



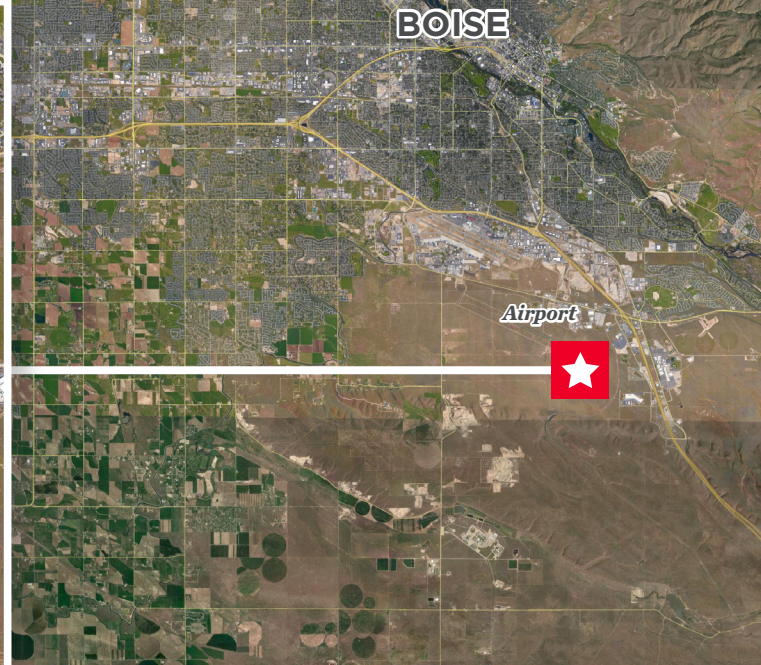
**CUSHMAN &  
WAKEFIELD**  
Commerce

# Boise, ID Industrial Development Opportunity

±275 Acre Industrial Site

Caldwell

Joint Venture with the  
City of Boise, ID



## Boise, Idaho boasts a number of attractive attributes for a developer to consider:

- Aggressive state tax incentives adopted July 1, 2014, designed to attract out of state firms and aid expansion of existing manufacturers. Since adoption, 18 new projects awarded with a total investment of \$440.45m, creating 3,409 new jobs
- Boise Valley Economic Partnership is actively recruiting firms to the region
- Pro-business, pro-development local government
- Positive industrial absorption and increasing rental rates

## Opportunity Highlights

Cushman & Wakefield/Commerce has been exclusively engaged by The City of Boise in the search for a development partner for approximately 275 acres of city owned industrial property adjoining Boise Airport, I-84. The rail line adjoining the site is owned by the City of Boise and connects to the UP main line at Orchard, ID. The City is currently engaged in planning a 50 acre rail facility with Watco Companies, operator of the Boise Valley Railroad.

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