

TOK

COMMERCIAL

FEDERAL WAY COMM. CTR. 1

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



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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.

HIGHLIGHTS



SPACE	RSF	RATE	RENT/MO.	AVAILABLE
Ste 160	Office	1,342 SF	\$1.15/SF	\$4,634.50+NNN Immediately
	2nd Story Off.	888 SF		
	Whse	1,800 SF		
	Total	4,030 SF		

DETAILS



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

CONTACT



UPDATED: 5.8.2026

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HIGHLY ACCESSIBLE LOCATION



↑ **DOWNTOWN BOISE**
3.3 MILES / 9 MINUTES AWAY

✈ **BOISE AIRPORT**
2.9 MILES / 8 MINUTES AWAY

I-84 ACCESS
1.2 MILES / 4 MINUTES AWAY

SOUTHEAST BOISE

Micron **MICRON**
4.8 MILES / 9 MINUTES AWAY

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