



# GOWEN BUSINESS CENTER

COMMERCIAL

INDUSTRIAL SPACE FOR LEASE | 1057-1081 EXCHANGE STREET | BOISE, ID 83716



## CONTACT AGENT FOR SHOWING INSTRUCTIONS

Prime industrial park location with easy access to I-84 and major thoroughfares.

Ste. 1057 has potential for a grade door. Contact agents to discuss.

Ste. 1081 is newly remodeled with fresh carpet and paint, and newly built out office and restroom space.

Flexible and attractive space with excellent freeway visibility.

Primed for seamless distribution.

Each unit is equipped with a dock door.

Close proximity to Micron and retail amenities.

## HIGHLIGHTS



## CONTACT

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## DETAILS



SPACE:	RSF:	RATE:
Ste. 1057	Office 520 SF	
	<u>Whse 5,280 SF</u>	
	Total 5,800 SF	\$0.95/SF/mo.
Ste. 1081	Office 1,780 SF	
	<u>Whse 3,200 SF</u>	
	Total 4,980 SF	\$1.00/SF/mo.

<b>AVAILABLE:</b>	Immediately	<b>CLEAR HEIGHT:</b>	20'
<b>LEASE TYPE:</b>	NNN	<b>DOCK DOOR:</b>	1/Unit
<b>LEASE TERM:</b>	3-5 Years	<b>GRADE DOOR:</b>	Potential for Ste 1057 - Contact Agent
<b>BLDG SIZE:</b>	57,177 SF	<b>PARKING:</b>	Ample
<b>ZONING:</b>	I-1		
<b>POWER:</b>	3 Phase		

UPDATED: 3.3.2026

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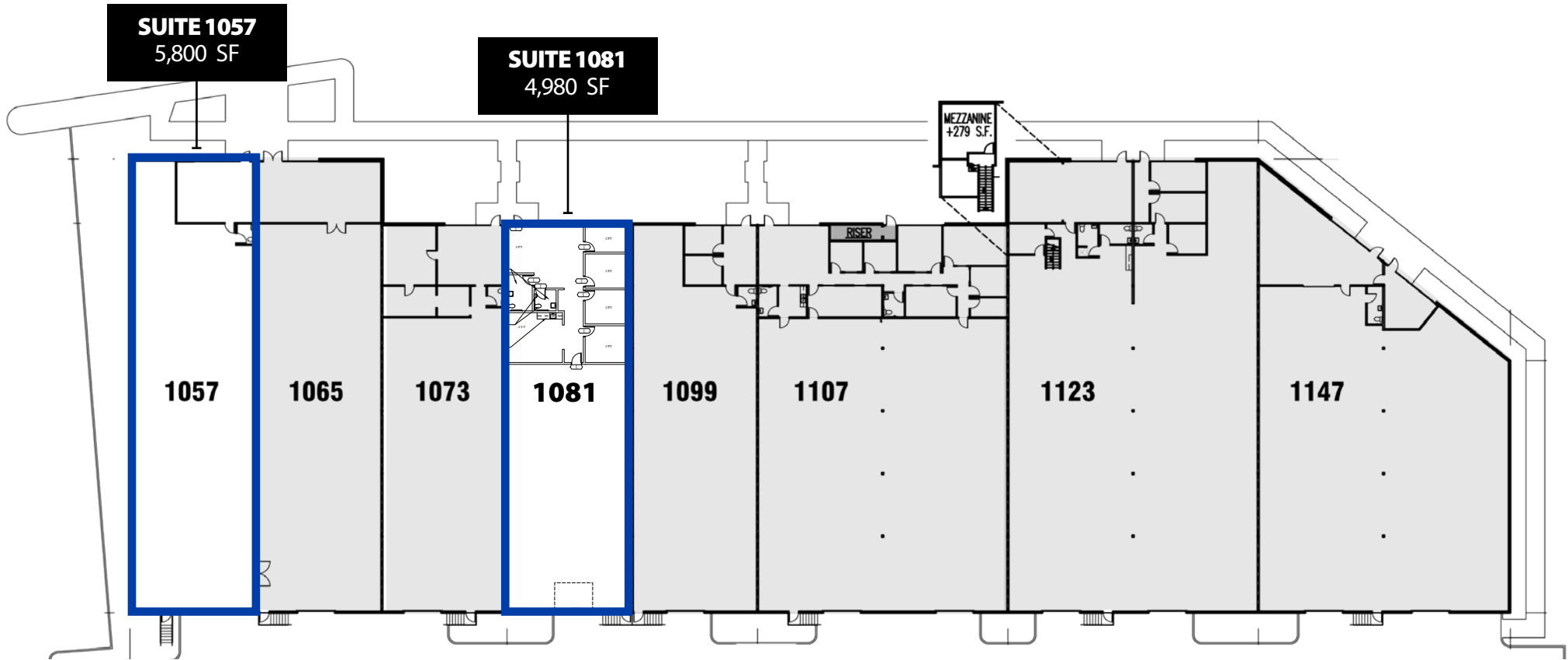
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Another quality property by:



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**SUITE 1081 | OFFICE INTERIOR**





**SUITE 1081 | WAREHOUSE INTERIOR**



**Boise Airport**  
7 MINUTE DRIVE (4.5 MILES)



**SITE**

**COMMERCIAL TIRE**

**INTERSTATE ACCESS**  
3 MINUTE DRIVE (1.5 MILES)

**RAVENWOOD SOLUTIONS**

**GOWEN RD**

8 MINUTE DRIVE (2.5 MILES)  
**Micron**

**AZEK COMPANY**



**EXIT 57**

**AMAZON**

**KENWORTH**