**120 Acre site with Industrial shop**

📍 *Elmore County, ID | Zoned M1 – Heavy Industrial*

120 acres of prime heavy industrial land in one of the area’s most strategic development zones. Just 20 minutes from Boise, this 120-acre property located in Elmore County has a robust infrastructure. Essential utilities, Permits and Road access will jumpstart development.

* **12,000 sq. ft. industrial shop** — fully outfitted and ready for immediate operations or leasing
* **Reinforced Concrete Flooring** – Supports heavy machinery
* **Fire Sprinkler System** – Installed for full coverage
* **Built-Out Office Space** – Includes ADA-compliant bathroom and separate shower bath
* **1600-Amp, 480-Volt Electrical Service Room**
* **Two 18-Foot Roll-Up Doors** – Ideal for equipment access
* **Mezzanine Deck & Shelved Lab Room**
* **Wash Pit**
* **Large Exterior Spill Containment Basin**
* **Air Monitoring & Industrial Ventilation System**
* **Two LP Gas Shop Heaters**
* **Additional outbuilding with 400 Amp Electrical and piped air line into shop**
* **Large Re-inforced concrete Apron and Parking area**
* **24 Hr Security/ Surveillance system**

**Key Features:**

* ✅ **Zoned M1 – Heavy Industrial**
✅ **IDEQ Permit to Construct – Transferable & Current**
✅ **Three 40-Acre Parcels** (Total 120 Acres) – Flexible development
* ✅ **County-Approved Industrial Park Road Plan – Ready for Paving**
✅ **34.5kV Electrical Power** with sector vault installed for expansion
✅ **8-Foot Perimeter Security Fencing**

**📄 Financials & Inquiries**

**Financials, pricing, and additional property details available upon request to qualified buyers.**
Contact **Rocky** today to learn more or to schedule a **confidential discussion**:

📞 **208-860-5657**
📧 **propeltechs@gmail.com**

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