



COMMERCIAL

SOUTH COLE BUILDING I

INDUSTRIAL SPACE FOR LEASE/SUBLEASE | 2807 & 2885 S. COLE ROAD | BOISE, ID 83709



3 MILES FROM AIRPORT & MICRON!

CONTACT

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HIGHLIGHTS

South Cole Road frontage provides excellent exposure, with building and monument signage available.

Prime industrial park location with easy access to I-84, just two minutes away, via two nearby interchanges — Cole Road or Victory Road.

3 miles from the Boise Airport and Micron.

Equipped with grade level doors, conveniently accessible at the front of the property.

DETAILS

SPACE:	RSF:	SF RATE:	MONTHLY RATE:	AVAILABLE:
Ste. 2807*	3,353 SF	\$1.10/SF/Mo.	\$3,688/Mo., NNN	June 1, 2026
Ste. 2885	2,072 SF	\$1.15/SF/Mo.	\$2,383/Mo., NNN	Immediately

* Sublease Thru 03.21.2028

BLDG SIZE:	19,120 SF	GRADE DOOR:	(1) 12'x14' (2807) (1) 12'x12' (2807 & 2885)
POWER:	200 Amps 120/208 3 Phase	LEASE TYPE:	NNN
CLEAR HEIGHT:	20'-22'	EST NNN:	\$0.29/SF
PARKING:	1.8/1000		

UPDATED: 5.15.2026

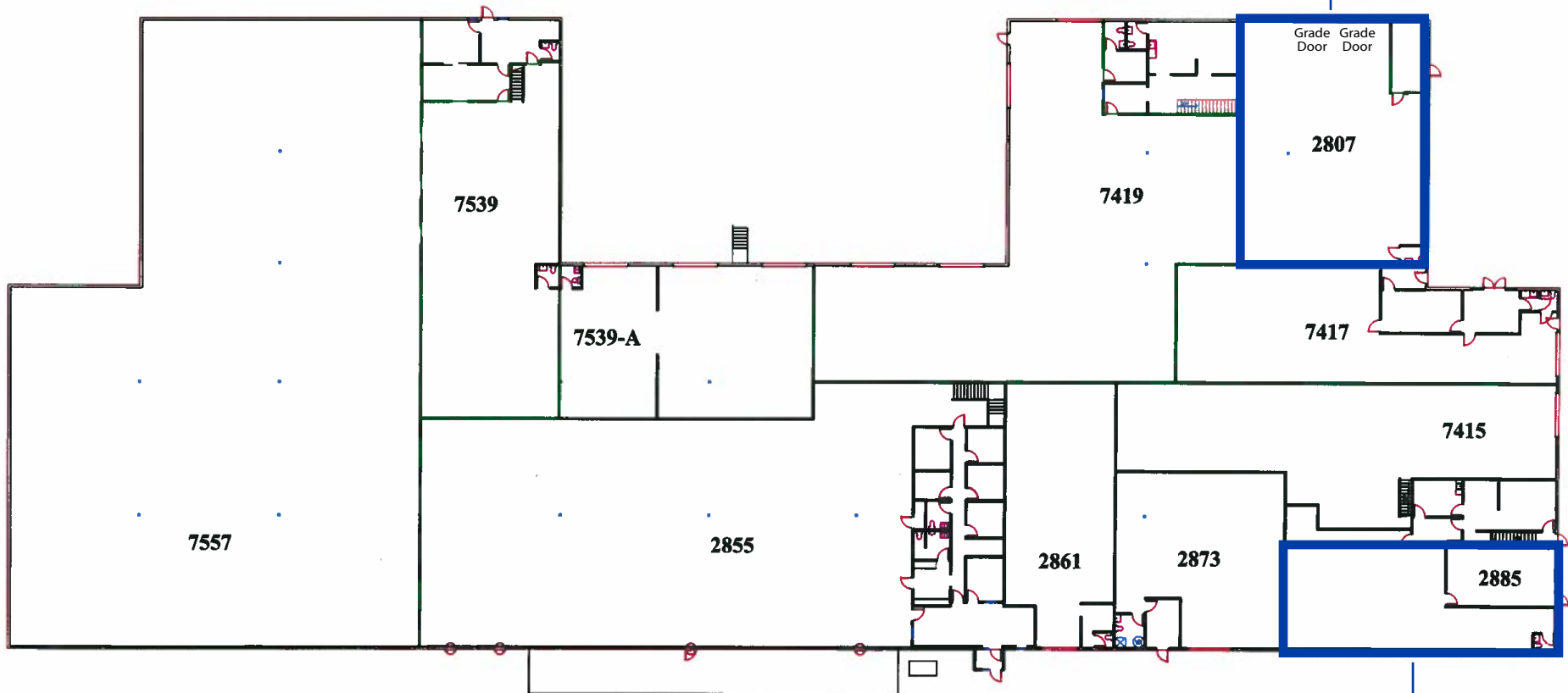
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W MOSSY CUP ST

Ste. 2807 | AVAILABLE!



S COLE ROAD

Ste. 2885 | AVAILABLE!

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BOISE SPECTRUM

W Overland Rd

2 MINUTES | 0.8 MILES
TO I-84 ACCESS VIA EXIT 50B

3 MINUTES | 1.7 MILES
TO I-84 ACCESS VIA EXIT 52

84

BOISE AIRPORT

EASY ACCESS TO I-84 VIA COLE OR VICTORY INTERCHANGE

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