



**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.

DETAILS

**SUBMARKET:** Central

**BLDG TYPE:** CTU

**BLDG SIZE:** 7 Bldg. Complex

**CLEAR HEIGHT:** Up to 21'

**LEASE TERM:** 3 - 5 Years

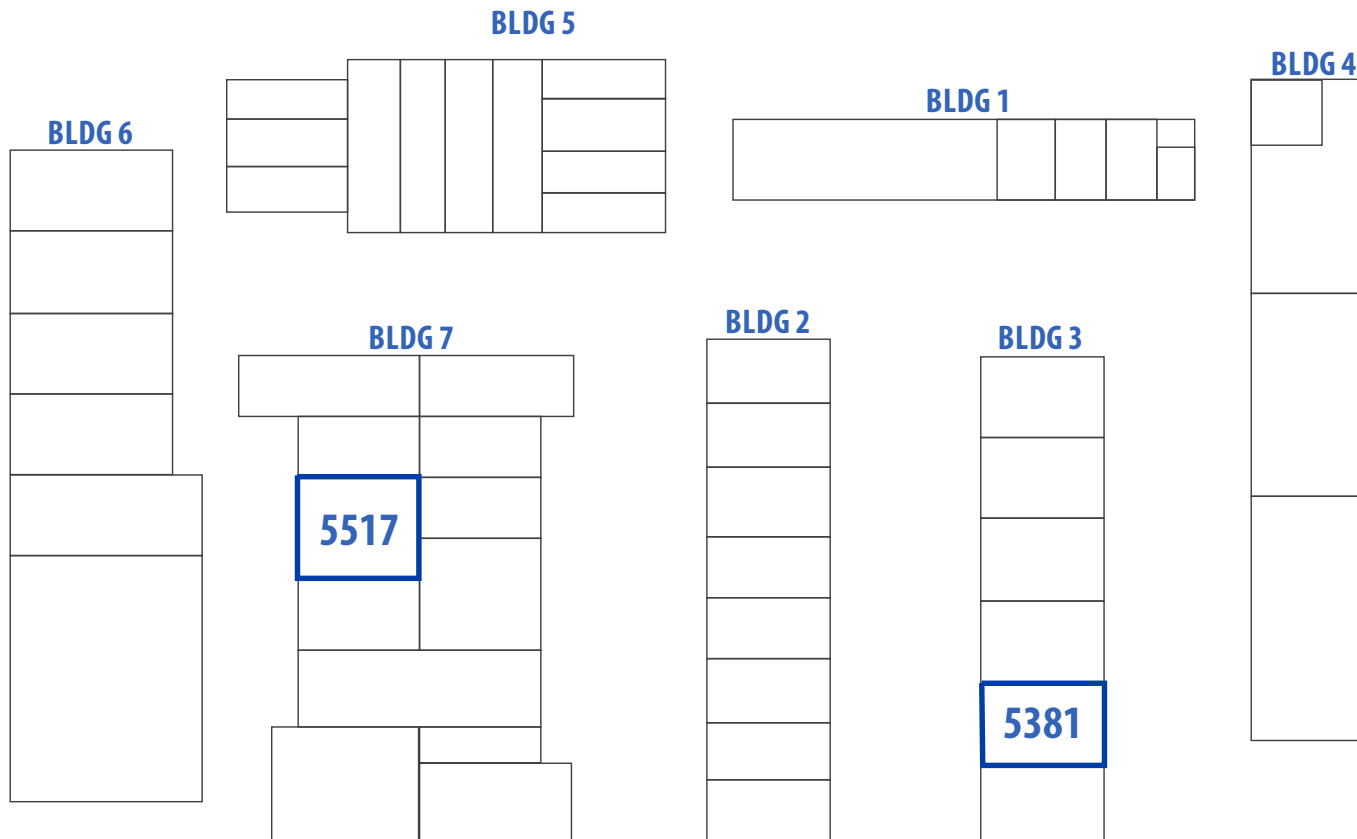
**LEASE TYPE:** NNN

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

**AVAILABILITY:** See Next Page

**ZONING:** I-L





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

UPDATED: 1.29.2026

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W FAIRVIEW AVE

N CURTIS RD

N ORCHARD ST



SITE

3.4 MILES  
7 MINS  
TO DOWNTOWN