

INDUSTRIAL FOR LEASE

SUITE 100

8536 WEST ELISA STREET, BOISE, ID 83709



FOR LEASE

KW COMMERCIAL | BOISE

1065 S. Allante Place
Boise, ID 83709



Each Office Independently Owned and Operated

PRESENTED BY:

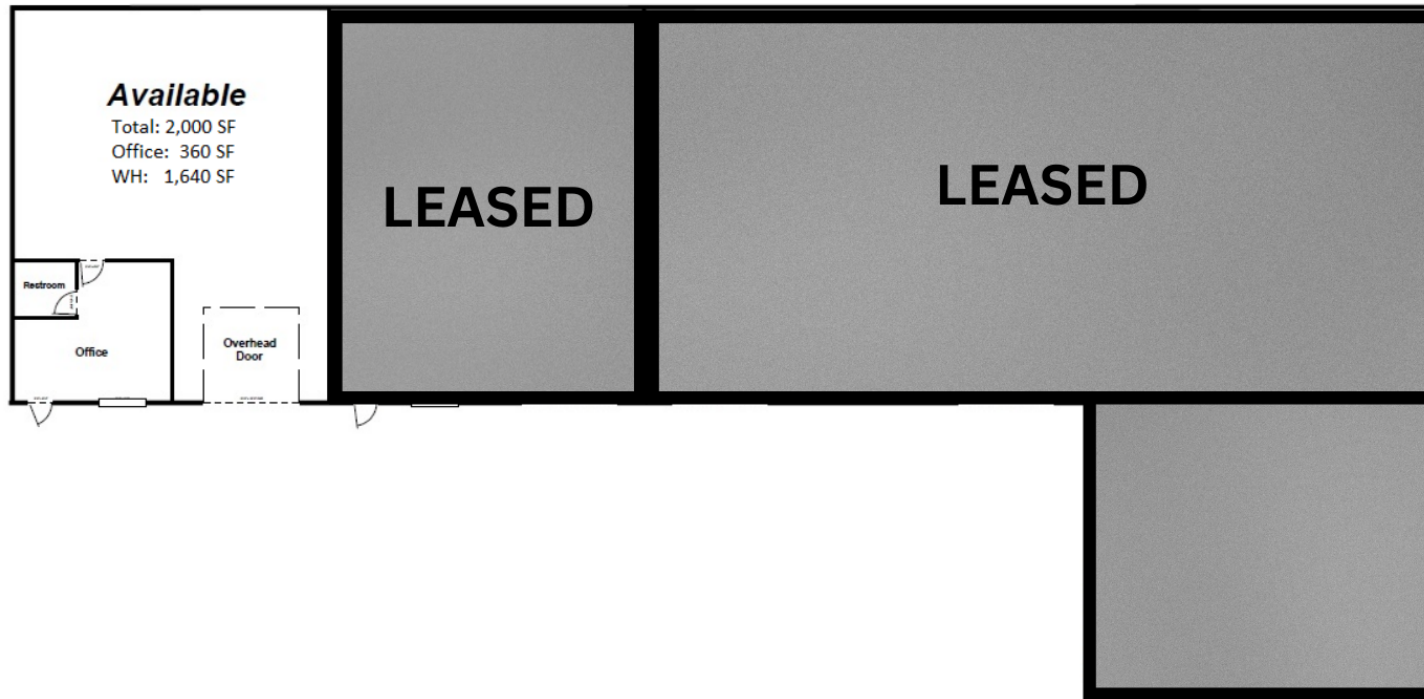
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EXECUTIVE SUMMARY

8536 WEST ELISA STREET



OFFERING SUMMARY

LEASE RATE:	\$1.25/SF
LEASE TERM:	3+ years
AVAILABLE SF:	2,000 SF
WAREHOUSE SF:	1,640 SF
GRADE DOORS:	1 12' X 12'
NNN:	\$540/month
POWER:	200A 208 3-Phase

PROPERTY HIGHLIGHTS

- 2,000 Total SF available
- 360 SF Office
- 1,640 SF Warehouse
- 1 12' X 12' grade-level door
- 2 miles to interstate 84
- 17'8" clearance height

PROPERTY OVERVIEW

Industrial/Flex space for lease in South Boise.

2,000 total square feet available, 360 SF is office space and 1,640 is warehouse space.

This location is 2 miles to the Cole Rd interchange or 2.5 miles to the Orchard Rd interchange.

There are four 12' x 12' grade-level doors and a clearance height at 17' 8".

PROPERTY PHOTOS

8536 WEST ELISA STREET



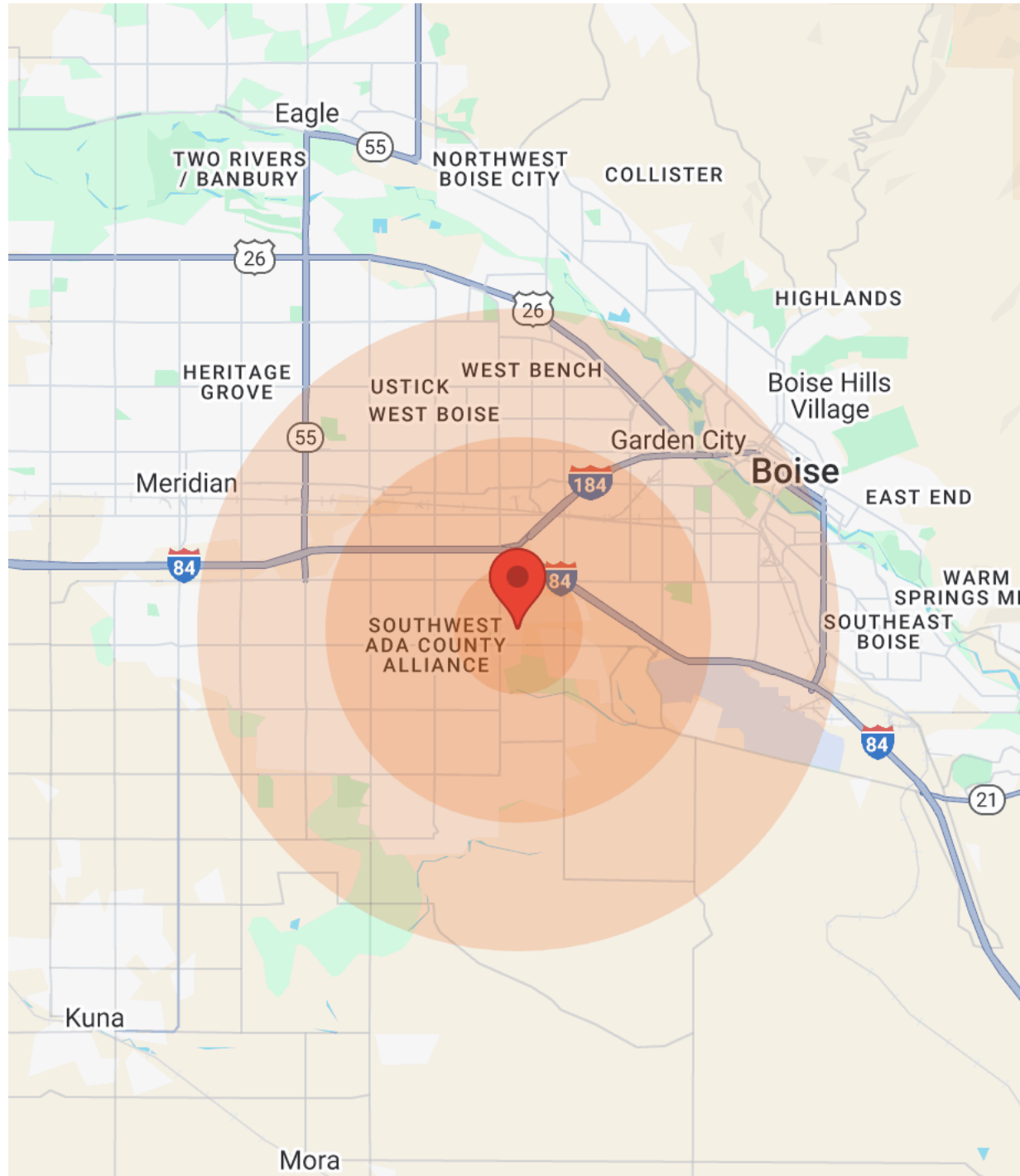
AERIAL MAP

8536 WEST ELISA STREET



DEMOGRAPHICS

8536 WEST ELISA STREET



Population	1 Mile	3 Miles	5 Miles
Male	4,792	28,611	96,685
Female	4,780	29,834	97,480
Total Population	9,572	58,445	194,165

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,041	12,065	40,070
Ages 15-24	1,401	7,941	26,289
Ages 25-54	3,634	22,737	78,307
Ages 55-64	1,165	7,003	22,492
Ages 65+	1,331	8,699	27,007

Race	1 Mile	3 Miles	5 Miles
White	9,071	53,036	177,794
Black	7	483	2,021
Am In/AK Nat	28	118	259
Hawaiian	N/A	44	180
Hispanic	487	5,096	14,995
Multi-Racial	538	6,744	21,046

Income	1 Mile	3 Miles	5 Miles
Median	\$64,594	\$41,639	\$41,889
< \$15,000	252	2,249	8,599
\$15,000-\$24,999	104	2,046	7,576
\$25,000-\$34,999	296	3,101	9,371
\$35,000-\$49,999	401	3,622	12,217
\$50,000-\$74,999	957	4,674	16,048
\$75,000-\$99,999	791	3,414	9,750
\$100,000-\$149,999	489	2,303	8,507
\$150,000-\$199,999	104	445	2,064
> \$200,000	30	378	1,331

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,542	23,933	80,349
Occupied	3,405	22,236	74,574
Owner Occupied	2,925	14,944	47,536
Renter Occupied	480	7,292	27,038
Vacant	137	1,697	5,775