



GOWEN BUSINESS CENTER

COMMERCIAL

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



CONTACT AGENT FOR SHOWING INSTRUCTIONS

CONTACT

DAN MINNAERT, SIOR, CCIM

208.947.0845
dan@tokcommercial.com

DEVIN PIERCE, SIOR

208.947.0850
devin@tokcommercial.com

HIGHLIGHTS

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.

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.

DETAILS

SPACE:	RSF:	RATE:
Ste. 1057	Office 520 SF	
	Whse 5,280 SF	
	Total 5,800 SF	\$0.95/SF/mo.

AVAILABLE: Immediately

CLEAR HEIGHT: 20'

LEASE TYPE: NNN

DOCK DOOR: 1/Unit

LEASE TERM: 3-5 Years

GRADE DOOR: Potential for Ste 1057 - Contact Agent

BLDG SIZE: 57,177 SF

ZONING: I-1

PARKING: Ample

POWER: 3 Phase

UPDATED: 5.28.2026

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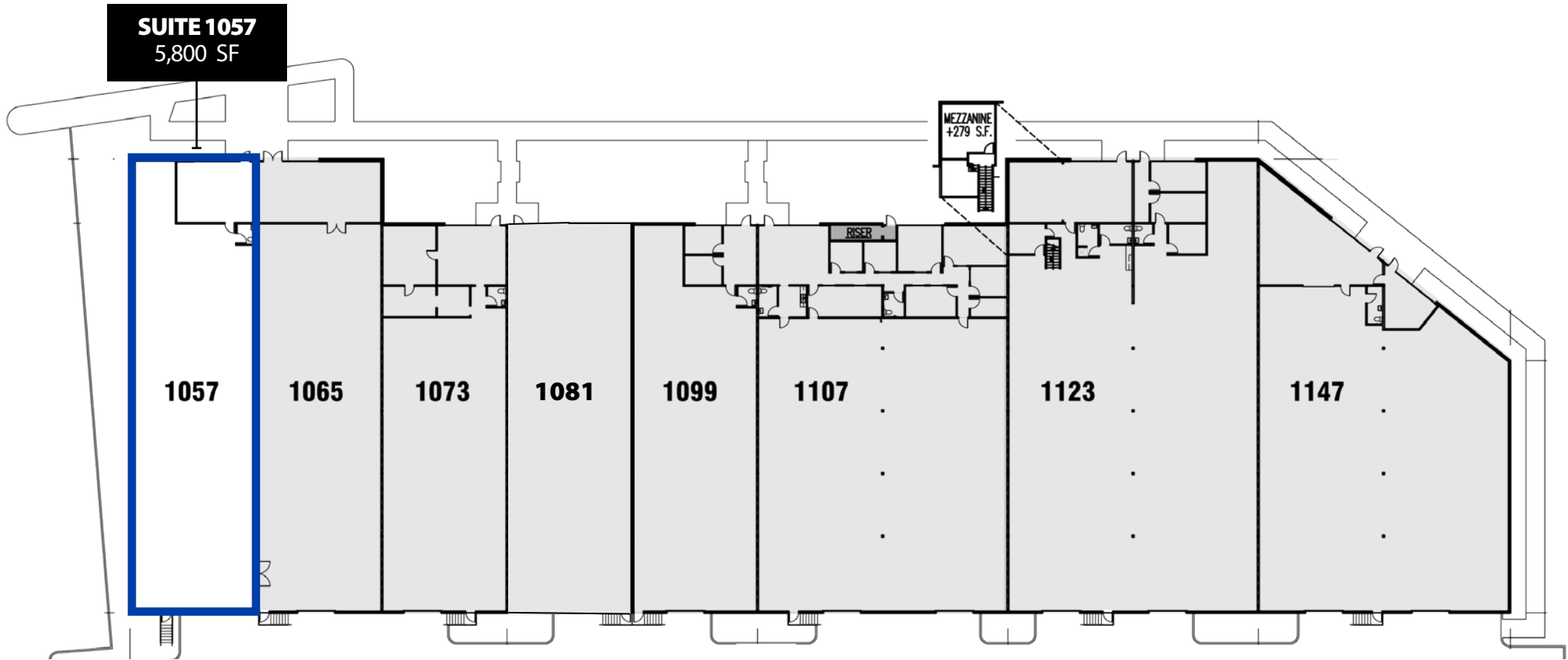
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Boise Airport
7 MINUTE DRIVE (4.5 MILES)



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