

TOK

COMMERCIAL

1445 COMMERCE AVE

FLEX/INDUSTRIAL SPACE FOR LEASE / BOISE, ID 83705



**PRIME FLEX/INDUSTRIAL
NEAR BOISE AIRPORT
FOR LEASE**

CONTACT



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HIGHLIGHTS



- Fully sprinklered.
- Building has fiber.
- Office space renovated in 2020.
- Close proximity to the Broadway I-84 Interchange and Downtown Boise.
- Excellent industrial location near the Boise Airport.

DETAILS



SPACE	SIZE	RATE	
Suite 120	9,961 SF	\$0.95/SF, NNN	
SUBMARKET	Airport	LOT SIZE	8 Acres
BLDG TYPE	Flex/Industrial	PARKING	Ample
CLEAR HEIGHT	16'	LEASE TYPE	NNN
POWER	200 Amps; 3-Phase	EST NNN'S	\$0.22/SF
GRADE DOORS	(1) 14'x14'	LEASE TERM	3+ Years
ZONING	I-1	AVAILABLE	10.1.2025

CONTACT AGENT FOR SHOWING INSTRUCTIONS

UPDATED: 9.10.2025

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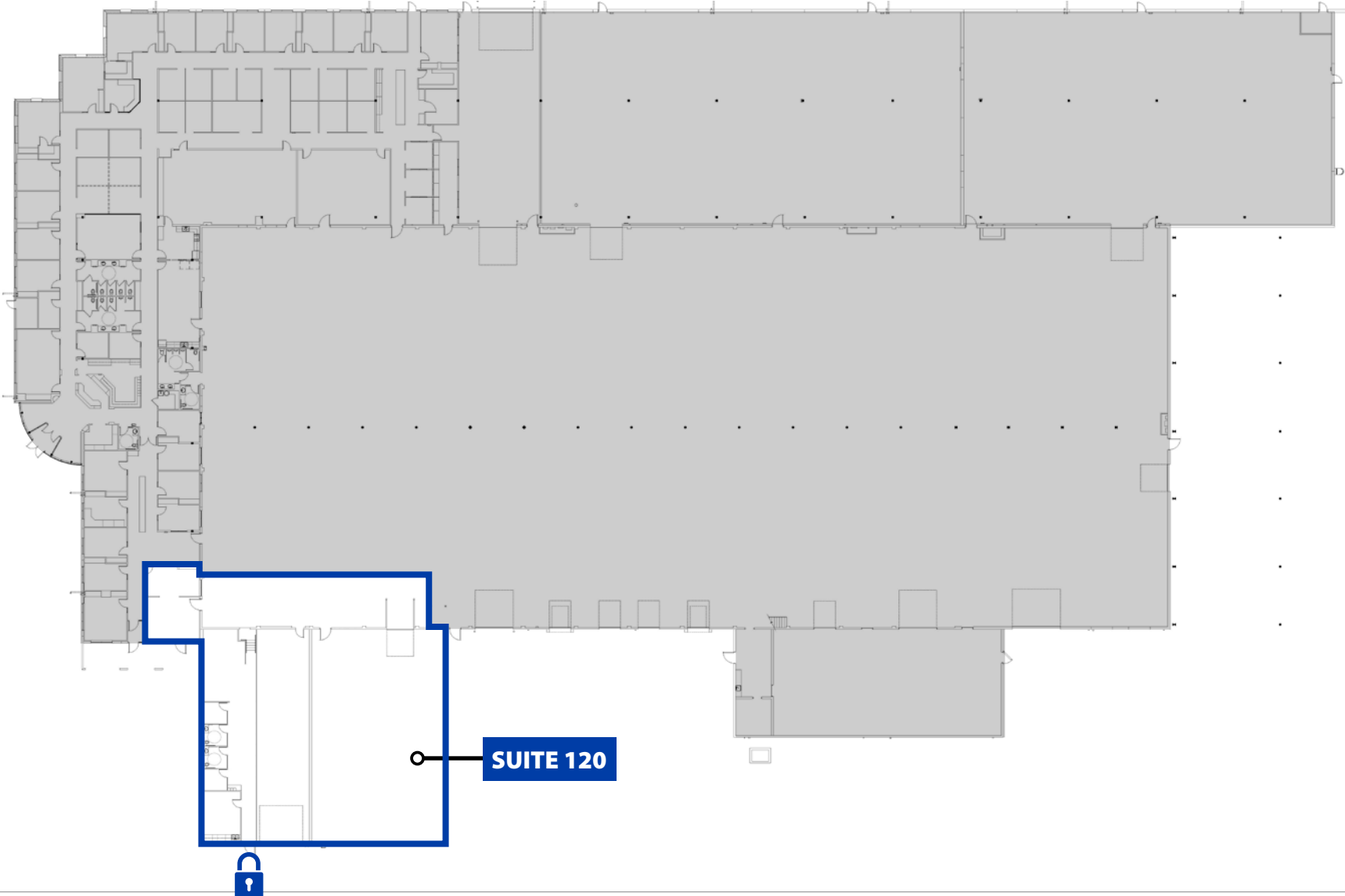
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AVAILABLE

Suite 120 9,961 SF \$0.95/SF, NNN
AVAILABLE 10.1.2025

FLOOR PLAN





HIGH QUALITY FLEX/INDUSTRIAL BUILDING



GRADE LEVEL LOADING

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AIRPORT MAP

PRIME INDUSTRIAL LOCATION



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