



## CONTACT

### KEKAULA KANIHO

208.947.0853  
kekaula@tokcommercial.com

### NICK SCHUITEMAKER, CCIM

208.947.0802  
nick@tokcommercial.com

## HIGHLIGHTS

- City bus stop on Overland Road.
- Great visibility on Federal Way and ample parking.
- Flexible floorplan configuration for one or multiple tenants.
- Newly remodeled in 2017 with quality finishes and new roof top HVAC units.
- Rare flex property minutes from Downtown Boise, I-84 freeway access, and Micron.
- Ample power with back up generator available for light manufacturing or assembly.
- Functional mix of office and warehouse space. Both office and warehouse are fully temperature controlled.

## DETAILS

SPACE	SIZE	RATE
Entire Building	4,000 SF - 34,950 SF	\$1.15/SF, NNN

<b>SUBMARKET:</b>	Central	<b>GRADE DOORS:</b>	2
<b>BLDG. TYPE:</b>	Flex/Industrial	<b>CLEAR HEIGHT:</b>	12'
<b>BLDG. SIZE:</b>	34,950 SF	<b>LEASE TYPE:</b>	NNN
<b>PARKING:</b>	72 Spaces	<b>EST. NNN'S:</b>	\$0.25/SF
<b>YEAR BUILT:</b>	1985 2017 Remodel	<b>AVAILABLE:</b>	Contact Agent
		<b>ZONING:</b>	MX-3

## CONTACT AGENTS FOR SHOWING INSTRUCTIONS

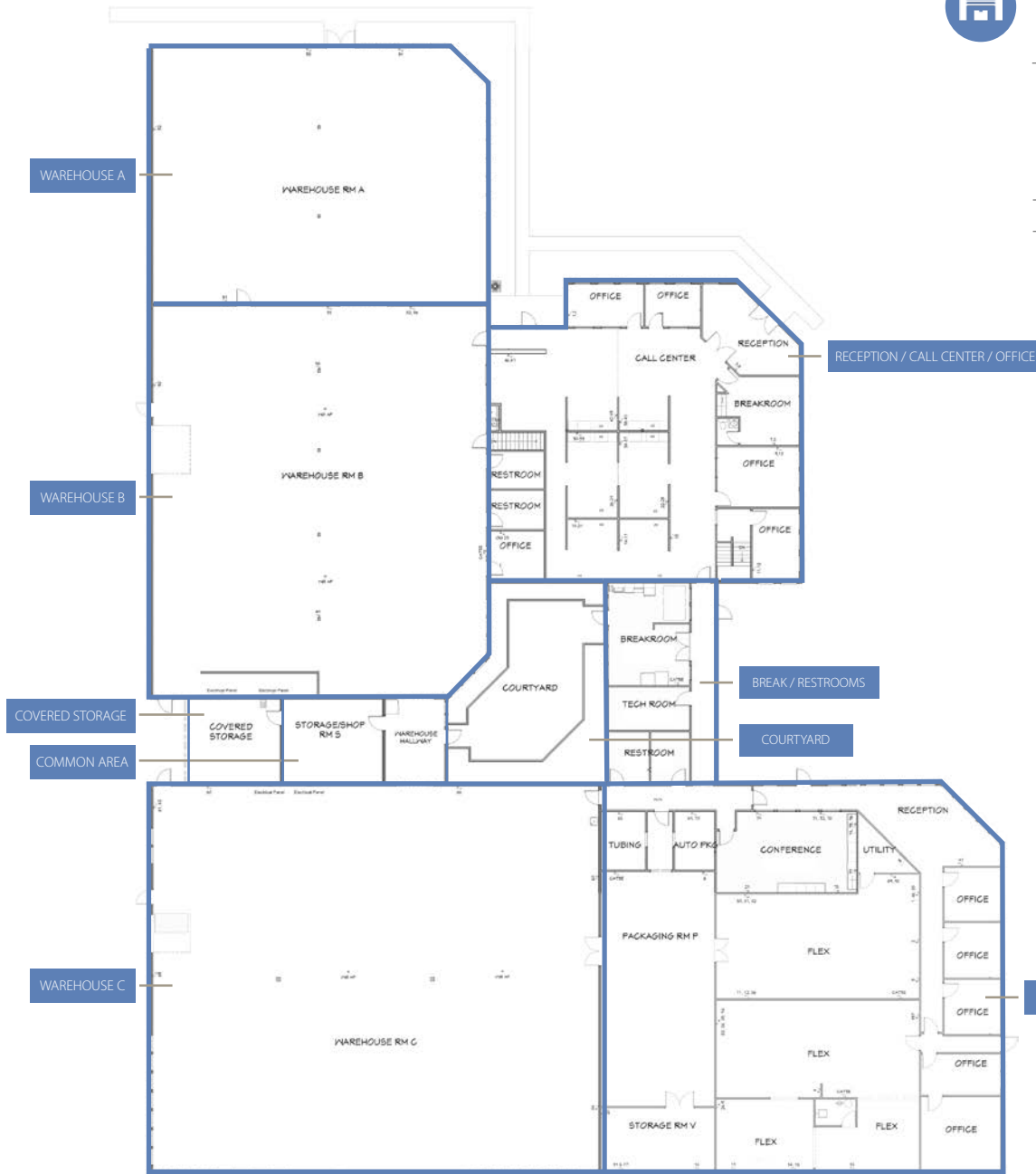
UPDATED: 9.8.2025

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

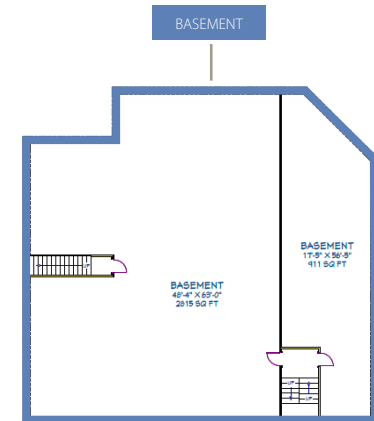
# STANDARD FLOOR PLAN

35,549 SQ. FEET TOTAL



## SPACE BREAKDOWN

SPACE	SIZE
Warehouse Total	18,000 SF
Warehouse A	4,000 SF
Warehouse B	6,000 SF
Warehouse C	8,000 SF
Basement Total	4,000 SF
Office/Flex Total/Common Area	12,950 SF
Reception/Call Center/Office	4,000 SF
Break/Restroom Core	1,000 SF
Office/Flex/Conference	7,000 SF
Common Area	600 SF
Exterior Covered Storage	350 SF
Courtyard (Not Included in RSF Total)	1,200 SF



UPDATED: 9.8.2025

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

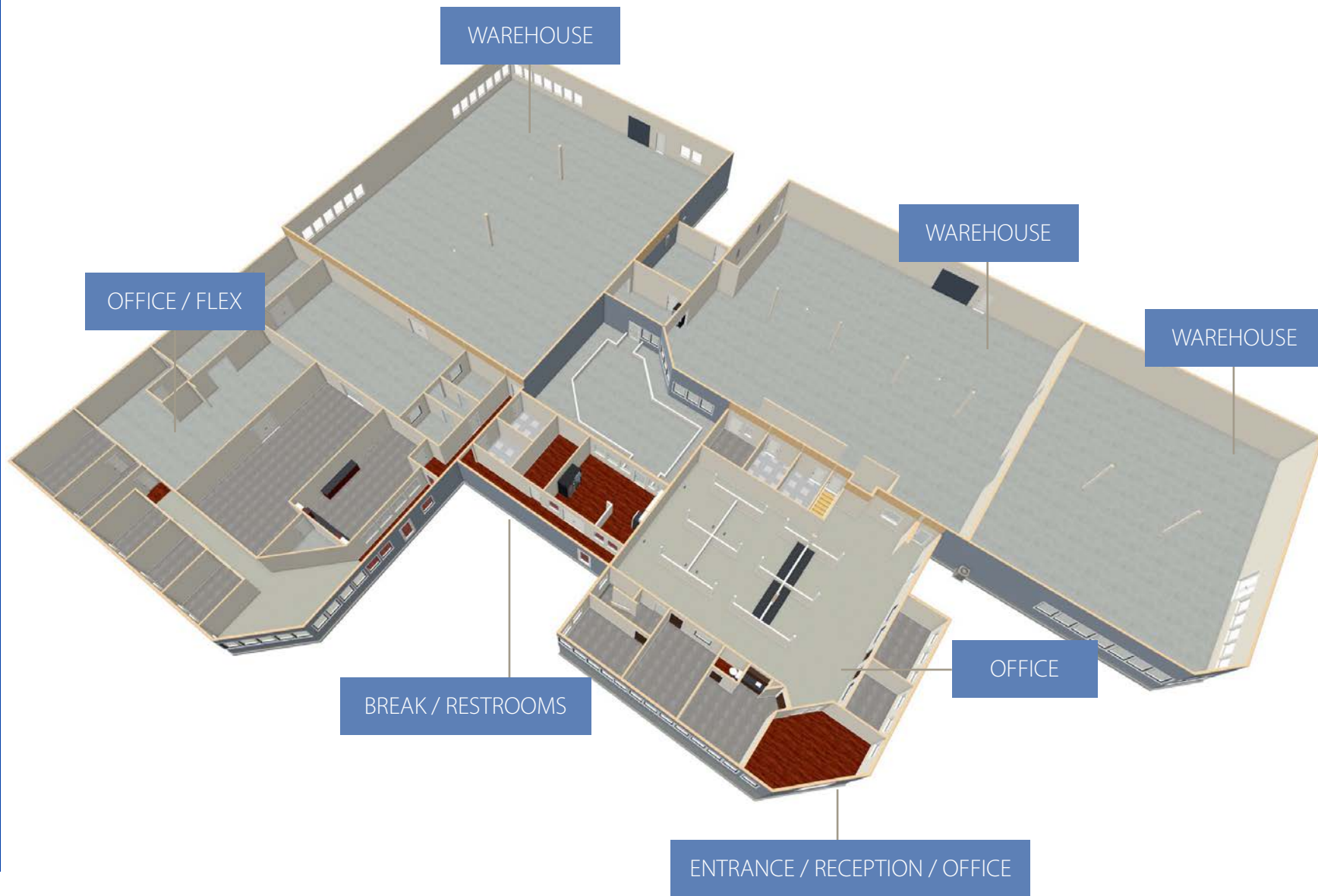
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.





# 3D FLOOR PLAN

34,549 SQ. FEET TOTAL



UPDATED: 9.8.2025

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



UPDATED: 9.8.2025

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.





UPDATED: 9.8.2025

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.





UPDATED: 9.8.2025

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.





UPDATED: 9.8.2025

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

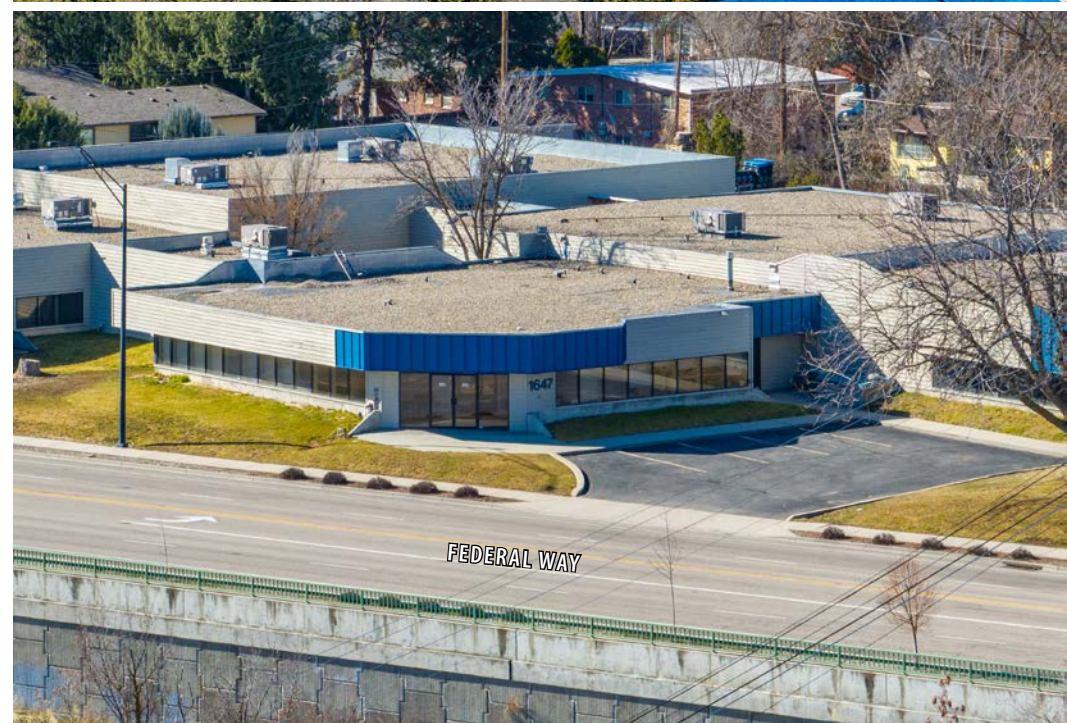
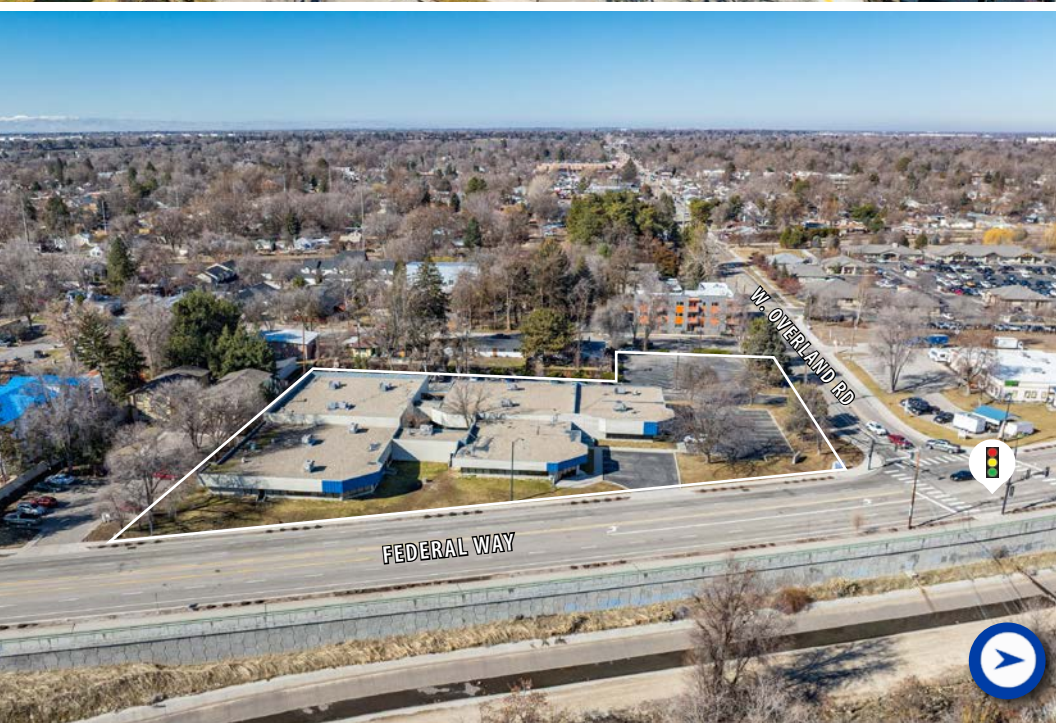
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



## SOUTHEAST BOISE



## DOWNTOWN BOISE



UPDATED: 9.8.2025

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



# AERIAL MAP

EASY ACCESS TO MAJOR ROADWAYS



UPDATED: 9.8.2025

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

**TOK**COMMERCIAL.COM