

# TOK RIVER BUSINESS CENTER

COMMERCIAL

FOR LEASE | 1050 W. River & 504 S 11th St | BOISE, IDAHO



FOR LEASE

## PROPERTY INFORMATION:

**Bldg Type:** Industrial  
**Total Size:** 82,527 SF Industrial  
**EST NNN's:** \$0.25 SF/yr NNN  
**Parking:** On Site  
**Submarket:** Downtown Boise  
**Zoning:** MX-5  
**Year Built:** 1960

## LISTING HIGHLIGHTS:

- **82,527 SF available for lease**
- **17 dock-high doors** — 12 on 11th Street, 4 on 10th Street
- **Grade-level drive-through capability** — flexible loading and access options'
- **20'-21' clear heights and 800A 3-phase power** — ideal for industrial and logistics operations
- **Four blocks from I-184** — fast, efficient regional connectivity for last-mile distribution
- **Zoned MX-5** — supports enclosed light industrial and flex uses

## AVAILABLE SPACE:

<b>SPACE:</b>	<b>RSF:</b>	<b>RATE:</b>
Space 510	55,709 SF	\$ 0.79/SF
Space 512	26,818 SF	\$ 0.79/SF



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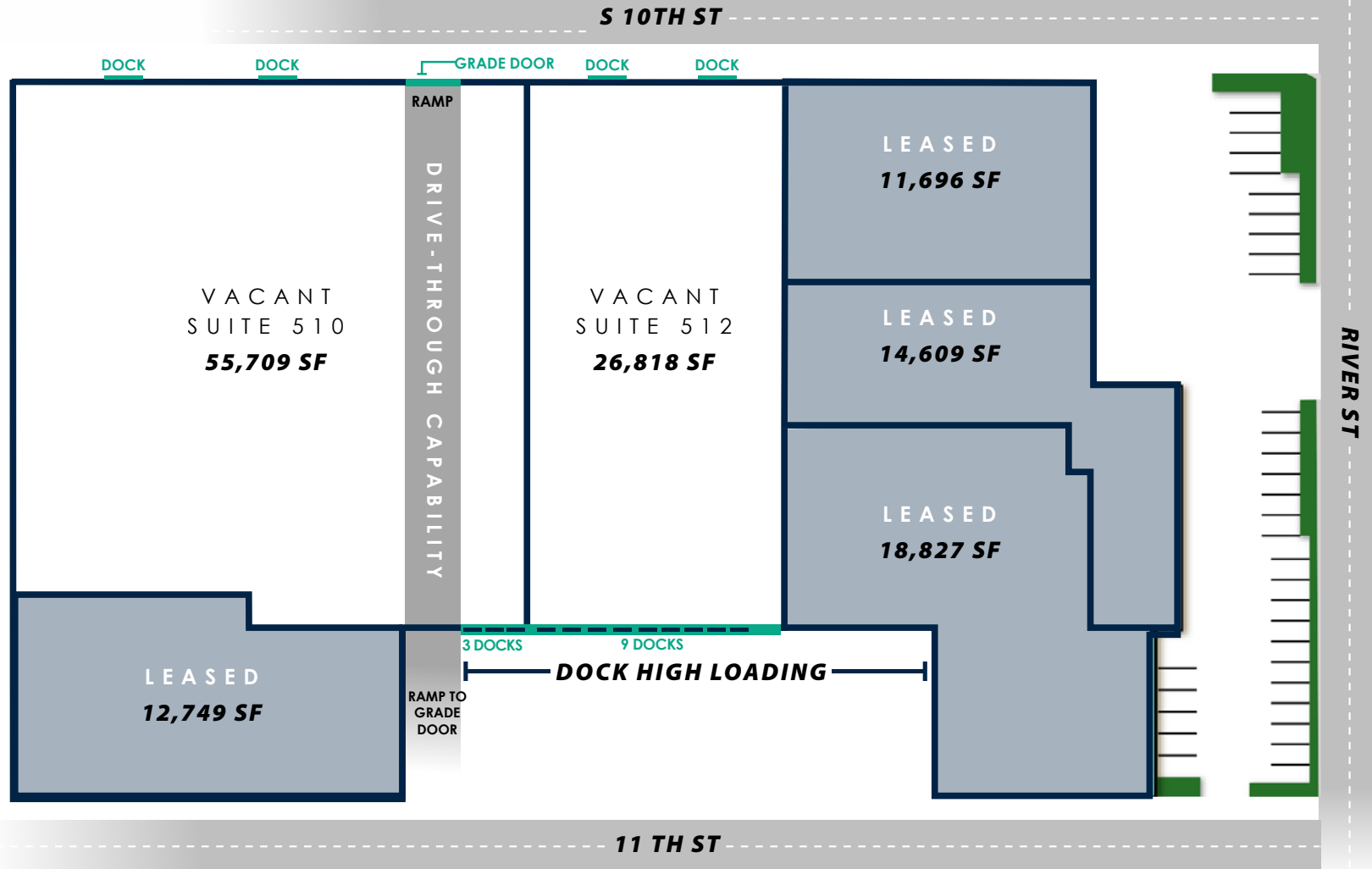
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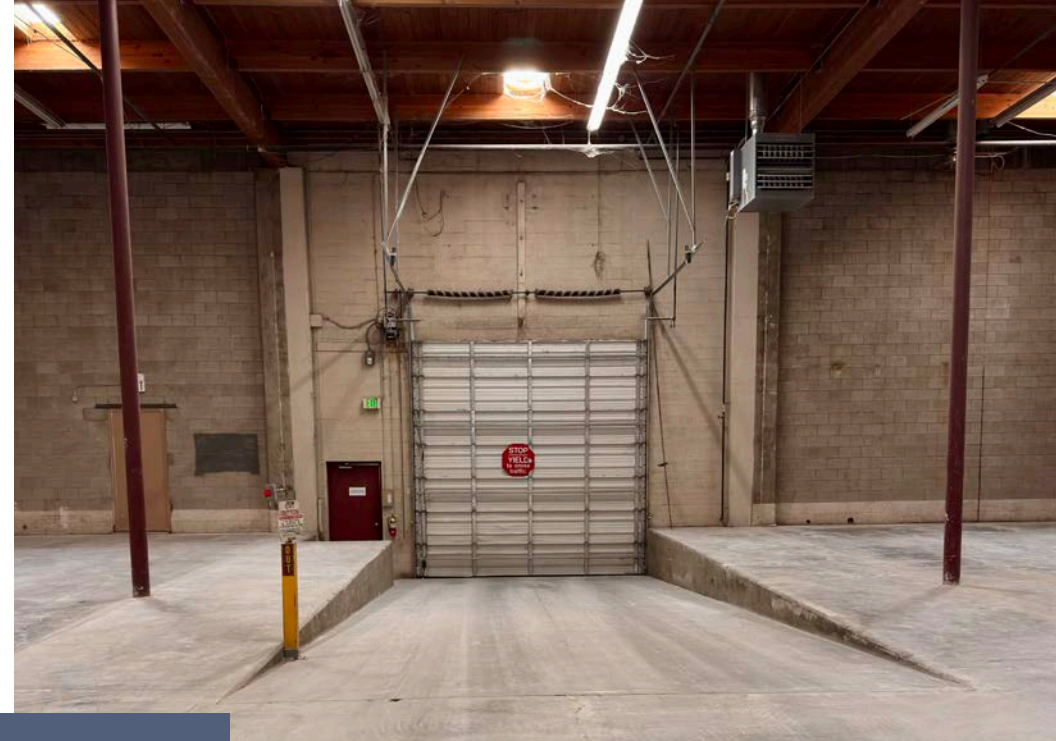
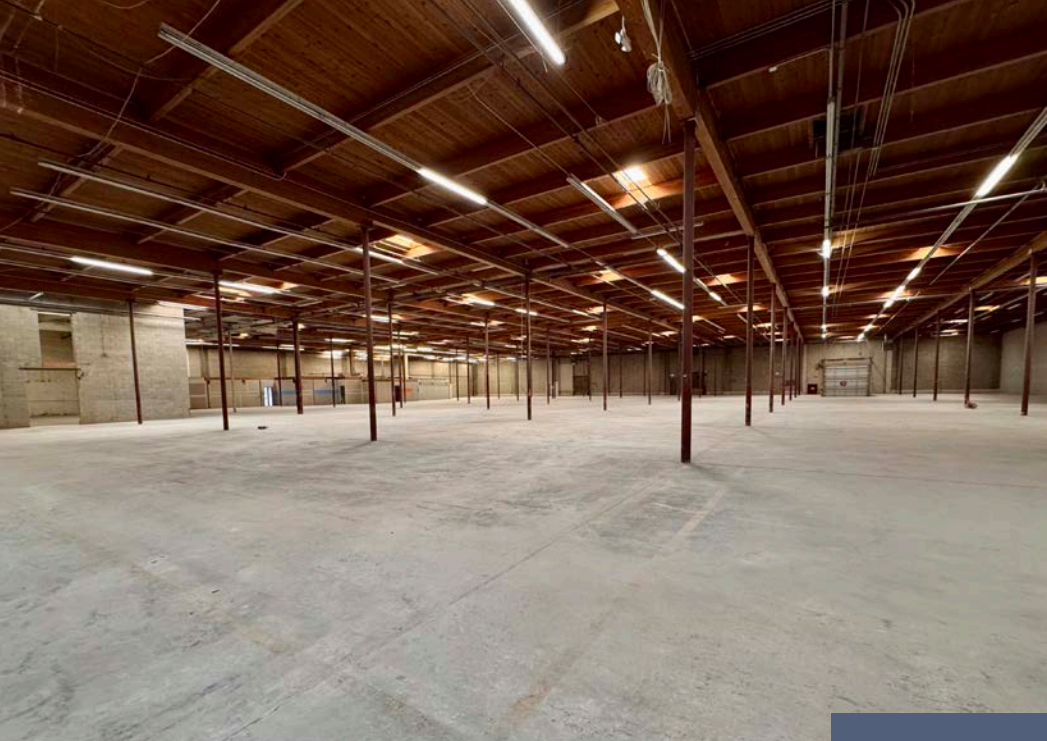
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# R FLOOR PLAN

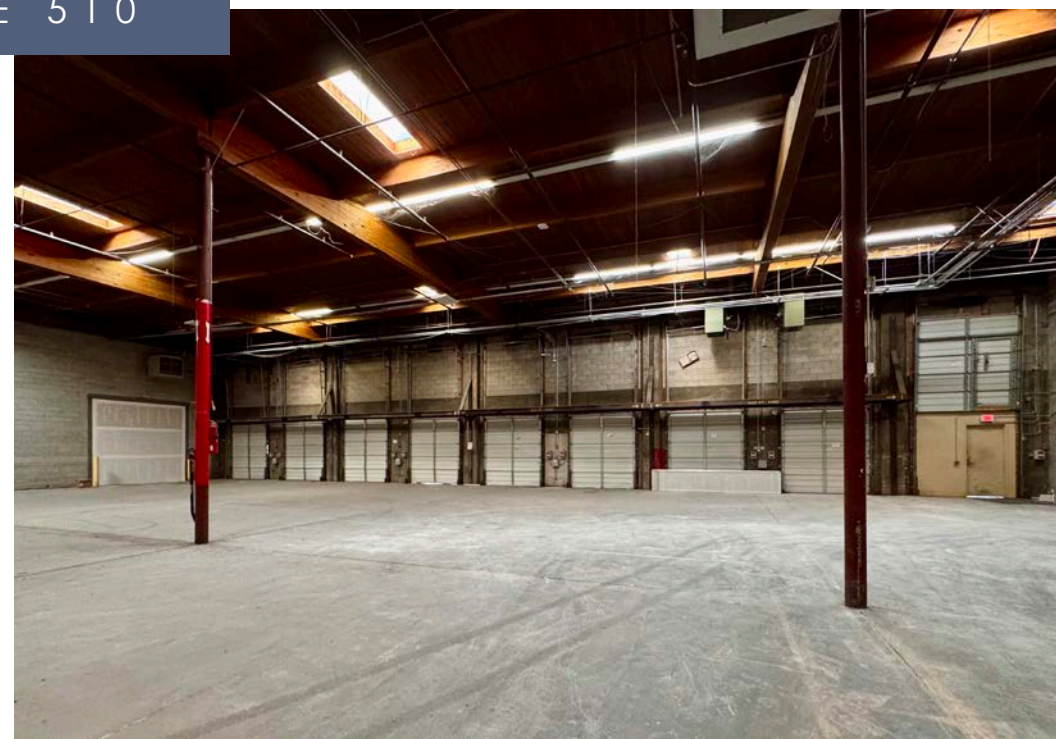
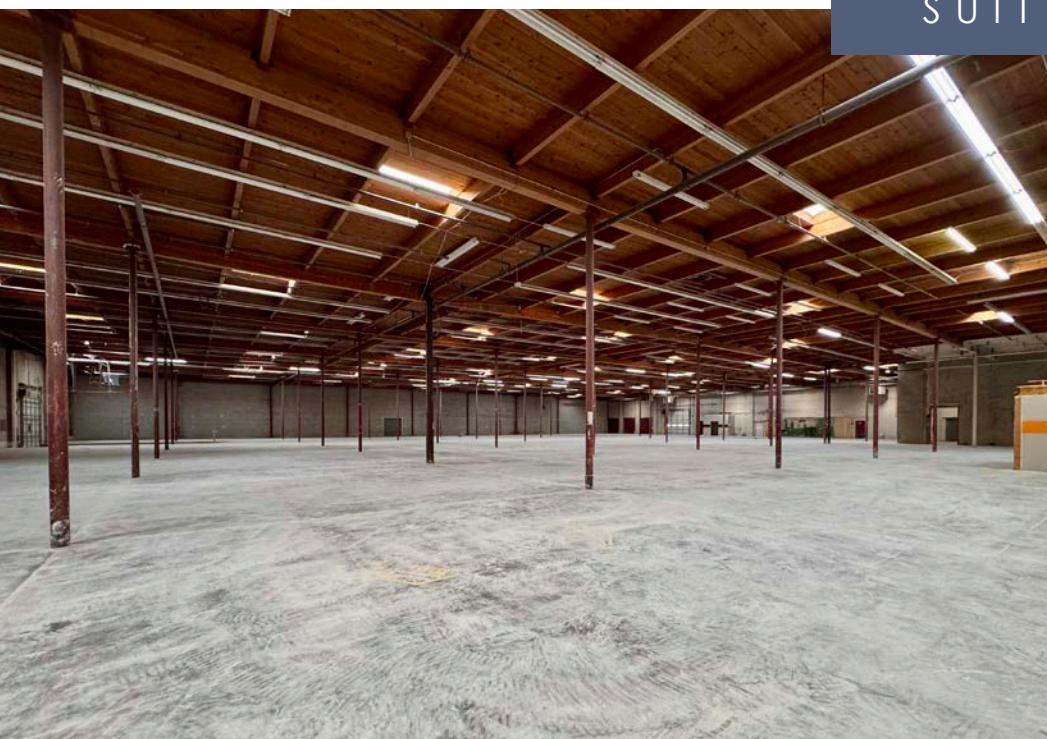
VACANT	SPACE	SIZE	RATE
	510	55,709 SF	\$0.79 SF
512	26,818 SF	\$0.79 SF	

LEASED	SPACE	SIZE
	504	12,749 SF
1030	11,696 SF	
1040	14,609 SF	
1050	18,827 SF	





SUITE 510



UPDATED: 3.25.2026  
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SUITE 512



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ANN MORISON PARK

BOISE RIVER

RIVER ST



BODO

Caffe Dario  
FIVE GUYS  
SLOW BY SLOW  
P.F. CHANG'S  
PROOF EYEWEAR  
WAREHOUSE FOOD HALL  
THE STILL



FRONT ST

RESTAURANT ROW

RED FEATHER  
Eureka!  
The Wood  
SALSARITA  
FORK  
THE FORKY

IDAHO STATE CAPITOL

THE FOWLER

WYLDER  
FORM & FUNCTION  
BB

Marriott  
MOD PIZZA  
TRADER JOE'S  
PANDA EXPRESS  
CENTROPIZZA

MYRTLE ST

ADA COUNTY COURTHOUSE

WinCo FOODS

Front St

AT&T  
STRETCH LAB  
Great Clips  
CAFE ZUPAS  
Banano  
TIN ROOF

St Luke's

Broadway Ave

FORT BOISE PARK

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