



COMMERCIAL

# FEDERAL WAY COMM. CTR. 1

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



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## CONTACT



## 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



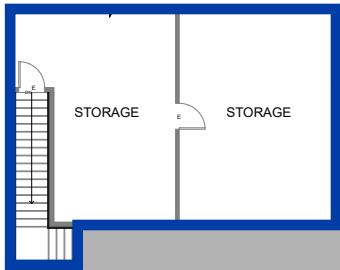
<b>SUBMARKET:</b>	Southeast	<b>AVAILABLE DOCK DOORS:</b>	7
<b>BLDG TYPE:</b>	Concrete Tilt	<b>AVAILABLE GRADE DOORS:</b>	3
<b>BLDG SIZE:</b>	38,459 SF	<b>ZONING:</b>	I-1
<b>CLEAR HEIGHT:</b>	22'	<b>PARKING:</b>	2.8/1,000 SF
<b>POWER:</b>	3 phase	<b>LEASE TERM:</b>	3 - 5 yrs.

UPDATED: 1.8.2026

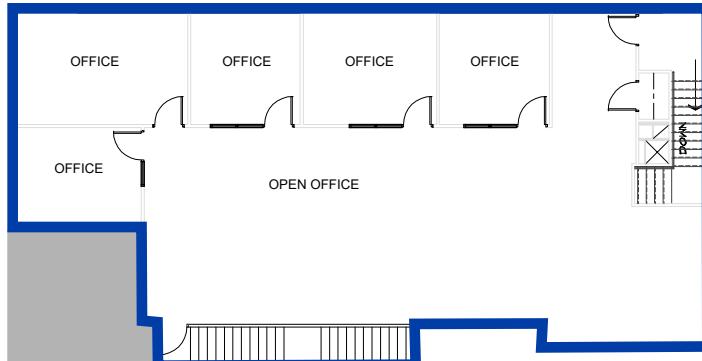
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## **Suite 160 - Mezz. Office 888 SF**



# FLOOR PLAN

## SECOND FLOOR - MEZZANINE

## **Suite 150 - Mezz. Office**



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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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