insulated with styro/aluminum clad jacketing, re-calibrated all ammonia detection equipment and sensors, label all new piping to current codes, pressure test and charge system, clean condensers and check all spray nozzles. A full report is available to provide full scope of improvements. Existing equipment and system can accommodate cooler expansion/bid in place. Startup time approximately 20 days
- iWorkWise Ammonia Refrigeration System Documentation and Equipment Operations & Maintenance Manual. Detailed evaluation or equipment, operations and procedures.

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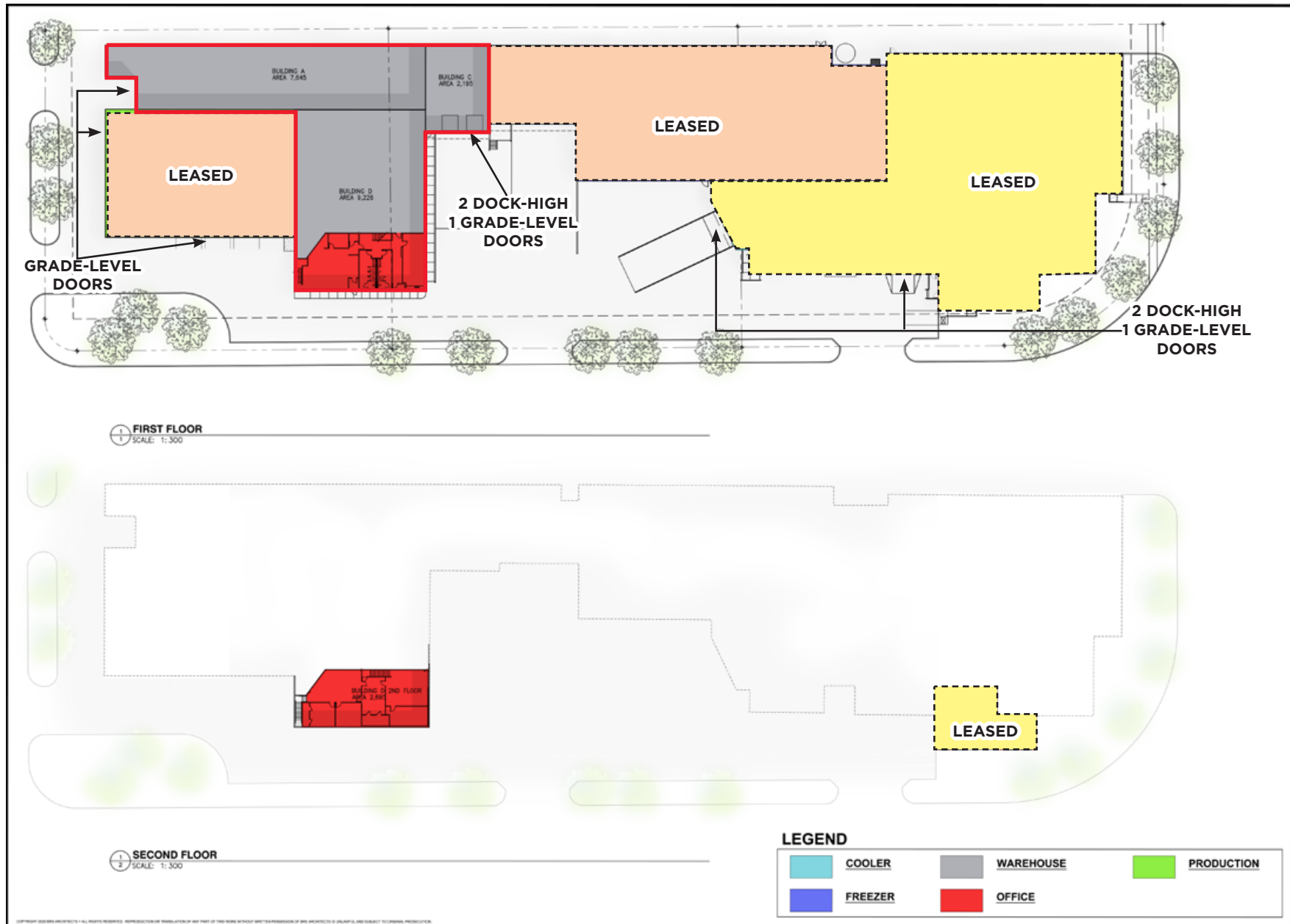
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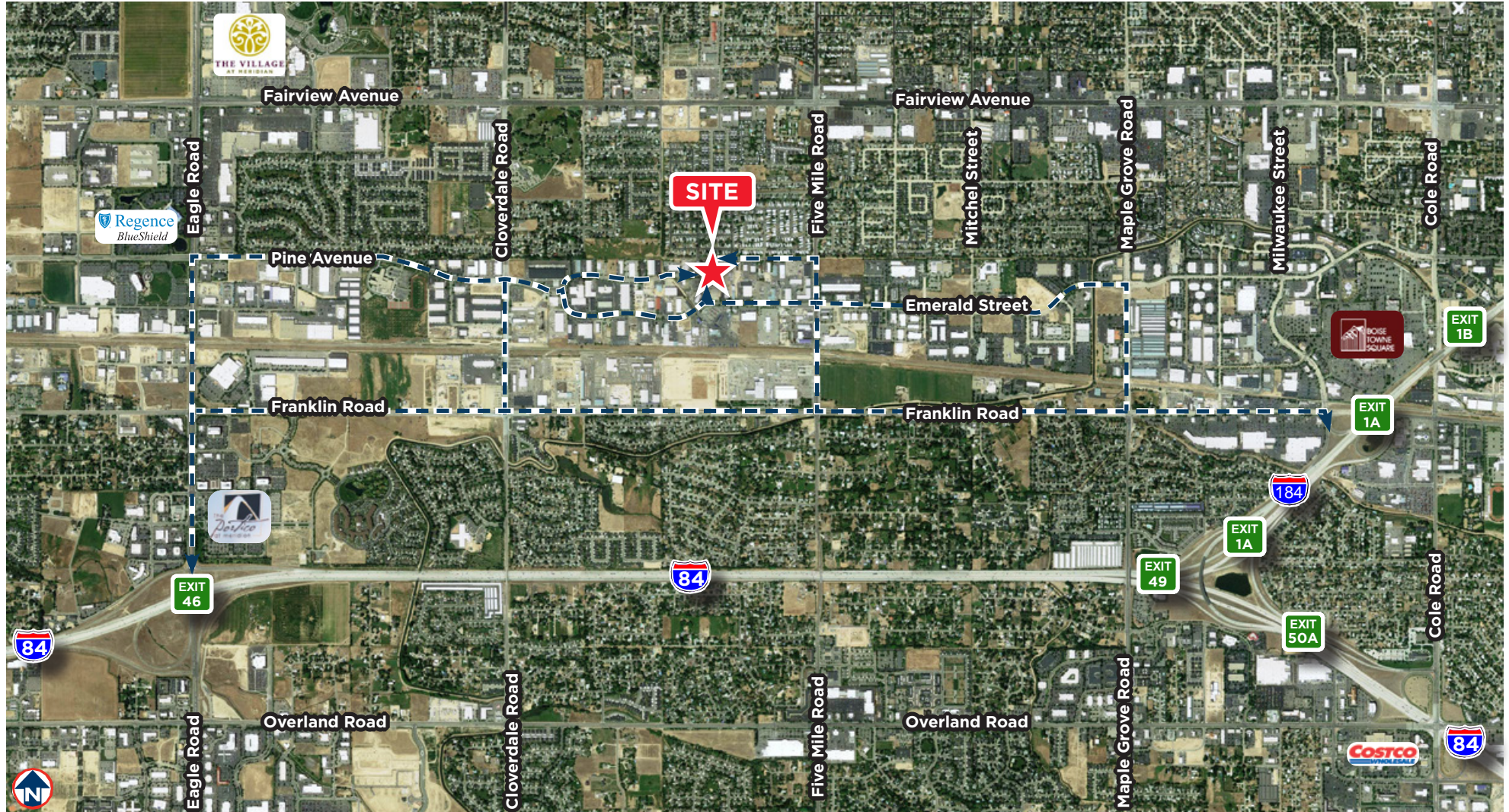
FOR LEASE - READY FOR OCCUPANCY

Industrial Flex Space - 21,761 SF

11193 West Emerald Street, Boise, Idaho 83704



Easy Access to Interstate 84 Exits 46, 49 and 1A



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Welcome to the West's Most Dynamic Metro, Boise, Idaho

A place racking up recognition for its growth, business opportunities and that elusive 'quality of life', yet one that still maintains an approachability and freakishly friendly vibe. A place you can make your mark and leave your mark. What makes us tick and makes us a magnet for growth is shared across this site. Join us on the journey.

Why Boise Metro

Backed by mountains, blessed with over 200 days of sunny weather, the Boise Metro is earning national acclaim like no other mid-sized city in America. Our incredible quality of life has attracted a thriving mix of high tech, agribusiness and manufacturing businesses along with a young, educated workforce to support them.



CLICK HERE TO DOWNLOAD THE COMPLETE BOISE VALLEY REGIONAL OVERVIEW:
<https://paccra.com/wp-content/uploads/2019/07/Regional-Overview-PACCRA-2019.pdf>

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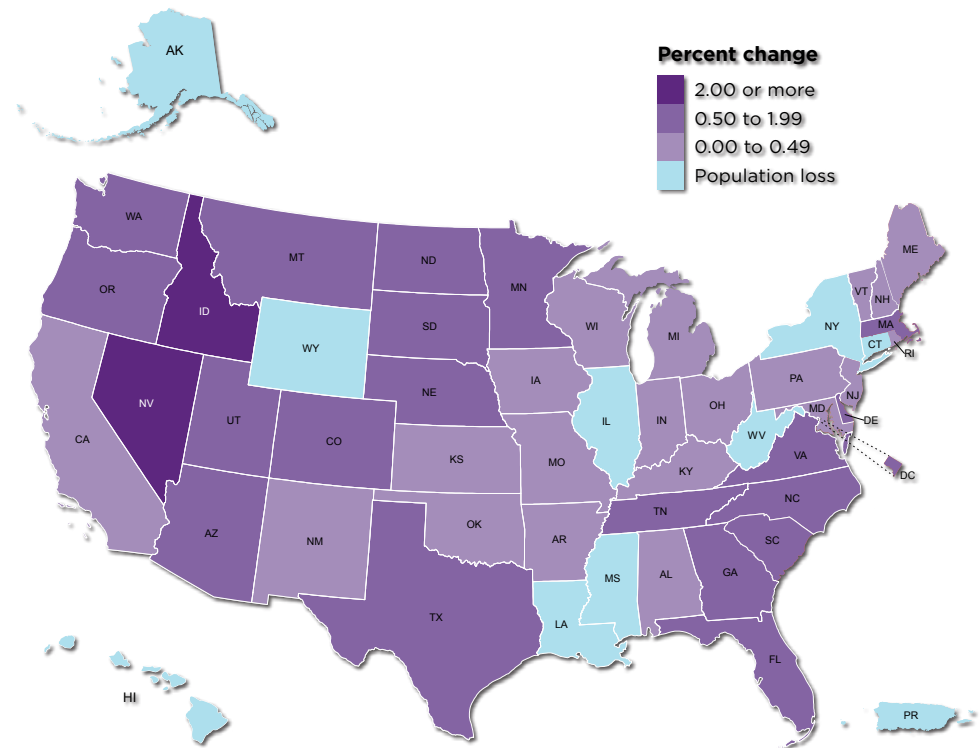
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Idaho is one of the Nation's Fastest Growing States

Population Change for States (and Puerto Rico)

From July 1, 2017, to July 1, 2018



United States™
Census
Bureau

U.S. Department of Commerce
Economics and Statistics Administration
U.S. CENSUS BUREAU
[census.gov](https://www.census.gov)

Source: Vintage 2018 Population Estimates
www.census.gov/programs-surveys/popest.html

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National Accolades

It's no news to us - the Boise Metro is a great place to be. We chuckle in agreement when we're recognized for livability and recreation, and welcome visitors to come see what the hype is all about. Most of the time, we just appreciate not being confused with Iowa. Take a look our latest recognition. Click the tiles below to view - View All Accolades Here: <https://bvep.org/lifestyle/national-accolades>

#10 Best City for Young Professionals

SmartAsset
June 2021

Safest Cities in America

SmartAsset
April 2021

#5 Best State

US News & World
Report
March 2021

Best-Performing Cities

Milken Institute
February 2021

#4 Best Place to Find a Job

WalletHub
February 2021

Top 5 Mteros for First Time Homebuyers

Move.org
January 2021

Cities With the Best Work-Life Balance

SmartAsset
January 2021

#4 Best City for Early Retirees

SmartAsset
December 2020

#4 Best City for First Time Homebuyers

SmartAsset
October 2020

#1 City Whose Jobs Are Recovering

WalletHub
October 2020

Most Moved-To Cities

Business Insider
September 2020

Best Cities for Women Entrepreneurs

Fundera
September 2020

Cities Whose Unemployment Rates Are Bouncing Back Most

WalletHub
September 2020

Best Cities to Drive In

WalletHub
September 2020

Most Bike Friendly Cities in America

SmartAsset
September 2020

#1 Real Estate Market

WalletHub
August 2020

Best Places to Retire

Forbes
August 2020

Best Cities for Manufacturing Jobs

Kempler
July 2020

#2 Best City for First- Time Home Buyers

WalletHub
July 2020

Best Cities to Buy an Affordable Family Home

SmartAsset
July 2020

#1 & #3 Best Run Cities

WalletHub
July 2020 & 2019

#1 Best City for a Coronavirus Recovery

Forbes
May 2020

#6 With The Most Employment Opportunities

The Travel
May 2020

#9 Most Underrated City to Travel To

World Atlas
April 2020

IDAHO BUSINESS INCENTIVES AND TAX CREDITS

The Boise Valley Economic Partnership (BVEP)

Tax Reimbursement Incentive (TRI) – Tax Reimbursement Incentive (TRI) - New in 2014. Companies who bring new value-added jobs to the state of Idaho may be eligible for a tax reimbursement of up to 30% of their payroll, sales and income taxes for a negotiated period of up to 15 years. To qualify, companies must create 50+ jobs in an urban setting with average wages for project at above county wage (Ada County = \$43,028, Canyon County = \$31,770, Elmore County = \$30,097). Must have community match.

Idaho Business Advantage – For qualifying companies it:

Increases the Investment Tax Credit to 3.75% against the corporate income tax. This is for the personal property part of the project (machinery/equipment – computers).

- Real Property Improvement Tax Credit of 2.5% against corporate income tax - \$125,000 per taxable year with 14 year carry forward so total of \$1,750,000. This is the real property part of the project (land/buildings).
- New Jobs Tax credit – increases the standard \$1000/per job corporate income tax credit up to maximum of \$3,000/per job, depending on wages paid.
- Sales & Use Tax Rebate of 25%. This is for any sales & use tax that is paid for the property constructed, located or installed within the project.
- Small Employer Growth Incentive – local county commissions can grant an exemption on all or part of the new investment value from property taxes for a determined period of time. This would have to be petitioned to the commission where the project would be located.
- To qualify a company must make a minimum \$500,000 investment in new facilities and create at least 10 new jobs that pay at least \$40,000 annually plus benefits. Average wage for all other jobs created must be \$15.50/hr plus benefits.

Idaho Opportunity Fund – Grant program which allows the Director of Idaho Department of Commerce to direct funds to projects for infrastructure needs within the community. This \$3 million fund will be used within this year to help “close” new projects.

Property Tax Exemption – Businesses that invest in new manufacturing facilities may receive partial or full property tax exemptions from local county commissioners. To qualify, business must invest a minimum of \$3 million in new manufacturing facilities. 80% of investment must be made in one location.

Work Force Development Training Fund – Grant funds, through Idaho Dept. of Labor, available to help train new employees and/or avoid layoffs by upgrading the skills of existing employees in Idaho. Jobs must be \$12/hr or more with benefits and the company must produce a product or service that is mainly marketed outside the region where the business is located.

3% Investment Tax Credit – Credit against Idaho Corporate Income tax for qualifying new investment in tangible personal property (machinery & equipment) in Idaho. It can offset up to 50% of a company’s liability and may be carried forward 14 years.

Personal Property Tax Exemption – Businesses are allowed an exemption on the first \$100,000 of “personal property”, such as equipment and furnishings. Effective July 2013.

5% Research and Development Tax Credit – 5% tax credit on qualified research expenses as defined by Section 41 of IRS Code that are conducted in Idaho.

Idaho Power – Industrial Efficiency Incentive – Cash Incentives for Energy-Efficient Designs. The financial incentive is determined on the least of two calculations:

- 12 cents per kilowatt-hour (KWh) saved per year OR 70 percent of the incremental project cost from a 2006 energy code rated project to a high efficiency project. Additional information: 208-388-5949 – Idaho Power

TIF (Tax Increment Financing) can be used in our Cities in Urban Renewal Districts. This money can be used to fund project costs such as utility construction, land costs, pad and compaction, footings, foundations and other improvements.

IRB – Industrial Revenue Bonds are a means of primarily financing the construction, enlargement, or equipping of manufacturing plants, and a limited number of nonmanufacturing facilities. The project must be under \$20 million.

FTZ – Foreign Trade Zone Businesses that locate in a FTZ can lower costs by deferring or reducing customs duties on imported goods. Both Ada and Canyon counties are within the service area of FTZ #280 and any location within those counties are eligible to apply.

NMTC – New Market Tax Credits – Available to address a gap in capital for projects located in Low-Income Census Tract areas that exceed \$4 million, by providing a Federal tax credit to individuals or corporations that invest in Community Development Entities.

IDAHO BUSINESS INCENTIVES AND TAX CREDITS

The Boise Valley Economic Partnership (BVEP)

Local Incentives – Each local Community has options for new and existing business that create new jobs. These can be TIF funds, waiving of Building permit fees or some of our Cities have job creation grants. Let us help you find the incentives available for your business.

Idaho Tax Overview

- **Sales and Use Tax in Idaho of 6%** – This would apply to items purchased or consumed in Idaho. Exemptions are available for equipment and raw materials used directly in manufacturing, processing, or fabrication; clean rooms used in semiconductor and semiconductor equipment manufacturing; and any equipment or material used in research and development activities. We do not tax services including telecommunication services, and utilities such as water, gas, electricity, or natural gas. In our region we do not have any local option sales tax or Inventory tax.
- **Property Tax** – personal (machinery/equipment) and real (land/buildings) – based on market value.
- **2014 Rates (depending on location of site):**
Ada County- Avg. Rate: 1.2%-1.5%, Canyon County- Avg. Rate: 1.2%-2.0%
Elmore County- Avg. Rate: 1.1%-2.2%
- **Corporate Income Tax** – Computed at 7.4% of the Idaho taxable income of a corporation. Corporations that are taxable in Idaho and another state or country or are part of a unitary group of corporations, use a 3 factor formula to ascertain how much of the business is conducted in Idaho. The apportionment formula is made up of a property factor, a payroll factor, and a sales factor. These three factors, with the sales factor being double weighted for all taxpayers, are totaled and divided by 4 to compute the Idaho apportionment factor. This factor is then applied to the business income of the corporation to compute income assigned to Idaho. Non-business income allocable to Idaho is added to the income apportioned to Idaho to arrive at Idaho taxable income.

