

# TOK 11801 EXECUTIVE DRIVE

COMMERCIAL

INDUSTRIAL SPACE FOR LEASE / BOISE, ID 83713



## CONTACT



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## HIGHLIGHTS



- Extensive power distribution.
- Excellent manufacturing building.
- Below market NNN expenses!
- Nicely appointed office space.
- Upgraded lighting.
- Convenient West Boise location.
- 1,500 ± SF class 100 cleanroom.
- HVAC in warehouse.

## DETAILS



SPACE	SIZE	RATE	MONTHLY
Suite A	Office: 6,200 SF	\$1.00/SF/Mo.	\$37,544 + NNN
	Whse: 31,344SF		
	Total: 37,544 SF		

Est. NNN \$0.16/SF

<b>SUBMARKET:</b> West	<b>GRADE DOOR:</b> (1) 12'x 14'
<b>BLDG SIZE:</b> 52,850 SF	<b>DOCK DOORS:</b> 3
<b>PARKING:</b> Ample	<b>CLEAR HEIGHT:</b> 12'-16'
<b>ZONING:</b> M-1D	<b>POWER:</b> 1200 Amps 220V/3-Phase
<b>AVAILABLE:</b> Available Now	

UPDATED: 2.4.2025

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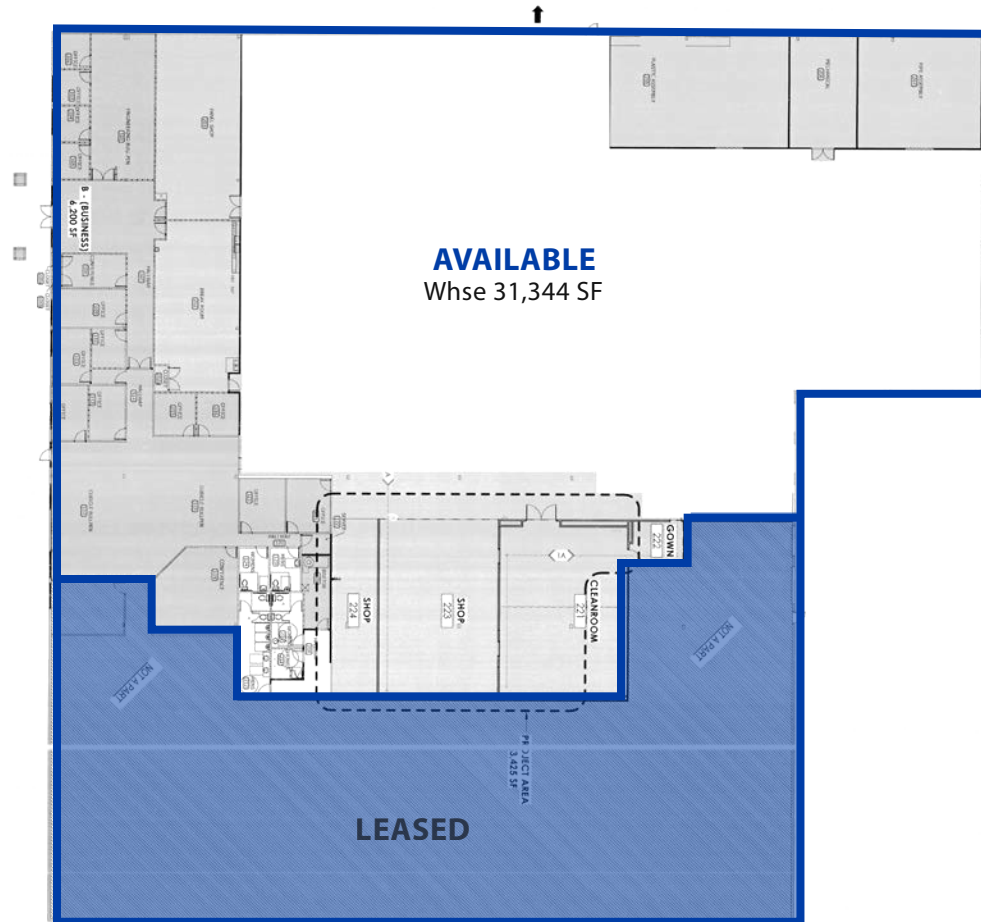
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## AVAILABLE SPACE

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# FLOOR PLAN

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CLOVERDALE RD

FRANKLIN RD

PRESIDENT DR

EXECUTIVE DR

**SITE**

**TOK**  
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N FIVE MILE RD

**SITE**

FRANKLIN RD

MAPLE GROVE RD



# AERIAL LOCATOR MAP

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