

NEW COLD STORAGE WAREHOUSE



6101 S.
PLEASANT VALLEY ROAD

BOISE, IDAHO 83709

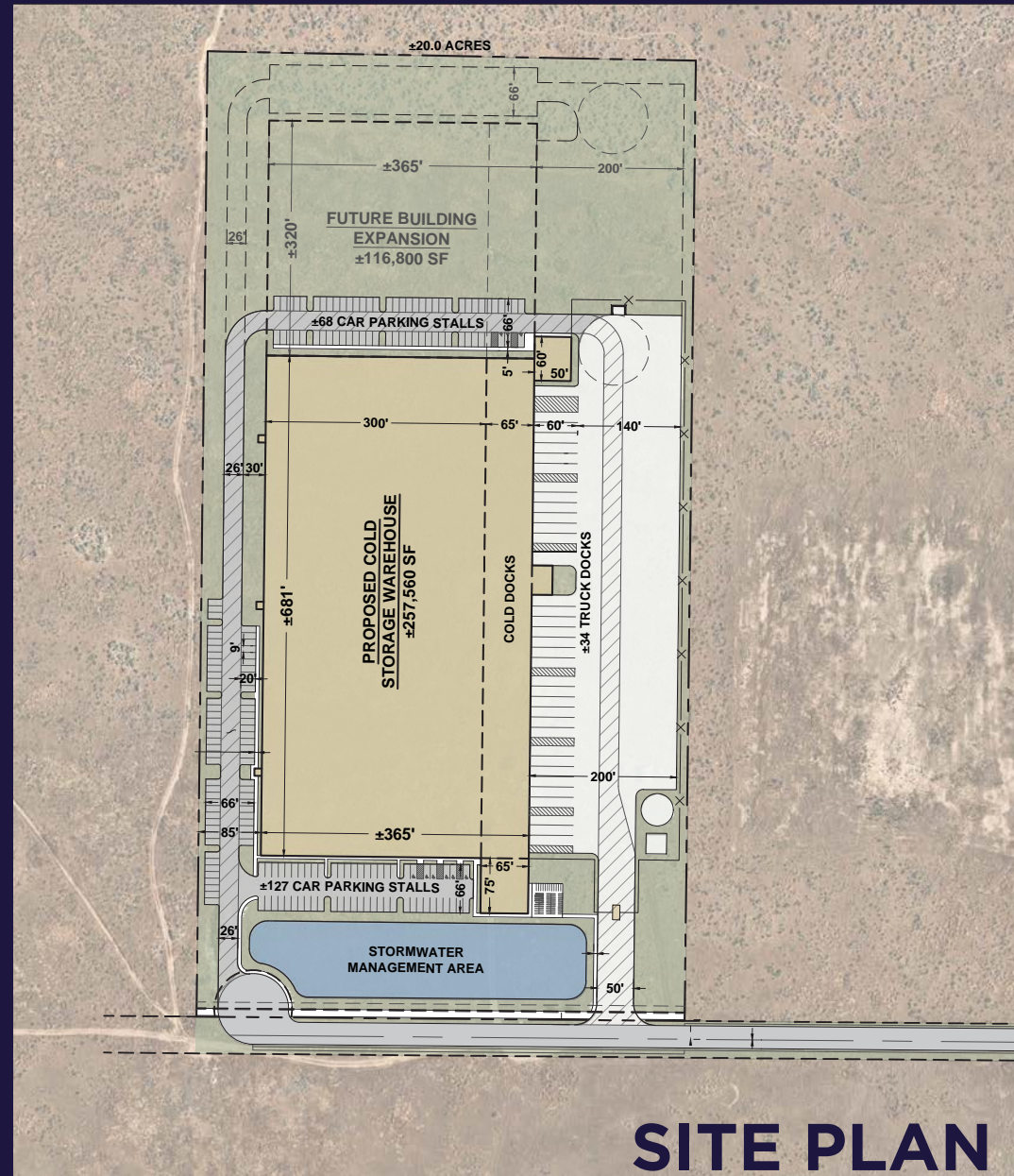
FOR LEASE



**CUSHMAN &
WAKEFIELD**

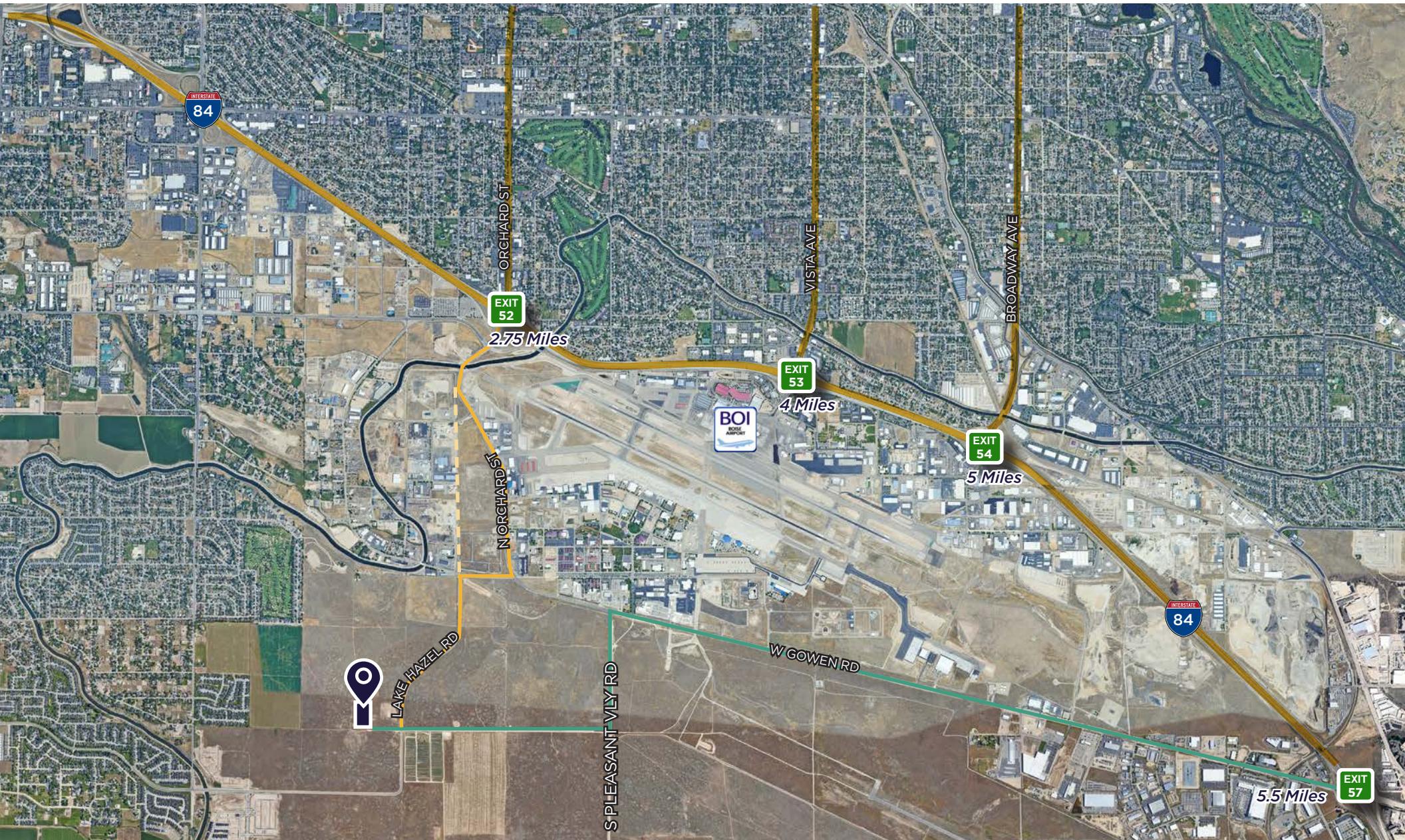
// PROPERTY HIGHLIGHTS

PROPOSED BUILDING SIZE:	257,650 SF expandable to 374,360 SF
LOT SIZE:	20 Acre Development Site
CLEAR HEIGHT:	Freezer/Cooler - 48' Cold Dock - 28' 65' Speed Bay
TEMPERATURES:	Freezer/Cooler (-10° to 55°) Cold Dock (32° to 55°)
OFFICE:	Office 1 - 4,875 SF Office 2 - 3,000 SF Second Level Office To Suit
REFRIGERATION SYSTEM:	Alta Expert
FIRE PROTECTION:	Tyco Quell System
LOADING:	34 Dock Doors with Complete Dock Packages (Vertical Hydraulic Levelers, Shelters, Locks) 1 Drive In Door
PARKING:	±180 car parking stalls Ample trailer parking
TRUCK COURT:	145' Secured truck court Excess trailer storage opposite from loading



SITE PLAN

// AERIAL MAP



6101 S.

PLEASANT VALLEY ROAD

BOISE, IDAHO 83709



STATE OF
IDAHO

CITY OF
BOISE

CITY OF
BOISE

Adler Pleasant
Valley
Industrial Park

STATE OF
IDAHO

CBH
HOMES

CITY OF
BOISE



**CUSHMAN &
WAKEFIELD**

CONTACT

STEPHEN FIFE

Senior Director - Cold Storage | Food Facilities | Industrial

Mobile: +1 208 559 4581

stephen.fife@cushwake.com

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.