

**OWN YOUR OWN STORAGE CONDO!**  
**FALCON STORAGE CONDOS | EAST BOISE**  
2154 E. Summersweet Drive Building 8, Unit 101, Boise, ID 83716



**CONDO FEATURES & SITE AMENITIES**

<b>Location:</b>	Southeast Boise on S. Federal Way, between E. Summersweet Dr. and Yamhill Rd.
<b>Floors:</b>	Fiber reinforced concrete
<b>Doors:</b>	14' (H) oversized garage doors with powered remote entry
<b>Heating:</b>	Thermostat controlled, electric
<b>Power:</b>	Separately metered units 30 amp circuits
<b>Alleyways:</b>	Wide alleyways provide worry-free maneuvering
<b>Security:</b>	Private facility with 24/7 controlled access; protective covenants
<b>Clubhouse:</b>	Furnished clubhouse with cable TV, WIFI, & restrooms
<b>RV Dump/Air:</b>	On site



**PROPERTY OVERVIEW**

Lee & Associates Idaho is pleased to present the Falcon Storage Condos for sale. These units are high quality, commercial grade, insulated buildings in a private facility complete with a clubhouse and restrooms. This excellent East Boise location is near the freeway interchange, on your way to Lucky Peak, Sun Valley, Stanley and Idaho City. The condos are ideal for motor homes, boats, classic cars, or a hobby shop.

- EXCELLENT FOR INVESTORS OR OWNER/USERS
- Sizes vary — please contact agent for information
- No Broker Co-op Fees

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Illustration for illustration only;  
not actual property.

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

In partnership with  
**ALPINE**  
INVESTMENT GROUP



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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC



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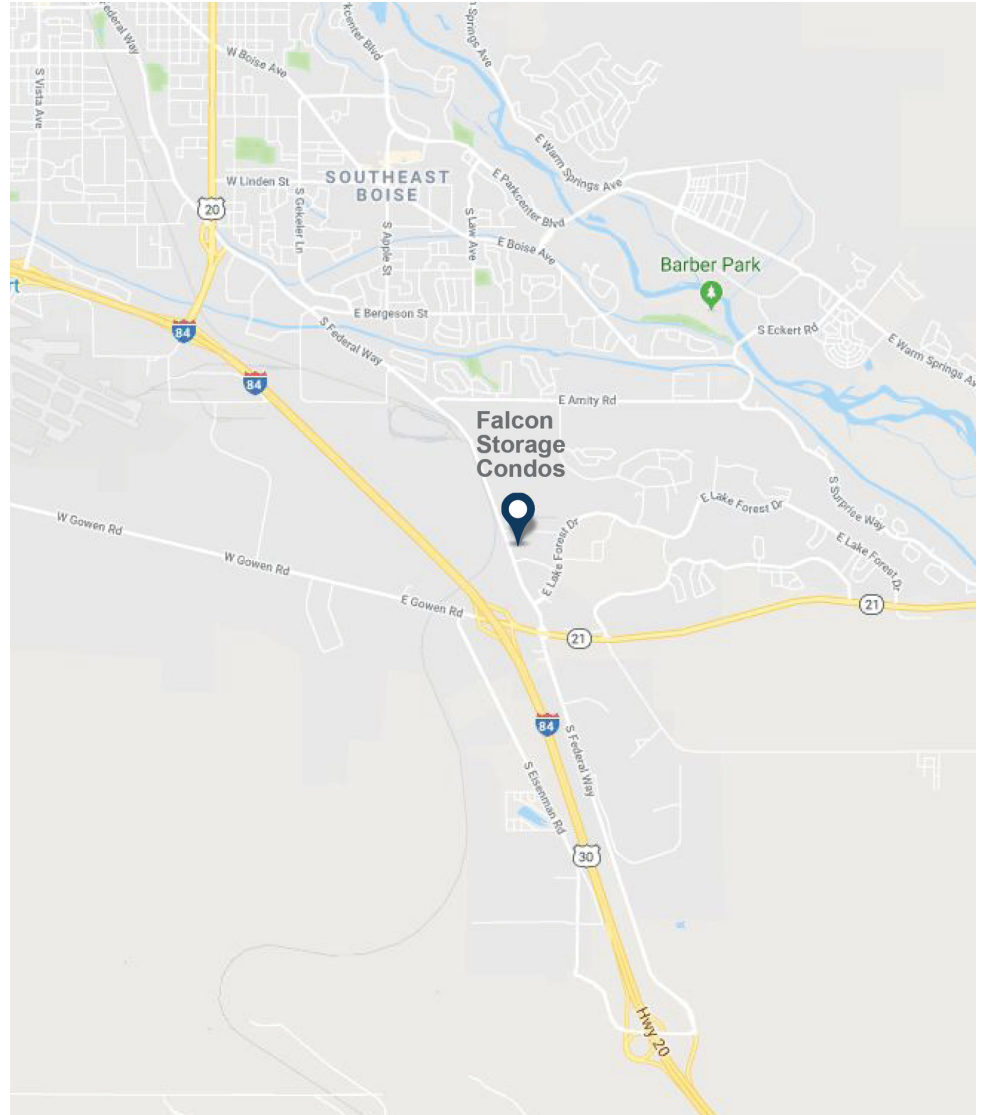
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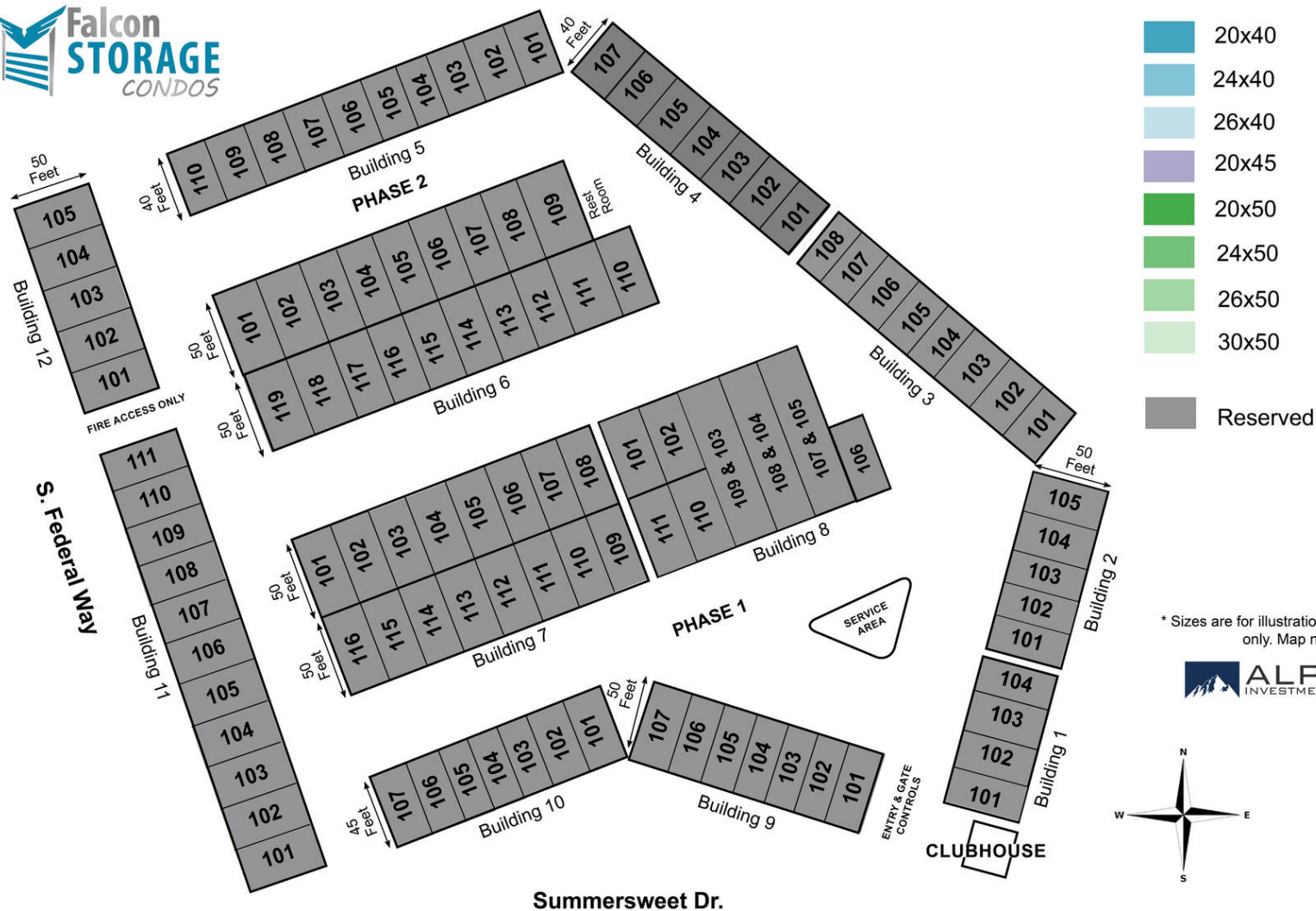
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## Phase 1 Available Storage Condos

\* square footage is approximate

UNIT	SIZE	SQUARE FEET	PRICE
<b>Building 1</b>			
Unit 101	26' x 50'	1,300	SOLD
Unit 104	20' x 50'	1,000	SOLD
<b>Building 2</b>			
Unit 101	20' x 50'	1,000	SOLD
Unit 103	20' x 50'	1,000	SOLD
<b>Building 3</b>			
Unit 106	24' x 40'	960	SOLD
<b>Building 7</b>			
Unit 101	26' x 50'	1,300	SOLD
Unit 102	26' x 50'	1,300	SOLD
Unit 103	26' x 50'	1,300	SOLD
Unit 104	26' x 50'	1,300	SOLD
Unit 105	26' x 50'	1,300	SOLD
Unit 106	24' x 50'	1,200	SOLD
Unit 107	24' x 50'	1,200	SOLD
Unit 108	24' x 50'	1,200	SOLD
Unit 109	24' x 50'	1,200	SOLD
Unit 110	24' x 50'	1,200	SOLD
Unit 111	24' x 50'	1,200	SOLD
Unit 112	26' x 50'	1,300	SOLD
Unit 113	26' x 50'	1,300	SOLD
Unit 114	26' x 50'	1,300	SOLD
Unit 115	26' x 50'	1,300	SOLD
<b>Building 8</b>			
Unit 101	26' x 50'	1,300	SOLD
Unit 102	26' x 50'	1,300	SOLD
<b>Building 9</b>			
Unit 104	20' x 50'	1,000	SOLD
<b>Building 10</b>			
Unit 103	20' x 45'	900	SOLD
Unit 105	20' x 45'	900	SOLD
Unit 106	20' x 45'	900	SOLD
<b>Building 11</b>			
Unit 106	26' x 50'	1,300	SOLD
Unit 107	24' x 50'	1,200	SOLD
Unit 108	24' x 50'	1,200	SOLD

	20x40
	24x40
	26x40
	20x45
	20x50
	24x50
	26x50
	30x50
	Reserved

**Please Contact Agent  
for Current Availability  
and Pricing**

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



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## Phase 2

\* square footage is approximate

UNIT	SIZE	SQUARE FEET	PRICE
<b>Building 4</b>			
Unit 101	20' x 40'	800	SOLD
Unit 102	24' x 40'	960	SOLD
Unit 103	24' x 40'	960	SOLD
Unit 104	24' x 40'	960	SOLD
Unit 105	26' x 40'	1,040	SOLD
Unit 106	26' x 40'	1,040	SOLD
Unit 107	26' x 40'	1,040	SOLD
<b>Building 5</b>			
Unit 101	26' x 40'	1,040	SOLD
Unit 102	26' x 40'	1,040	SOLD
Unit 103	26' x 40'	1,040	SOLD
Unit 104	20' x 40'	800	SOLD
Unit 105	24' x 40'	960	SOLD
Unit 106	26' x 40'	1,040	SOLD
Unit 107	26' x 40'	1,040	SOLD
Unit 108	26' x 40'	1,040	SOLD
Unit 109	26' x 40'	1,040	SOLD
Unit 110	26' x 40'	1,040	SOLD
<b>Building 6</b>			
Unit 101	30' x 50'	1,500	SOLD
Unit 102	30' x 50'	1,500	SOLD
Unit 103	24' x 50'	1,200	SOLD
Unit 104	24' x 50'	1,200	SOLD
Unit 105	24' x 50'	1,200	SOLD
Unit 106	24' x 50'	1,200	SOLD
Unit 107	24' x 50'	1,200	SOLD
Unit 108	24' x 50'	1,200	SOLD
Unit 109	30' x 50'	1,500	SOLD
Unit 110	24' x 50'	1,200	SOLD
Unit 111	30' x 50'	1,500	SOLD
Unit 112	24' x 50'	1,200	SOLD
Unit 113	24' x 50'	1,200	SOLD
Unit 114	24' x 50'	1,200	SOLD
Unit 115	24' x 50'	1,200	SOLD
Unit 116	24' x 50'	1,200	SOLD
Unit 117	24' x 50'	1,200	SOLD
Unit 118	30' x 50'	1,500	SOLD
Unit 119	30' x 50'	1,500	SOLD
<b>Building 11</b>			
Unit 109	24' x 50'	1,200	SOLD
Unit 111	24' x 50'	1,200	SOLD
<b>Building 12</b>			
Unit 101	24' x 50'	1,200	SOLD
Unit 102	26' x 50'	1,300	SOLD
Unit 103	26' x 50'	1,300	SOLD
Unit 104	26' x 50'	1,300	SOLD
Unit 105	26' x 50'	1,300	SOLD

	20x40
	24x40
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	24x50
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	30x50
	Reserved

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