



INDUSTRIAL FOR LEASE

BOISE GATEWAY INDUSTRIAL PARK

BUILDING A 9605 S EISENMAN ROAD BOISE, IDAHO 83716

COMMERCIAL

NOW COMPLETE!



PROPERTY INFORMATION:

Submarket:	Airport	Construction:	Concrete Tilt
Bldg. Type:	Industrial	Power:	2000 Amp, 480 Volt 3-Phase
Bldg. Size:	168,000 SF	Column Spacing:	56' x 50' 56' x 60' - Speed Bay 56' x 40' - Office Bay
Clear Height:	32'	Parking:	1/1000
Grade Level:	1 - 12' x 14'	Sprinklers:	ESFR
Dock High:	5 - 45,000 lb Hydraulic Levelers Equipped w/ Dock Seals		
Zoning:	M-2		

AVAILABLE SPACE:

SPACE:	RSF:	RATE:
9605 S. Eisenman	50,400 SF	Contact Agent
<i>*Divisible to 33,600 square feet.</i>		



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PROPERTY HIGHLIGHTS

- Ideal location provides easy access via two Interstate-84 interchanges.
- State of the art building designs to maximize bay depths, clear heights and natural lighting.
- Outdoor storage and yard space permitted and available.
- Potential to accommodate future tenant growth.
- Approximately 8 minute drive-time to Boise Airport and 14 minutes to Downtown Boise.
- 45,000 hydraulic dock levelers.
- Bumpers at each dock position.
- Shelters on each door equipped with levelers. (5)
- Office to be built to suit tenants needs.
- Landlord can provide build-to-suit opportunities elsewhere in the park.

OFFERING SUMMARY

Boise Gateway Industrial Park is a brand new, state of the art industrial development project by The Boyer Company, a premier real estate development company in the Western United States.

9605 S. Eisenman will be the first industrial facility constructed within the park. Of the 168,000 total square feet, Verde Fulfillment will be occupying 117,600 square feet as their corporate headquarters, leaving 50,400 square feet available beginning in July 2020.

Boise Gateway is perfectly situated between two freeway exits, eight minutes to the Boise Airport, and fourteen minutes to Downtown Boise.

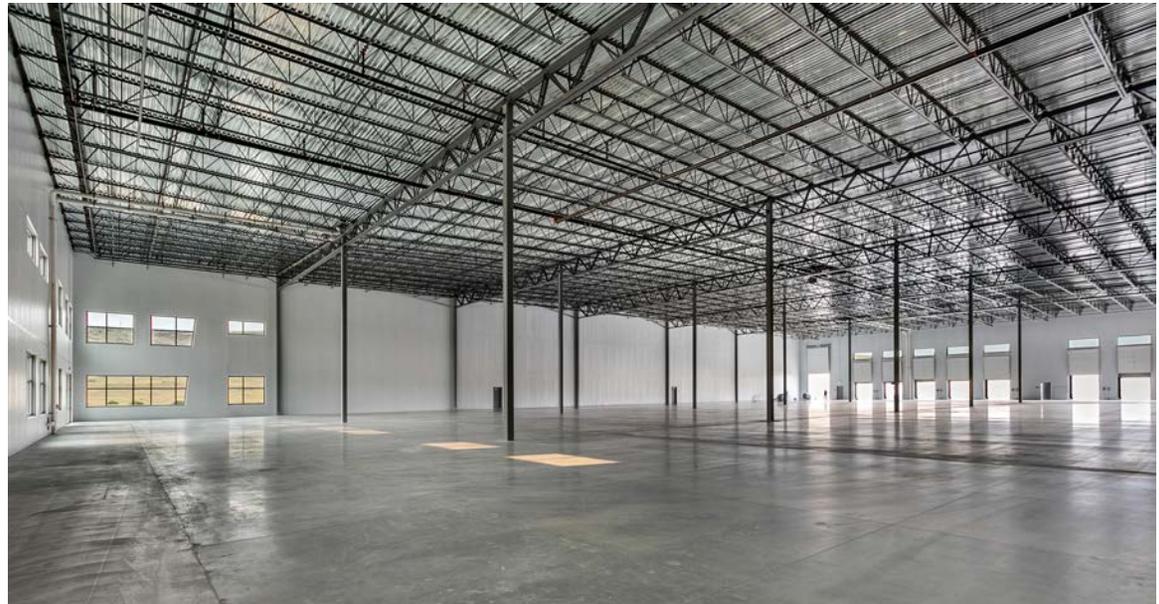


[▶ VIEW PROPERTY LIVESTREAM](#)



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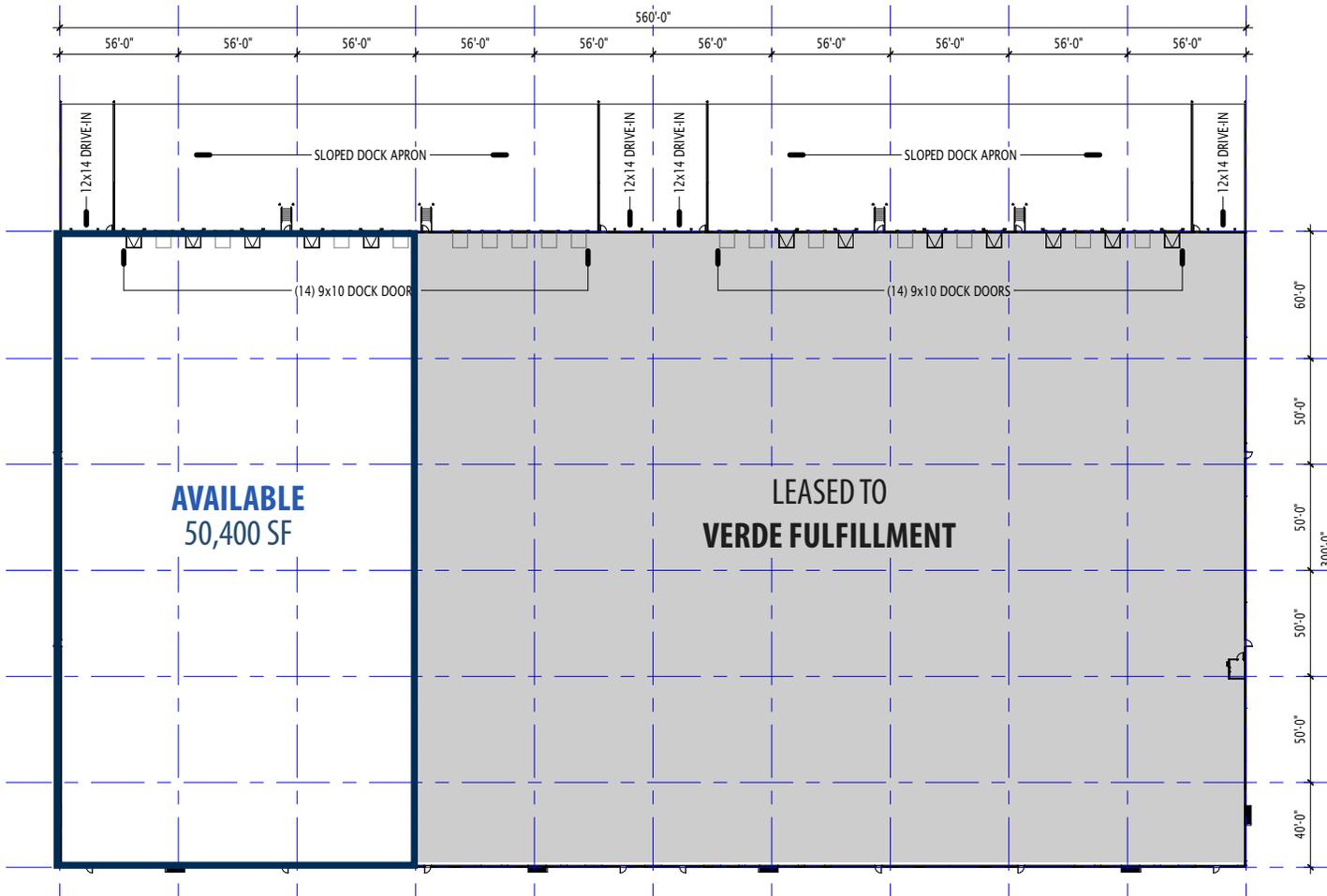




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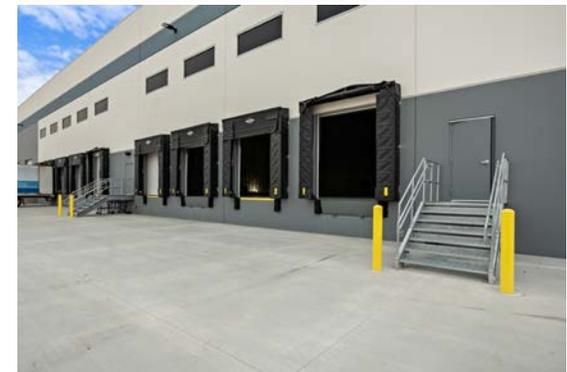
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PROPERTY **FLOOR PLAN**



"In keeping with the company's name and commitment to being an eco-friendly business, Verde's new workspace will be 32 feet tall inside, incorporate perimeter windows for natural lighting, the latest technology for clean-air ventilation, motion-sensing LED lighting."

Idaho Business Review





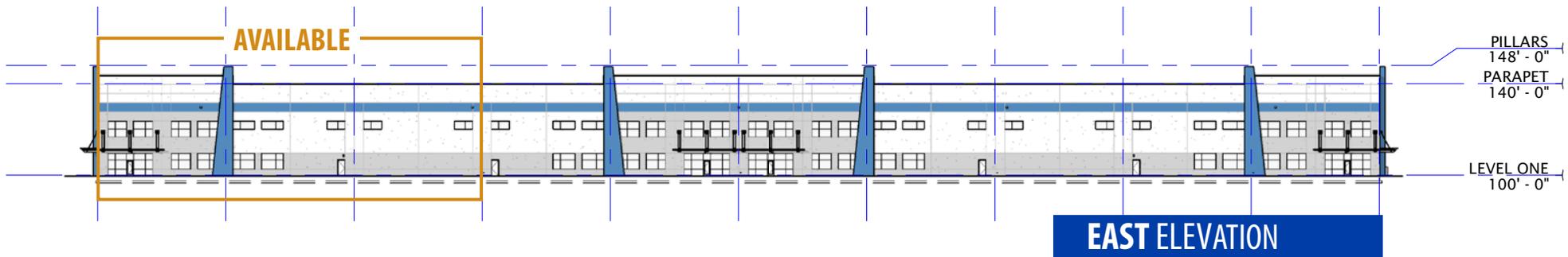
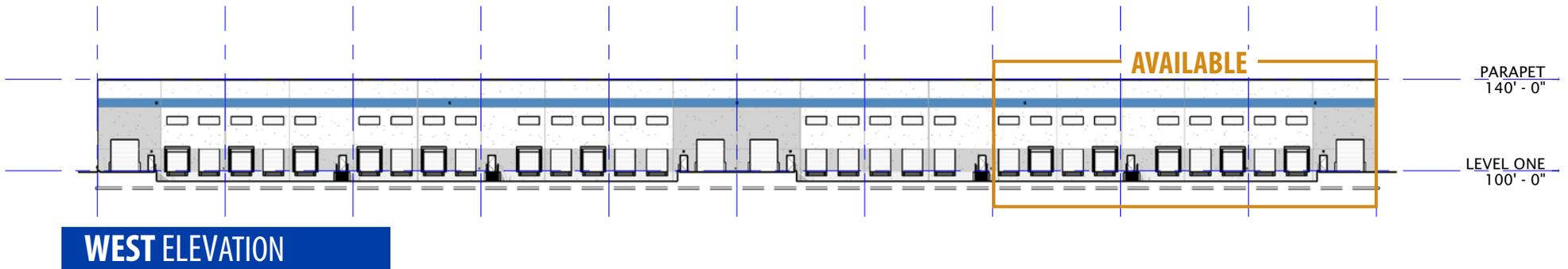
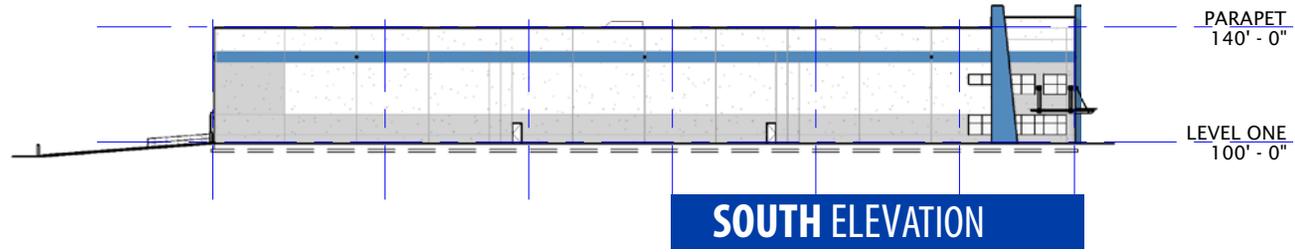
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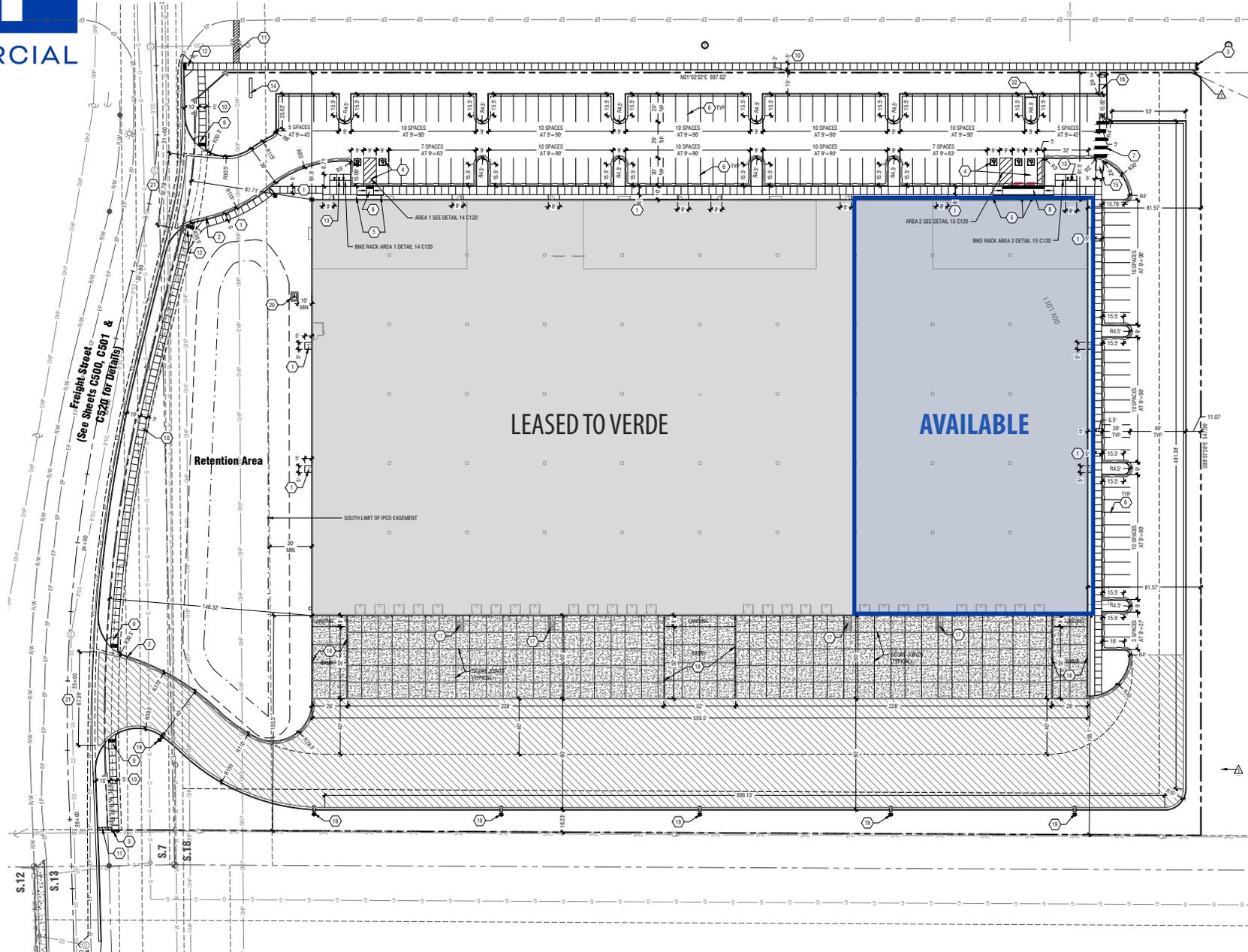
PROPERTY ELEVATIONS



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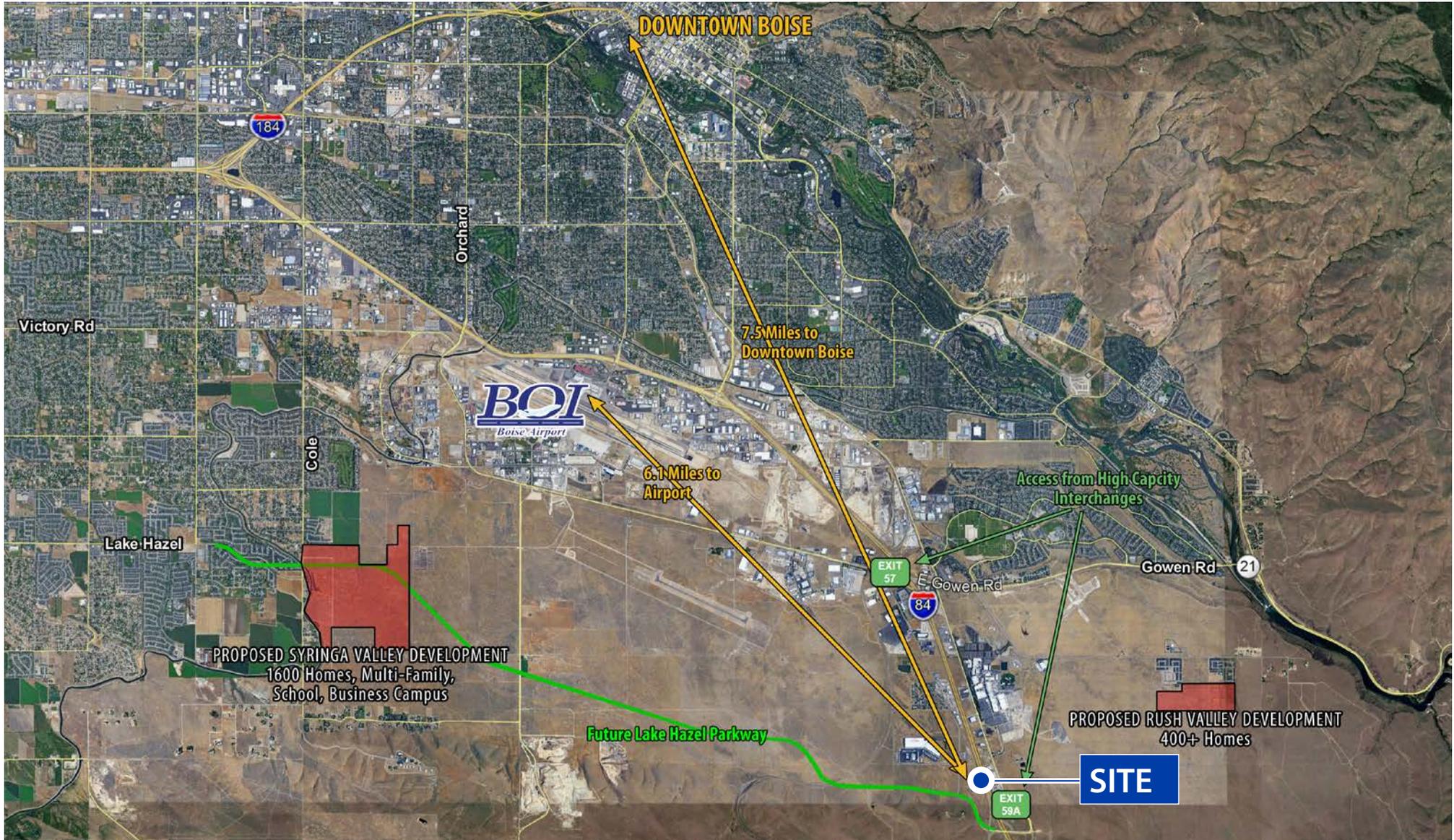




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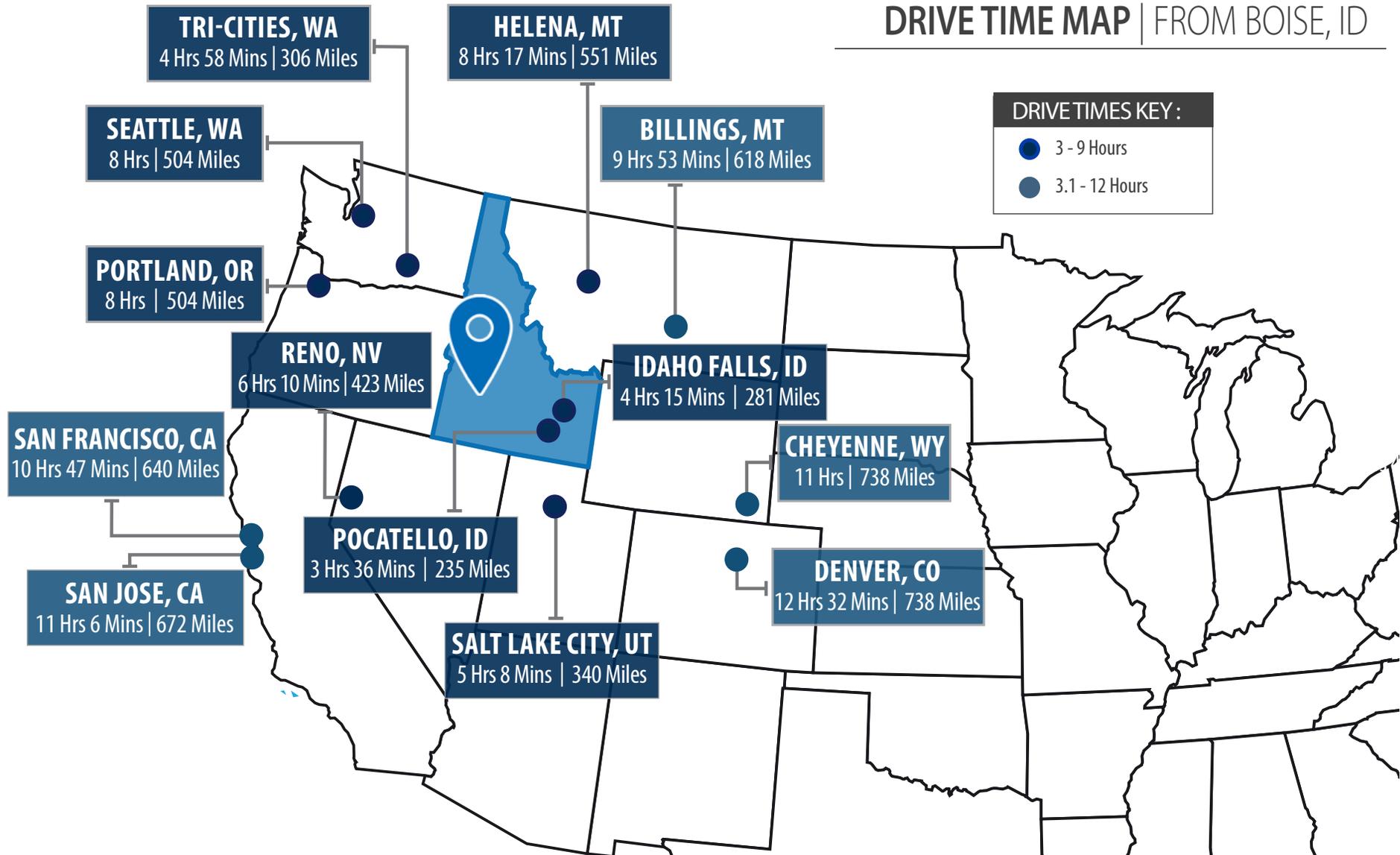


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DRIVE TIME MAP | FROM BOISE, ID





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IDAHO BUSINESS INCENTIVES

800.842.5858 | commerce.idaho.gov



IDAHO INCENTIVES AT A GLANCE



IT'S NO WONDER IDAHO IS SUCH AN ATTRACTIVE PLACE TO DO BUSINESS. IDAHO OFFERS LOW OPERATING COSTS, PREDICTABLE TAX STRUCTURE, AND A FISCALLY-RESPONSIBLE GOVERNMENT.

Businesses may be eligible for the following enhanced incentives:

Idaho Business Advantage

Businesses that invest at least \$500,000 in new facilities and create at least 10 new jobs paying \$40,000 annually plus benefits, with additional jobs paying an average of \$15.50 per hour during project period, may qualify for the following:

- An enhanced investment tax credit of 3.75% up to \$750,000 or 62.5% of corporate income tax liability in any one year.
- A new jobs tax credit from \$1,500-\$3,000 for new jobs paying \$24.04 per hour or more.
- A 2.5% real property improvement corporate income tax credit up to

\$125,000 in any one year along with a 25% rebate on sales tax paid on construction materials for the new facilities.

• Upon request of the business, the local county commissioners may also authorize a partial or full property tax exemption for up to 5 years.

Tax Reimbursement Incentive (TRI)

If your business is adding or bringing high-paying jobs to Idaho, you may be eligible for the Idaho Tax Reimbursement Incentive. This post-performance incentive awards a maximum credit of 30% on income, payroll withholdings, and sales taxes for up to 15 years.



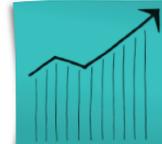
ALL BUSINESSES ARE ELIGIBLE FOR:

- 3% investment tax credit on all new tangible personal property (machinery and equipment) with a carryover of 14 years OR a two year exemption from all taxes on personal property on the qualified investment (can offset up to 50% of income tax liability)
- Personal property tax exemption on the first \$100,000 of personal property, such as equipment and furnishings
- 5% tax credit on qualified research expenses
- Energy Conservation rebates through efficient energy use up to \$100,000 per year per site



RUNNING AT THE SPEED OF BUSINESS.

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IDAHO INCENTIVES AT A GLANCE



Capital Investment Property Tax Exemption

Businesses that invest at least \$3 million in new manufacturing facilities may receive a partial or full property tax exemption for up to 5 years from local county commissioners.

100% Sales Tax Exemption

Production Sales Tax Exemption - Tax exemption on equipment and raw materials used directly in manufacturing, processing, mining, fabrication or logging operations; for clean rooms and semiconductor equipment manufacturing; and for equipment or material used in research activities. Processing materials, substances, or commodities for use as fuel for the production of energy are also exempt.

Utility and Industrial Fuels Sales Tax Exemption - Tax exemption on utilities and industrial fuels such as power, water, natural gas and telephone.

Idaho Opportunity Fund

The Idaho Opportunity Fund serves as a "deal closing fund" to strengthen Idaho's competitive ability to support expansion of existing Idaho businesses and recruit new companies to the state, ultimately creating new jobs and economic growth in Idaho. Funds can be used for public infrastructure improvements to a new or existing facility. This fund is awarded at the discretion of the Director of Idaho Commerce.

Infrastructure Grants

Community Development Block Grants - Local cities with a population of 50,000 or less may receive up to \$500,000 in grants to help finance public infrastructure improvements that support business development.

Rural Community Block Grants - Local cities with a population of 25,000 or less may receive up to \$350,000 in grants to help finance public infrastructure improvements that support business development.

Gem Grants - Local cities with a population of 10,000 or less may receive up to \$50,000 in grants to help finance public infrastructure improvements that support business development. Communities must provide a minimum of 20% matching funds of either cash or in-kind donation.

STEP Grant-Export Assistance

The State Trade and Export Promotion Grant Program (STEP) supports Idaho businesses looking to expand into international markets through exports. Funding can help companies participate in a Governor led trade or other foreign trade/sales mission and international trade shows.

New Markets Tax Credit

New Markets Tax Credits (NMTC) are designed to spur economic development in economically disadvantaged communities by offering tax credits to individuals or corporations that invest and work in these communities. For more information visit www.mtcdc.org/loans/new-markets-tax-credit



Customized Recruiting & Workforce Training Services

Idaho Department of Labor offers employers recruitment services that include online jobs posting, applicant screening, hiring fairs, online skills testing of applicants and temporary office space. Additionally, they offer the Workforce Development Training Fund (WDTF) which can reimburse businesses for employee training costs. The Department of Labor has 25 offices located across the state to assist new and existing businesses.



COST OF LIVING INDEX 2015

SOURCE: MERIC

	Average Composite Index*
Idaho	88.2
Arizona	96.3
California	138.2
Colorado	102.2
Montana	102.1
Nevada	105.4
New Mexico	Not available
Oregon	128.5
Utah	92.5
Washington	104.1

*National average is 100

ADDITIONAL INFORMATION ON INCENTIVES <CLICK HERE