

Red River

Logistics Center

951 Gowen Road, Boise, ID

CONSTRUCTION COMPLETE
IMMEDIATE AVAILABILITY

FOR LEASE ±900,981 SF
divisible

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PROPERTY HIGHLIGHTS

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- ▶ Stand Alone Class A Industrial Building
- ▶ Largest Spec. Industrial Building Ever Built in the State of Idaho
- ▶ ±900,981 SF (Divisible)
- ▶ Only Available Opportunity for Large Tenants
- ▶ Building Designed as a Cross-Dock Facility
- ▶ Industry Leading 40' Clear Height Throughout
- ▶ Up to 172 Dock Doors Available
- ▶ Ample Employee and Trailer Parking Available Across the Site
- ▶ Access to Multiple I-84 On-Ramps
- ▶ Located in the Desirable Airport Submarket
- ▶ City of Boise Heavy Industrial District (M2D), Allows for Greatest Variety of Industrial Uses
- ▶ Project is Located within the Gateway East Urban Renewal District - [**CLICK FOR MORE INFO.**](#)

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SITE PLAN

WITH DIVISIBILITY OPTIONS



-  **40' CLEAR HEIGHT**
-  **NEARBY AMENITIES**
-  **AMPLE POWER AVAILABLE**
-  **ESFR SPRINKLERS**
-  **LEASE RATE: CONTACT AGENTS**

BUILDING FEATURES

- ▶ Building Size: ±900,981 SF (Divisible)
- ▶ Minimum divisibility ±218,709 SF
- ▶ Office: To suit
- ▶ Site Area: 93.72 Acres
- ▶ Clear Height: 40'
- ▶ Dock High Doors: 91 Built | 81 Future | 172 Total
- ▶ Drive in Doors: 4
- ▶ Auto Parking: 465 Spaces | 330 Future | 795 Total
- ▶ Fire Protection: ESFR
- ▶ Electrical Service: 4000 Amps 480/277V
- ▶ Roofing: 45 Mil White TPO w/R-25 Insulation
- ▶ Lighting: LED, 30 F.C.
- ▶ Building Dimensions: 1,674' x 540'
- ▶ Column Spacing: ±50' x 54' | 54' x 70' Speed Bay



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photos July 2024



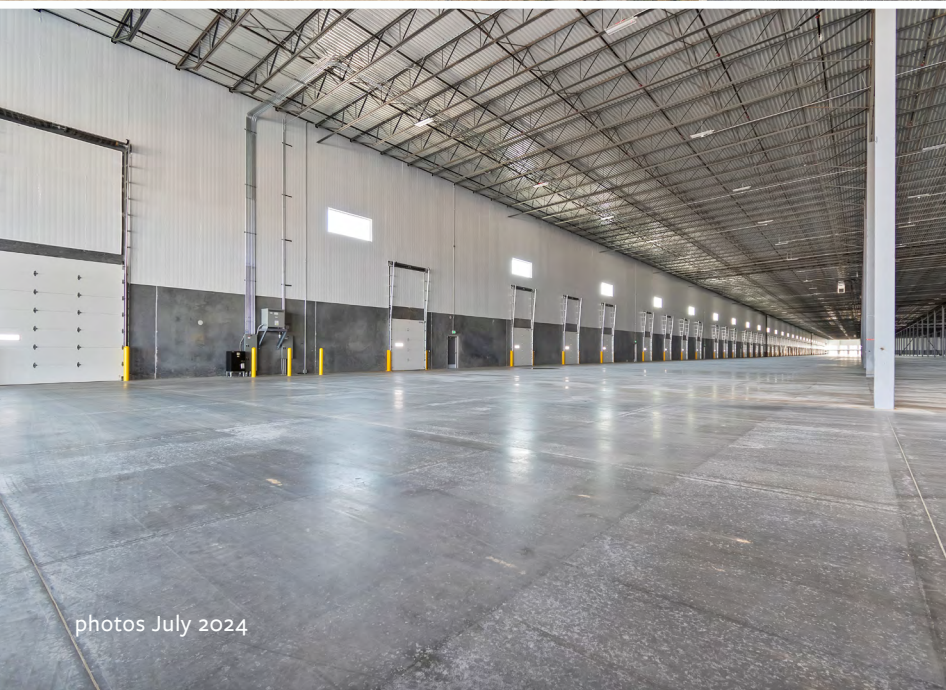
FLINT CBRE



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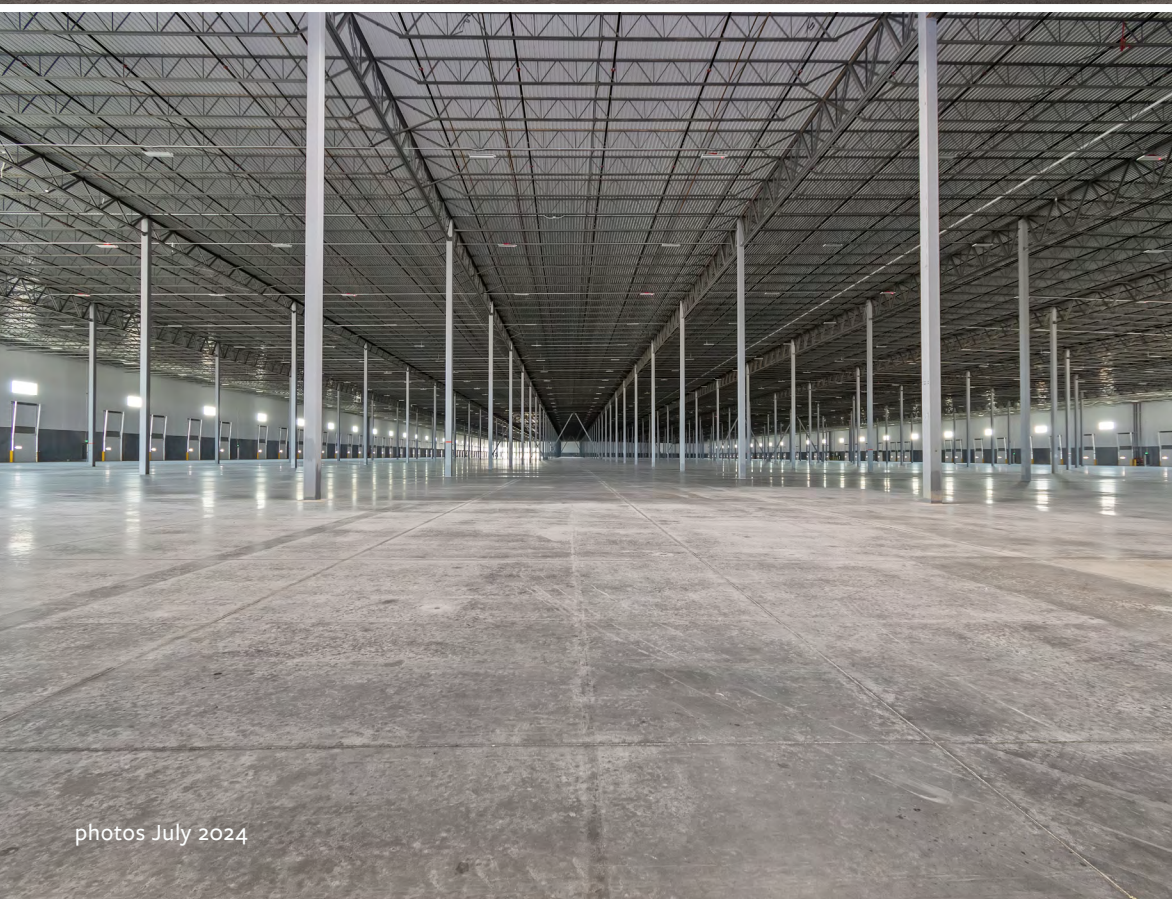
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exterior LED lighting with 1 foot candle
min. average light intensity

louvers or clerestories as needed

prefinished gutters and downspouts
with downspout guards

load bearing, tilt-up concrete panels
with R-13 rigid insulation min on interior
face from 12'-0" AFF to underside of
structure, decorative reveals and
textured paint.

prefinished 9'-0" x 10'-0" insulated overhead
doors with view panels, and dock equipment
and 12'-0" x 14'-0" drive-in doors

metal grate stairs and railings

concrete truck apron

54'-0" x 50'-0" typical structural bay spacing

40'-0" clear height at joists beyond speed bay

45 mil TPO roof with R-25 insulation

ESFR fire sprinkler system

metal deck shop primed white

high bay LED lighting with 30 foot candle min.
average light intensity

fire extinguishers surface mounted within 75'-0"
travel distance

7" concrete slab over compacted base

54'-0" x 70'-0" speed bay structural spacing

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section exhibit

951 Gowen Rd.
Boise, ID

site location

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site

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Boise, ID



COMMERCIAL TIRE

PENSKE

THE AZEK COMPANY

United Rentals

WPS
WESTERN POWER SPORTS

FedEx

WESTERN TRAILERS

PODS

IDAHO STATE LIQUOR DIVISION

SITE

OneRelo Worldwide

Idaho IceWorld

HEARTH SIDE FOOD SOLUTIONS

ADESA

UTILITY

MESA MOVING AND STORAGE

84

Micron

TR THERMO KING

Micron

EXPANSION
CLICK FOR INFORMATION

WinCo FOODS

R-L CARRIERS

WESTERN TRAILERS

Cummins

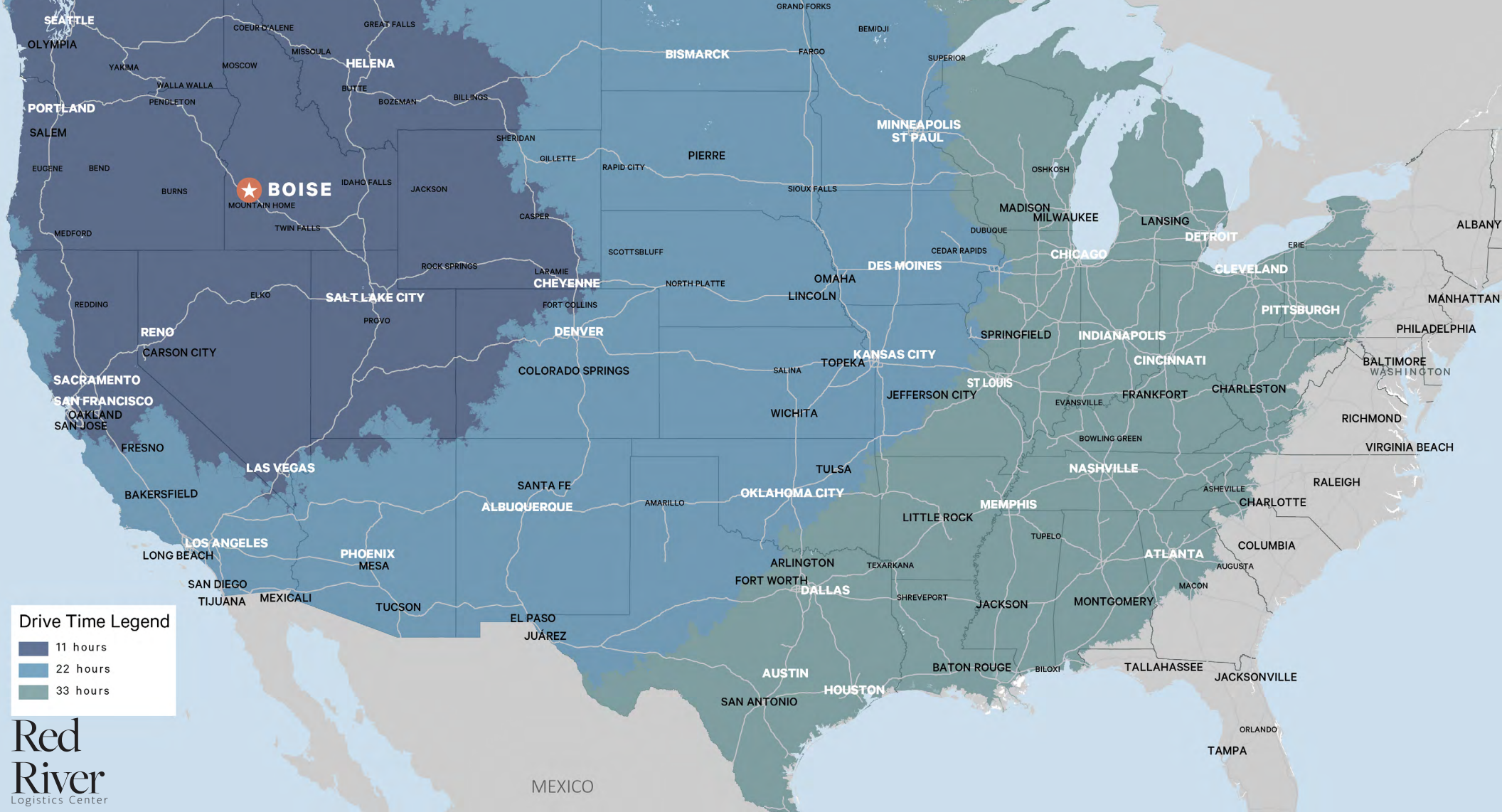
amazon

verde

Simclar

84

approx. Future Lake Hazel Extension



Drive Time Legend

- 11 hours
- 22 hours
- 33 hours

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Transit Analysis From Boise, ID

ONE DAY TRUCK SERVICE			ONE DAY TRUCK SERVICE			TWO DAY TRUCK SERVICE			THREE DAY TRUCK SERVICE			
	Distance (mi.)	Time (est. hrs.)		Distance (mi.)	Time (est. hrs.)		Distance (mi.)	Time (est. hrs.)		Distance (mi.)	Time (est. hrs.)	
	Twin Falls, ID	123	2	Missoula, MT	382	8	Buffalo, WY	701	11.25	Atlanta	2,167	31
	Idaho Falls, ID	281	3.75	Sacramento, CA	557	8.5	Denver, CO	809	11.5	Chicago	1,687	25
	Salt Lake City, UT	334	4.5	Billings, MT	607	9	Bakersfield, CA	831	12.5	Cincinnati	1,924	28
	Bend, OR	322	5.25	Casper, WY	702	9	Los Angeles, CA	891	13.25	Dallas	1,583	23.50
	Portland, OR	434	6.25	Great Falls, MT	569	9	Phoenix, AZ	910	14	Detroit	1,953	28
	Spokane, WA	424	6.25	Las Vegas, NV	618	9.25	San Diego, CA	953	14	Houston	1,820	27
	Reno, NV	426	6.5	Redding, CA	594	9.5	Albuquerque, NM	930	14.25	Nashville	1,921	28
	Eugene, OR	455	7.5	San Francisco, CA	643	10						
	Seattle, WA	508	7.5	Cheyenne, WY	730	10.25						
	Medford, OR	475	8	Fresno, CA	723	11						

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CONTACT US

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