

EASY ACCESS TO INTERSTATE 84



Property Highlights

Sale Price	\$625,000.00 (\$3.06 / Sq. Ft.)
Parcel Size	4.68 Acres
Zoning	M-1D (Light Industrial)
Frontage	400+ Ft. on Both I-84 & Federal Wy
Parcel #	R2598270010
Utilities	All Available in the Area

Listing Features

- 4.68 Acres of M-1D Zoned Industrial Land
- Great Location with Rare 400+ Feet of Frontage on Both Interstate-84 and Federal Way
- Located in a Rapidly Growing Industrial Area
- Convenient Access to Both the Gowen & Eisenman Interchange On/Off Ramps
- Within 1 Mile of Retail Shops, Restaurants, and Hotels

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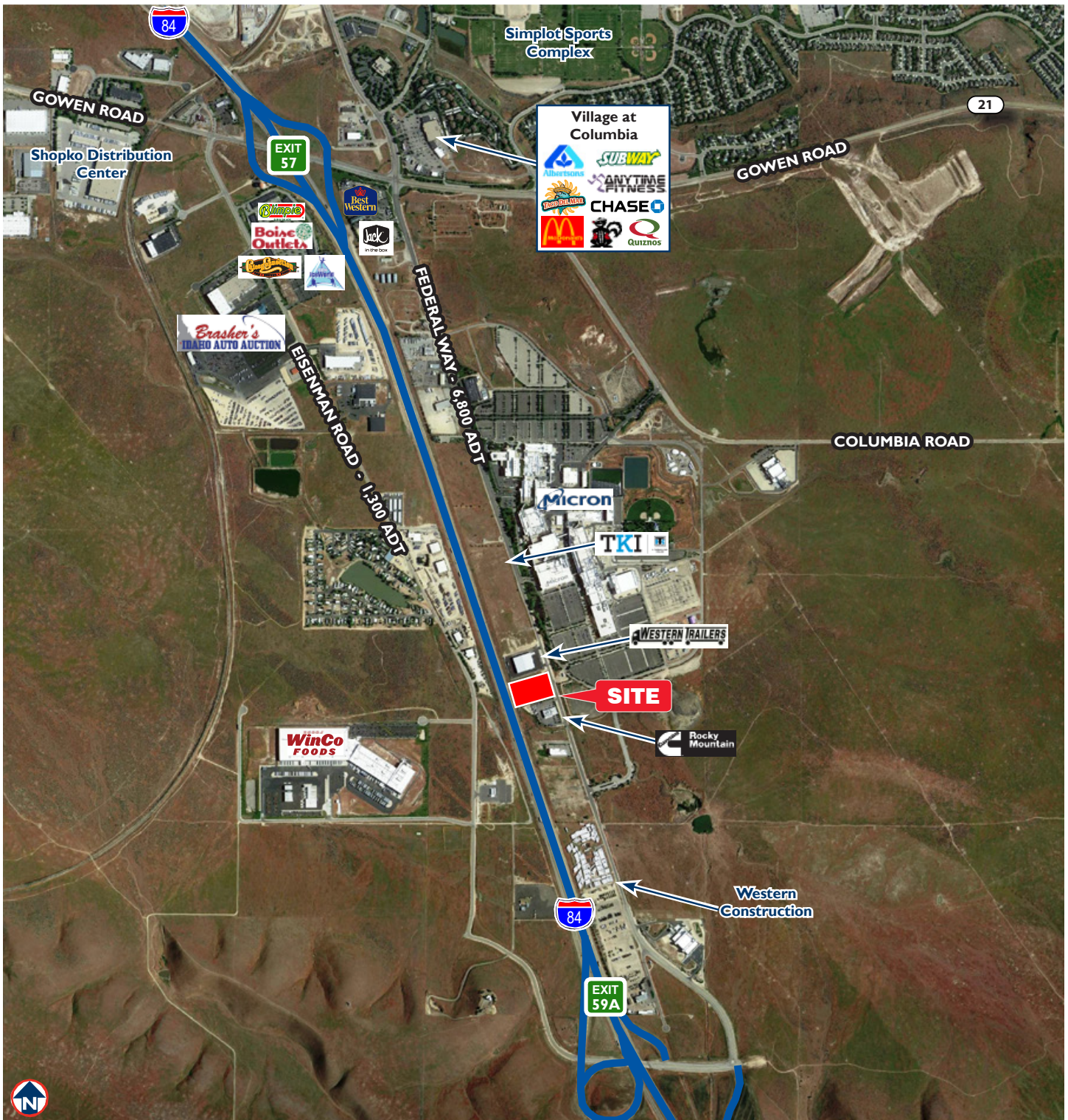


**CUSHMAN &
WAKEFIELD**
Commerce

FOR SALE

Industrial Land with I-84 Frontage

8847 South Federal Way, Boise, Idaho 83716



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INDUSTRIAL MARKET OVERVIEW

The industrial market was very active in 2015 with new arrivals to the market such as Heartland RV purchasing a 244,100 square foot (sf) facility in Nampa and Ida Pine Mills purchasing a 175,000 sf facility in Meridian. Other local owner-user moves such as Hayden Beverage's purchase of the 177,000 sf former Weyerhaeuser facility in Southeast Boise helped push vacancy levels down.

Since mid-year 2015, the overall vacancy rate has declined by 0.2 percentage points (pps) to just 6.5%. While average asking lease rates have remained consistent throughout the year, concessions have been on the decline and rates on completed deals have improved. Demand for space and lack of supply has enticed developers bring new product to the market. As a result 2015 saw the highest level of new construction since 2011 with over 300,000 sf of new product. The majority of this development was build-to-suit or smaller speculative projects.

OUTLOOK

Demand is expected to remain robust for industrial product into 2016. With a vacancy rate of just 6.5%, supply remains limited which will put upward pressure on lease rates, especially for the most functional and best located product in the market. As lease rates continue to rise, additional speculative product is expected to be pursued by developers looking to cash in on a growing industrial market.

ABOUT BOISE

Boise is the capital and most populous city of the state of Idaho, as well as the county seat of Ada County. Located on the Boise River, it anchors the Boise City-Nampa metropolitan area. As of the 2010 Census, the population of Boise was 205,671. It is also the 99th largest U.S. city by population. The 2012 U.S. Census Population Estimates that 212,303 people reside within the city.

The Boise metropolitan area is home to about 660,465 people and is the most populous metropolitan area in Idaho, containing the state's three largest cities; Boise, Nampa, and Meridian. Boise City is the fourth most populous metropolitan area in the United States' Pacific Northwest region (behind only those of Seattle, Portland, and Spokane - Coeur d'Alene, Idaho Combined Statistical Area). Time magazine listed Boise as #1 of eight other cities in a 2014 issue under the header "Solutions for America" as "Getting it right."

CLICK BELOW TO LEARN MORE

<http://www.bvep.org/images/content/docs/Regional-Overview---General-1.pdf>

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