



RED RIVER
commerce center

CONSTRUCTION COMPLETE

7017 - 7075 EISENMAN RD. BOISE, ID 83716

IMMEDIATE ACCESS TO INTERSTATE 84

FOR LEASE



**THREE CLASS A
CONCRETE-TILT BUILDINGS**

TOTALING ±392,062 SF | DIVISIBLE TO 35,640 SF

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BUILDING C
± 110,296 SF

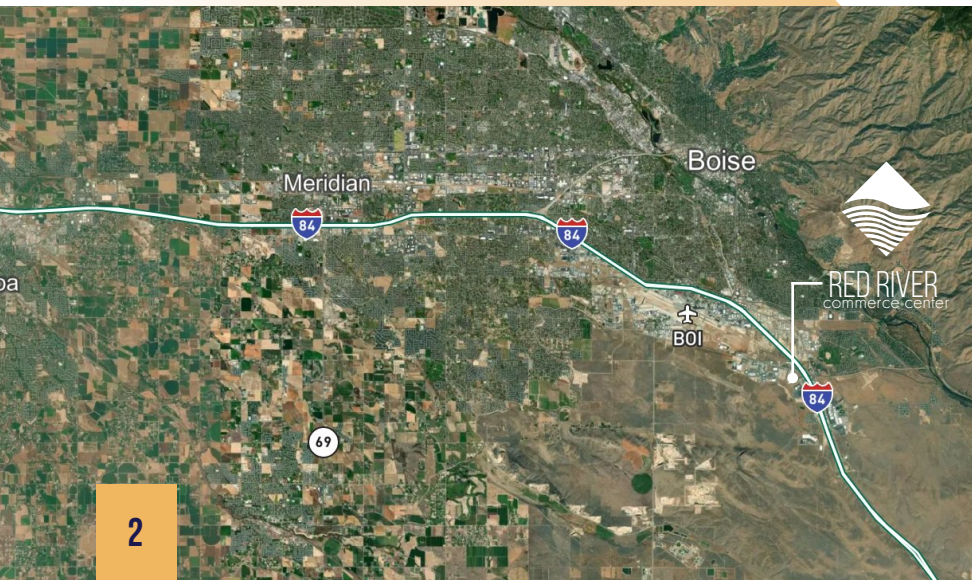
BUILDING B
± 110,296 SF

BUILDING A
± 171,470 SF



PROJECT HIGHLIGHTS

- Three newly completed Class A Industrial Buildings
- Construction Complete - Available Now
- ±392,062 SF Total:
 - Building A: ±171,470 SF
 - Building B: ±110,296 SF
 - Building C: ± 110,296 SF
- Each building is divisible to ±35,640 SF
- City of Boise Light Industrial District (M-1D) allows for wide variety of industrial uses
- Immediate Access to Gowen Interchange
- Project located in the desirable Airport Submarket
- Potential incentives available via the Gateway East Urban Renewal District



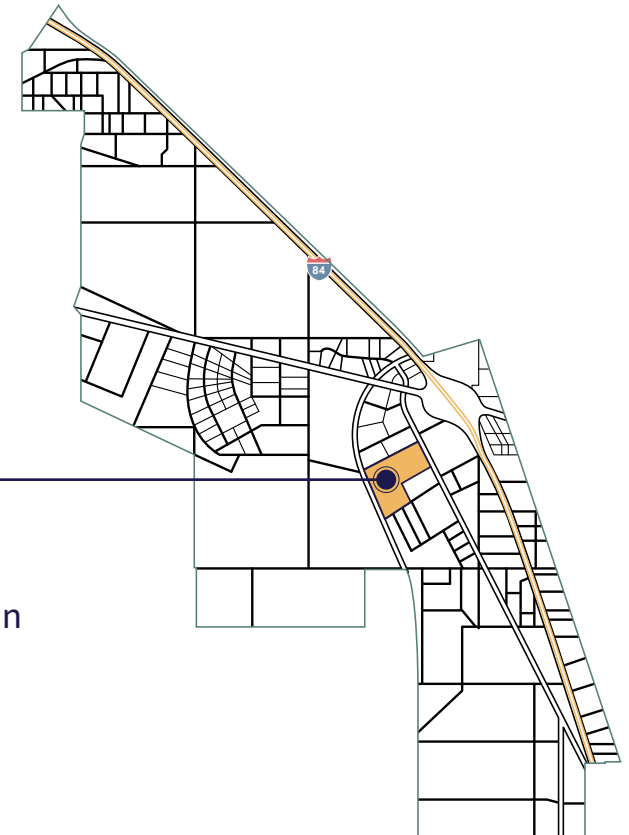
AIRPORT SUBMARKET OVERVIEW

The Boise Airport submarket is home to major technology, manufacturing, and distribution companies such as:



RED RIVER
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is located in the
Gateway East Urban
Renewal District



SITE PLAN

BUILDING A

7017 S. EISENMAN RD. BOISE, ID 83716

± 171,470 SF (DIVISIBLE)



ASK AGENTS ABOUT BUILDING SALE OPPORTUNITY.



32' CLEAR HEIGHT



NEARBY AMENITIES



AMPLE POWER AVAILABLE



ESFR SPRINKLERS



LEASE RATE: CONTACT AGENTS

FEATURES

- Total Building SF: ±171,470
- Available SF: ±171,470 (Divisible)
- Office: To suit
- Dock High Doors: 18 (18 Future | 36 Total)
- Drive in Doors: 2
- Parcel Size: ±9.622 Acres
- Park Spaces: 107 Stalls
- Roof: 45 Mil White TPO w/ R-25 Insulation
- Slab Construction: 7" Unreinforced
- Electrical: 2000 amps; 480/277v; 3 Phase
- Building Dimensions: 756' x 220'
- Column Spacing: ±54' x 50' (w/ 70' Speed Bay)

SITE PLAN

BUILDING B

7039 S. EISENMAN RD. BOISE, ID 83716

± 73,787 SF (DIVISIBLE)



ASK AGENTS ABOUT BUILDING SALE OPPORTUNITY.



32' CLEAR HEIGHT



NEARBY AMENITIES



AMPLE POWER AVAILABLE



ESFR SPRINKLERS



LEASE RATE: CONTACT AGENTS

FEATURES

- Total Building SF: ±110,296
- Available SF: ±73,787 (Divisible)
- Office: To suit
- Dock High Doors: 12 (11 Future | 23 Total)
- Drive in Doors: 2
- Parcel Size: ±8.866 Acres
- Park Spaces: 78 Stalls
- Trailer Parking: 38 Stalls
- Roof: 45 Mil White TPO w/ R-25 Insulation
- Slab Construction: 7" Unreinforced
- Electrical: 2000amps; 480/277v; 3-Phase
- Building Dimensions: 486' x 220'
- Column Spacing: ±54' x 50' (w/ 70' Speed Bay)

SITE PLAN

BUILDING C

7075 S. EISENMAN RD. BOISE, ID 83716

± 110,296 SF (DIVISIBLE)



ASK AGENTS ABOUT BUILDING SALE OPPORTUNITY.



32' CLEAR HEIGHT



NEARBY AMENITIES



AMPLE POWER AVAILABLE



ESFR SPRINKLERS



LEASE RATE: CONTACT AGENTS

FEATURES

- Total Building SF: ±110,296
- Available SF: ±110,296 (Divisible)
- Office: To suit
- Dock High Doors: 12 (11 Future | 23 Total)
- Drive in Doors: 2
- Parcel Size: ±9.288 Acres
- Park Spaces: 106 Stalls
- Trailer Spaces: 24 Stalls
- Roof: 45 Mil White TPO w/ R-25 Insulation
- Slab Construction: 7" Unreinforced
- Electrical: 2000amps; 480/277v; 3-Phase
- Building Dimensions: 486' x 220'
- Column Spacing: ±54' x 50' (w/ 70' Speed Bay)

SECTION EXHIBIT

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, non-insulated tilt-up concrete panels with 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

32'-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

storefront glazing and entrances

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

7" concrete slab over compacted base

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

SITE LOCATION



RED RIVER
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ACCESS

GOWEN RD EXIT	+/-1 MIN / 1.5 MI
EISENMAN RD EXIT	+55 MIN / 2.4 MI
BOISE AIRPORT	+/-7 MIN / 4.6 MI

PHOTOS





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