

INDUSTRIAL WAREHOUSE FOR LEASE 3800 W. CHINDEN BLVD.

Boise, ID 83714



ECONOMIC DATA

AVAILABLE SPACE:	Suite 101
LEASE RATE:	\$2,500 Mo
LEASE TYPE:	Full Service
AVAILABLE SF:	2,700

PROPERTY INFORMATION

COUNTY:	Ada
MARKET:	Boise

BUILDING DATA

TOTAL BUILDING SF:	6,368 SF
ZONING:	C-1

LISTING DATA

AVAILABLE:	Immediately
SHOWING INSTRUCTIONS:	Call Agent Do Not Disturb

PROPERTY OVERVIEW

Lee & Associates is pleased to present this 2,700 SF warehouse space in Garden City for lease. Ideal for storage. Previous tenant was a 1-person woodworking shop; however, there is no plumbing nor a restroom on site. A portable restroom is possible.

LOCATION OVERVIEW

Major boulevard exposure on W Chinden Blvd., 1.5 miles from Downtown. Quick access to the Bench & Fairview Ave. corridor via N. Curtis Rd. Located on the northwest corner of W Chinden Blvd. and E. 38th Street.

PROPERTY HIGHLIGHTS

- Dock High & Ground Level Loading
- Clear span warehouse
- Ideal for storage
- No plumbing in unit
- Off-site restroom or portable restroom only
- Previous tenant was a 1 person woodworking shop

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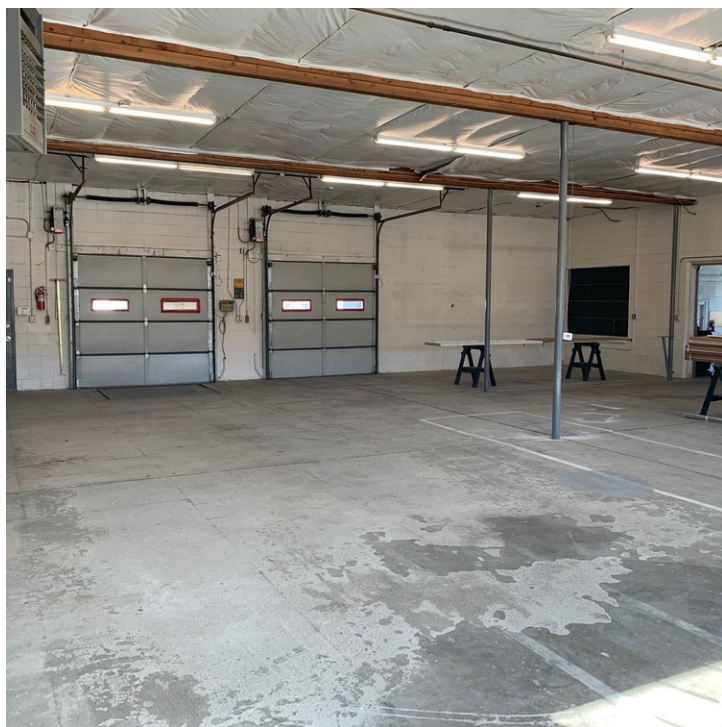
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No liability of any kind is to be imposed on the broker herein.

ADDITIONAL PHOTOS 3800 W. CHINDEN BLVD.

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COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



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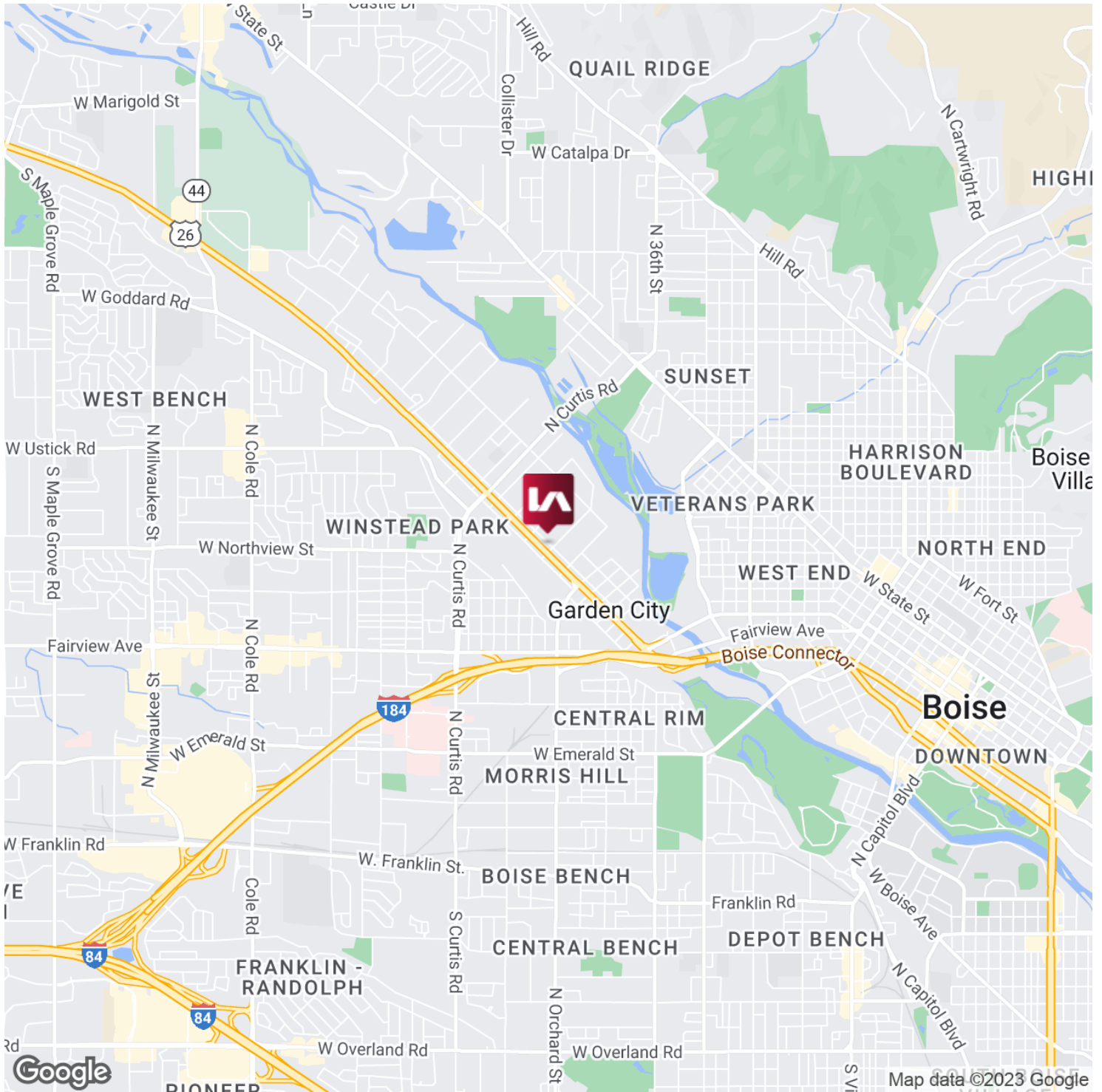
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LOCATION MAP 3800 W. CHINDEN BLVD.

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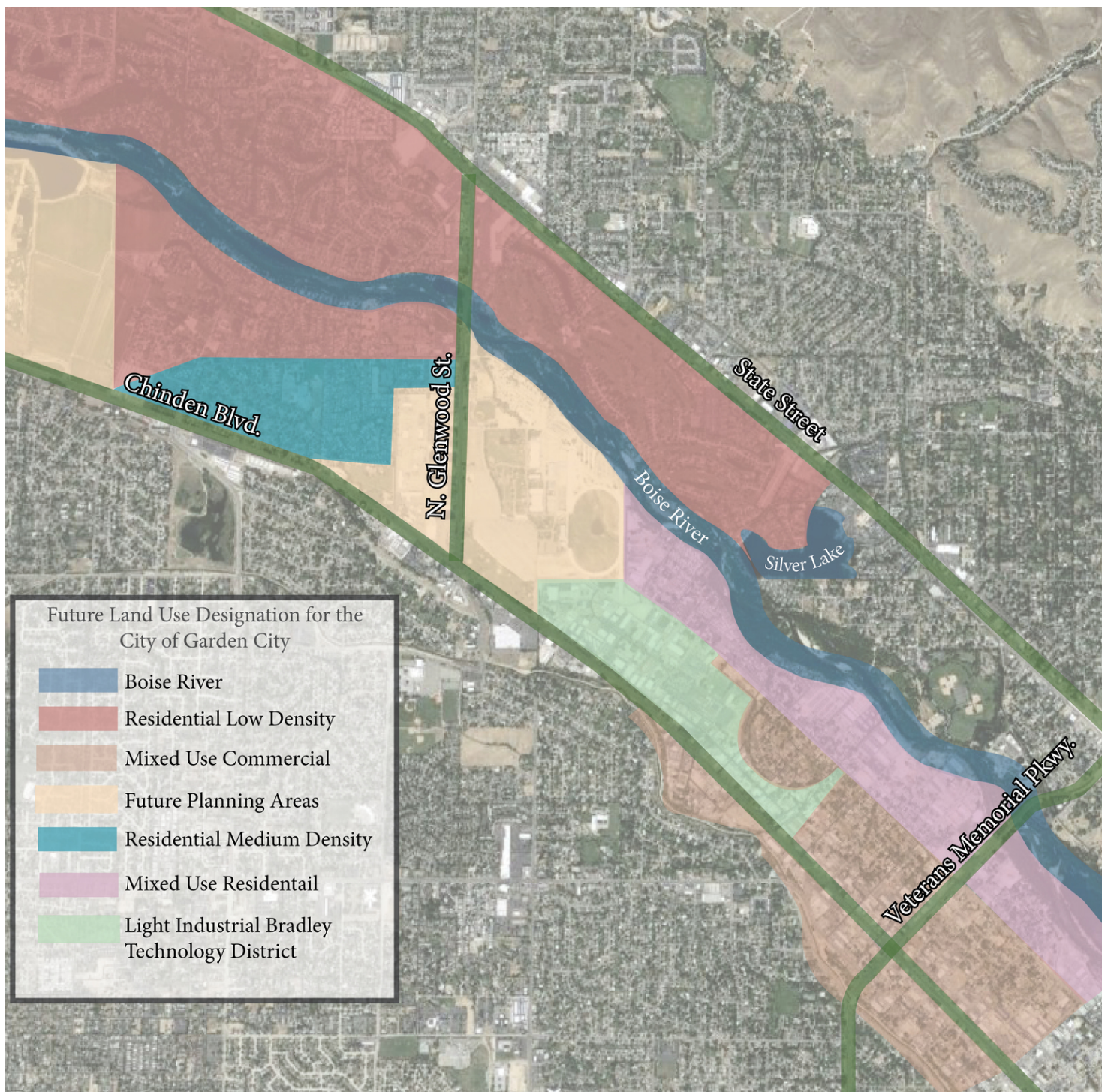
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FUTURE LAND USE MAP 3800 W. CHINDEN BLVD.

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TREASURE VALLEY PAGE

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THE TREASURE VALLEY



BOISE, IDAHO

Boise, Idaho is the state capital, the third largest city in the Pacific Northwest, and the county seat of Ada County. Located on the Boise River in southwestern Idaho, the population of Boise is currently 241,368. Once a hub for extraction industries, the city is now a center for high tech, agribusiness, food processing, shared services, manufacturing and state government. The major employers located in Boise include Albertsons, J.R. Simplot Company, Idaho Pacific Lumber Company, Idaho Timber, WinCo Foods, Bodybuilding.com and Clearwater Analytics. Other major industries have a presence in Boise such as Hewlett Packard and Wal-Mart.



DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2019 Total Population:	15,301	111,731	199,908
2024 Population:	17,081	122,267	218,814
Pop Growth 2019-2024:	11.63%	9.43%	9.46%
HOUSEHOLDS			
2019 Total Households:	7,568	50,352	86,023
HH Growth 2019-2024:	12.46%	9.51%	9.47%
Median Household Inc.:	\$40,918	\$43,897	\$51,178
2019 Avg HH Vehicles:	1.00	2.00	2.00
HOUSING			
Median Home Value:	\$240,885	\$220,681	\$216,626
Median Year Built:	1982	1975	1981

LOCATION HIGHLIGHTS

- Boise is ranked number 8 on the safest cities in the world
- 2nd lowest property tax in the country, 6th best economic outlook
- Unemployment 1.5% lower than the national average
- 3rd most improved state for business, and 1st most friendly state for small business
- 6th in the nation for low cost of living
- #1 lowest cost of doing business in the Pacific U.S.

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