MARK BOTTLES
REAL ESTATE SERVICES

Listing Summary

Industrial Listings

(208) 377-5700

839 S. Bridgeway Place ◆ Eagle, Idaho 83616

October 2021

www.markbottles.com

FOR SALE

Property Address	Vicinity	Size	Zoned	Remarks	Asking Price	Agent	Image
TBD Lake Channel Rd American Falls	Aberdeen Hwy, West on Lamb Weston Rd, South on Borah Rd to Lake Channel Rd	+/- 449 Acres	Industrial	Prime industrial with railway directly adjacent to site - spur on-site for railroad. Suitable for fertilizer plant, power plant, or food processing plant. Natural gas and power on-site. Lamb Weston potato processing plant is directly across the road.	$12,572,168 $28,000/Acre	Norm Brown Ryan Brodien	
9700 S Blue Cloud Ln Boise	I-84 Exit 59, West on Eisenman Rd to Blue Cloud Ln	+/- 13.65 Acres	M-3	1,400 feet of I-84 Frontage and Visibility. 6.4 Acres is Fenced with home on-site for residential/office use, outbuildings for storage. Utilities are at the northern border of property. Boise Gateway Industrial Park is directly west of property.	$2,972,970	Mark Bottles John Bottles	
2171 E Danzee St Boise	Federal Way to E Amity Rd, South on Holcomb, West on Mendota to Danzee	+/- 6.08 Acres	M1-D	Fantastic opportunity to own a fully approved Storage site in Southeast Boise. 25,246 SF Enclosed Building Area. 58,140 SF Covered Parking. 28,954 SF Open Parking. Great location with close proximity to I-84 to all areas. Contact Agent for Details.	Contact Agent	John Bottles Riley Verner	
10143 S Federal Way Boise	Northeast side of I-84 & Eisenman Rd Interchange	+/- 6.73 Acres	RP; Comp Plan - Industrial	I-84 Eisenman Road Interchange Vacant Land. Excellent I-84 location with easy on/off access at exit 59. Utilities available to site. Cell tower is excluded from the sale of this property. Owner will carry.	$1,200,000	Mark Bottles Ron Crooks	
2372 E State St Eagle	Hwy 44 to E State St	+/- 5,043 SF on +/- 0.30 Acres	Mixed Use	Opportunity for Owner User or potential Income Property. Mixed Use zoning allows Commercial, Office, and Residential uses. Live/Work Opportunity with loft area on 2nd Floor with Kitchen/Bathroom. Three 12'x14' Roll-Up Doors.	$1,400,000	Norm Brown Ryan Brodien	

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3656 Industrial Rd Homedale	East of Hwy 95 on Industrial Rd	+/- 59,744 SF Buildings - (4 Buildings Total) on +/- 6.93 Acres	Rural Comm Tract	Two 15,870 SF concrete oxygen-controlled tilt-up Buildings. Two 14,000 SF concrete block storage Buildings totaling 28,000 SF. Two wells for water. Three rooms that will store 1,000 bins and two rooms that will store 1,500 bins.	$2,696,000	Mark Bottles John Bottles Norm Brown	
215 Industrial Loop McCall	West of Hwy 55 on Deinhard Ln to become Boydstun St, Right on Industrial Loop	+/- 5,422 SF on +/- 0.30 Acres	Industrial	Building has 4,550 SF Shop with 572 SF Office. Two Roll-up Doors, 2 Restrooms, 1 Shower with Laundry hook-ups. Hydronic Heating. Easy access to Deinhard and Hwy 55.	Contact Listing Agent	Riley Verner Ron Cooks	
4065 N Ten Mile Rd Meridian	North of Ustick Rd on Ten Mile Rd	+/- 5.0 Acres	RUT; Comp Plan: Mixed Use Non-Residential	Well positioned on the Ten Mile corridor between Ustick and McMillan Rds. Includes 2,800 SF Home and Outbuildings. Potential uses includes Industrial, Flex, Storage Facility, Office, and Retail. Curb, gutter, and sidewalk in place.	$1,524,000	Dave Bohecker	

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9700 S Blue Cloud Ln Boise	I-84 Exit 59, West on Eisenman Rd to Blue Cloud Ln	+/- 6.4 Acres Fenced with additional +/- 7.25 Acres also available for +/- 13.65 Acres	M-3	1,400 feet of I-84 Frontage and Visibility. 6.4 Acres is Fenced with home on-site for residential/office use, outbuildings for storage. Utilities are at the northern border of property. Boise Gateway Industrial Park is directly west of property.	$5,500/Month NNN	Mark Bottles John Bottles	
2604 S Liberty St Boise	East of Cole Rd on Targee St, South on Liberty St	+/- 16,000 SF Building Space can be divisible	M-1D	Industrial Flex Building space can be divisible. 16 foot Roll-up Door Clearance Height and 24 foot Warehouse Ceiling Height. Centrally located property in rapidly growing industrial area with great freeway access. T.I. Allowance is negotiable.	$.70/SF WH $1.20/SF Office NNN	John Bottles	
604 S Kit Ave Caldwell	South of Hwy 19 (Simplot Blvd) on Kit Ave	+/- 7,700 SF Warehouse Space	I-P	604 has two offices and facilities. Ideal for manufacturing, staging/storage. Each warehouse has one rollup door. Easy access to I-84 and in close proximity to Hwy 19. Great location in the industrial area of Caldwell.	$.60/SF WH NNN	Ron Crooks	
1423 Lauren Ln Suite 101 Caldwell	I-84, Hwy 20/26 Exit, South on Aviation Way to Skyway St, Lauren Ln	+/- 2,500 SF Warehouse Space		New Commercial Grade Construction. 16' x 14' Roll-up Doors with 18' Clearance Height, 25' x 14' Office/Showroom with Restroom. NNN estimate $0.24 includes outside maintenance.	**LEASED**	Dave Bohecker	
TBD W Karcher Rd Nampa	Just West of Hwy 55 (Midland/Karcher Rds Intersection) on Karcher Rd	+/- 3.5 Acres	BC	Excellent Location with tremendous access to the Nampa/Caldwell Blvd., and I-84 Interchange. Can Lease All or Part. Flexible Ground Lease Terms. Potential for Build-To-Suit.	Contact Listing Agent	Mark Bottles	