

# TOK

COMMERCIAL

# FEDERAL WAY COMM. CTR. 1

INDUSTRIAL PROPERTY FOR LEASE | 875 MCGREGOR COURT | BOISE, ID 83705



CONTACT

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HIGHLIGHTS



Highly accessible location immediately off I-84 at the Broadway Avenue Exit.

Direct, convenient connection to Downtown Boise via Broadway Avenue.

Functional two-story office space accommodates separation of warehouse operations and administration.

Strong freeway presence with excellent visibility for passing traffic.

| SPACE   |                | RSF       | RATE       | RENT/MO.        | AVAILABLE   |
|---------|----------------|-----------|------------|-----------------|-------------|
| Ste 100 | Office         | 2,379 SF  |            |                 |             |
|         | Whse           | 5,185 SF  |            |                 |             |
|         | Total          | 7,564 SF  | \$1.10/RSF | \$8,320 +NNN    | 05/01/2026  |
| Ste 150 | Office         | 2,821 SF  |            |                 |             |
|         | 2nd Story Off. | 2,571 SF  |            |                 |             |
|         | Whse           | 15,767 SF |            |                 |             |
|         | Total          | 21,159 SF | \$0.95/RSF | \$20,101 +NNN   | 05/01/2026  |
| Ste 160 | Office         | 1,342 SF  |            |                 |             |
|         | 2nd Story Off. | 888 SF    |            |                 |             |
|         | Whse           | 1,800 SF  |            |                 |             |
|         | Total          | 4,030 SF  | \$1.15/RSF | \$4,634.50 +NNN | Immediately |

\*Spaces can be combined for up to 32,753 SF - Contact Agent for Rate

DETAILS



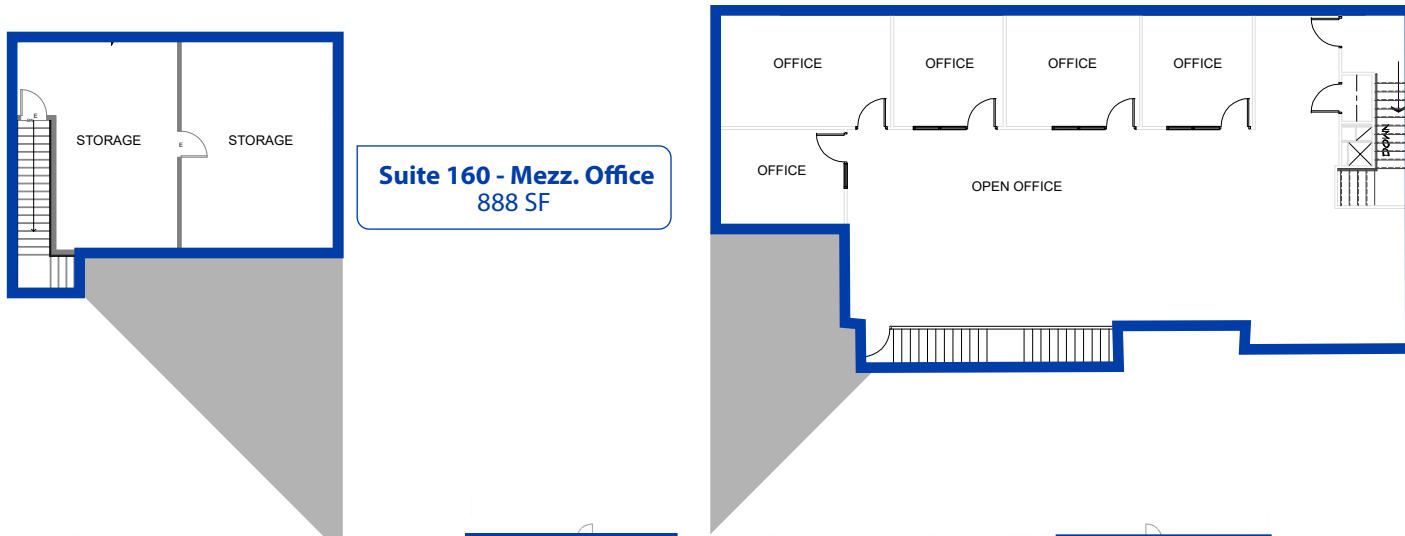
|                      |               |                               |              |
|----------------------|---------------|-------------------------------|--------------|
| <b>SUBMARKET:</b>    | Southeast     | <b>AVAILABLE DOCK DOORS:</b>  | 7            |
| <b>BLDG TYPE:</b>    | Concrete Tilt | <b>AVAILABLE GRADE DOORS:</b> | 3            |
| <b>BLDG SIZE:</b>    | 38,459 SF     | <b>ZONING:</b>                | I-1          |
| <b>CLEAR HEIGHT:</b> | 22'           | <b>PARKING:</b>               | 2.8/1,000 SF |
| <b>POWER:</b>        | 3 phase       | <b>LEASE TERM:</b>            | 3 - 5 yrs.   |

UPDATED: 1.8.2026

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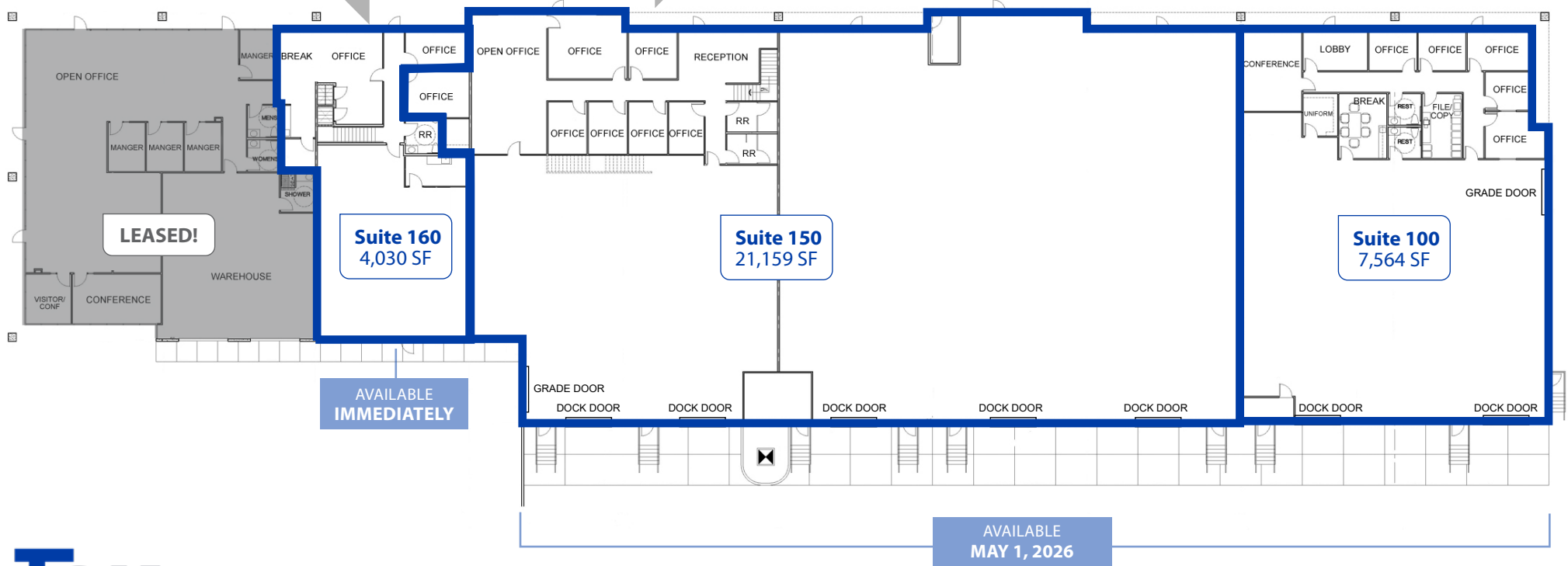


## FLOOR PLAN SECOND FLOOR - MEZZANINE

**Suite 150 - Mezz. Office**  
2,571 SF

**Suite 160 - Mezz. Office**  
888 SF

## FLOOR PLAN FIRST FLOOR



ALL AVAILABLE SPACES CAN BE COMBINED FOR UP TO 32,753 SQ. FT. | CONTACT AGENT FOR COMBINED RATE

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# HIGHLY ACCESSIBLE LOCATION



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