

INDUSTRIAL/OFFICE PROPERTY FOR LEASE | 5325 - 5503 KENDALL STREET | BOISE, ID 83713



**CHRIS PEARSON, SIOR**

208.947.0859

chris@tokcommercial.com

**GAVIN PHILLIPS, SIOR**

208.947.0812

gavin@tokcommercial.com

**MIKE ARNOLD**

208.957.5609

mikea@tokcommercial.com

**HIGHLIGHTS**

Highly desirable, centrally located industrial/office spaces.

Easy access to freeway, fronting the I-184 connector — 2 minutes to I-184, 3 minutes to I-84.

Flexible suite layouts.

Abundant surface parking.

Directory signage available.

Close proximity to restaurants and services.



**CONTACT**



**SUBMARKET:** Central

**BLDG TYPE:** CTU

**BLDG SIZE:** 7 Bldg. Complex

**CLEAR HEIGHT:** Up to 21'

**LEASE TERM:** 3 - 5 Years

**LEASE TYPE:** NNN

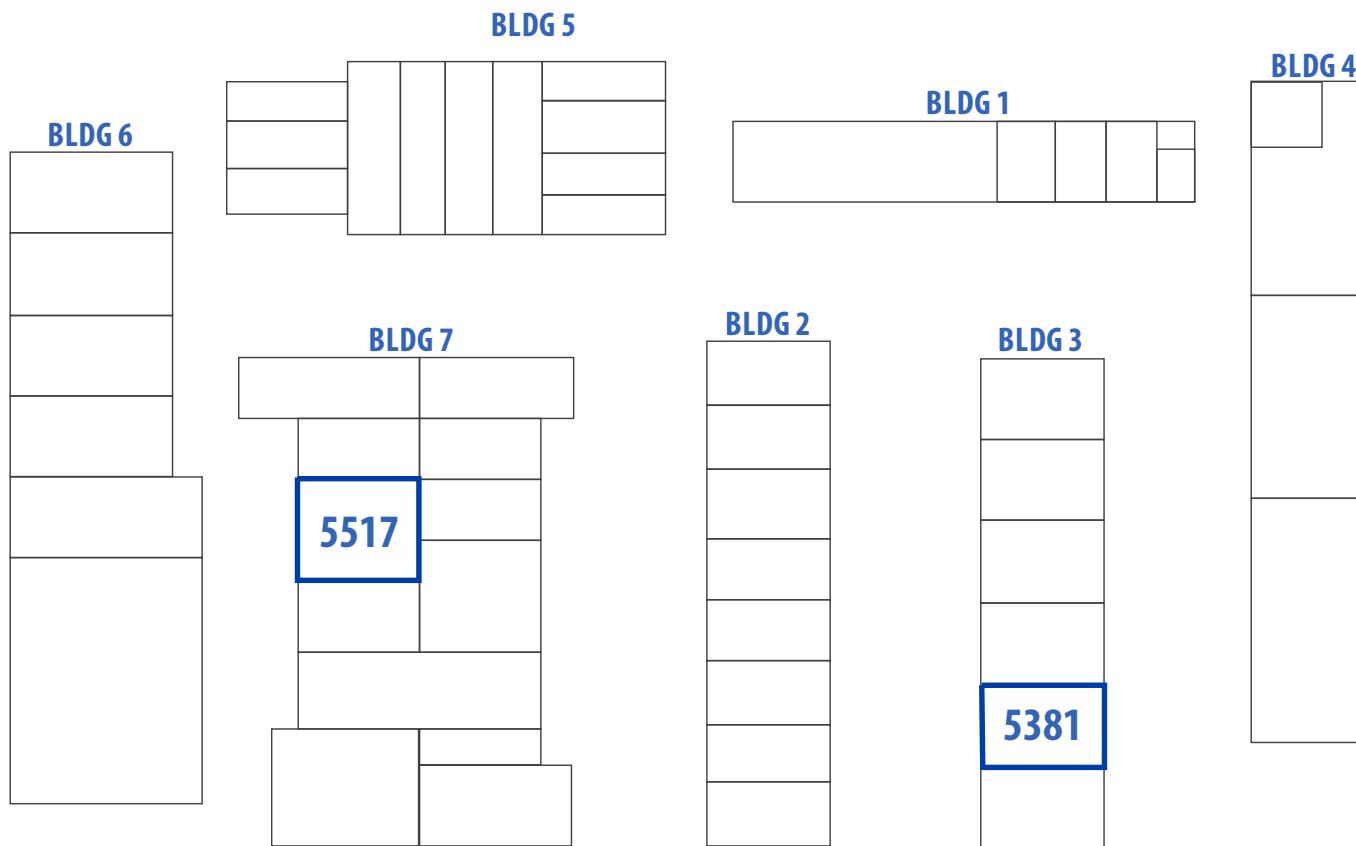
**NNN EXPENSES:** \$0.35/SF/Mo.

**AVAILABILITY:** See Next Page

**ZONING:** I-L

**DETAILS**





Building	Unit	Total SF	Office SF	Whse SF	NNN Rate/SF	NNN Rent/Mo
7	5517	1,640 SF	600 SF	1,040 SF	\$1.10 SF	\$1,804 + NNNs
3	5381	3,000 SF	800 SF	2,200 SF	\$1.10 SF	\$3,300 + NNNs

# FLOOR PLAN

# TOK

COMMERCIAL

# RAPIDLY GROWING AREA



UPDATED: 1.29.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED 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.

**TOKCOMMERCIAL.COM**