

For Sale

# Land-Boise Research Center

12781 Ashcreek St, Boise, ID



## AVAILABLE PROPERTY

<b>Location</b>	Chinden Blvd, S on Discovery Way
<b>Uses</b>	Office, warehouse, flex, call center
<b>Zoning</b>	T-1D
<b>Lot Size</b>	± 1.471 acres
<b>Sale Price</b>	\$509,400 (\$7.95/SF)

## SITE INFORMATION

- Last remaining small parcel in established corporate park
- Potential uses include professional/medical offices, light industrial, research & technological facilities
- Sites can accommodate 16,000 SF building
- All utilities to the parcel
- Located in Boise Research Center; close to retail, services, hotel, YMCA and well established neighborhoods
- Bordered by neighborhood greenbelt



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2018 Total Households	3,683	32,590	75,761
Total Population	10,929	90,719	206,139
Average HH Income	\$117,218	\$90,438	\$83,933



5531 N. Glenwood St.,  
Boise, ID 83714  
208-229-2020

**Ben Kneadler CCIM**

ben@naiselect.com  
C: 208-353-2242  
D: 208-229-6002

**Mike Erkmann, CCIM**

mike@naiselect.com  
C: 208-629-6003  
D: 208-229-6015