

TOK FEDERAL WAY COMM. CTR. 2

COMMERCIAL

INDUSTRIAL PROPERTY FOR LEASE | 743 W. MCGREGOR COURT | BOISE, ID 83705



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Quality, tilt-up construction in professional business park setting.

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.

SPACE		RSF	RATE	RENT/MO.	AVAILABLE
Ste 120	Office	1,779 SF			
	2nd Story Office	1,779 SF			
	Whse	13,464 SF			
	Total	17,022 SF	\$0.95/RSF	\$16,171 + NNN	3/1/2026

SUBMARKET:	Southeast	AVAILABLE DOCK DOORS:	2
BLDG SIZE:	35,000 SF	AVAILABLE GRADE DOORS:	2
CLEAR HEIGHT:	22'	ZONING:	I-1
POWER:	3 phase	PARKING:	2.8/1,000 SF
EST. NNN:	\$0.30/SF	LEASE TERM:	3 - 5 yrs.

CONTACT

HIGHLIGHTS

DETAILS

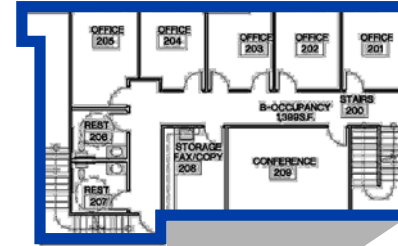
UPDATED: 1.21.2026

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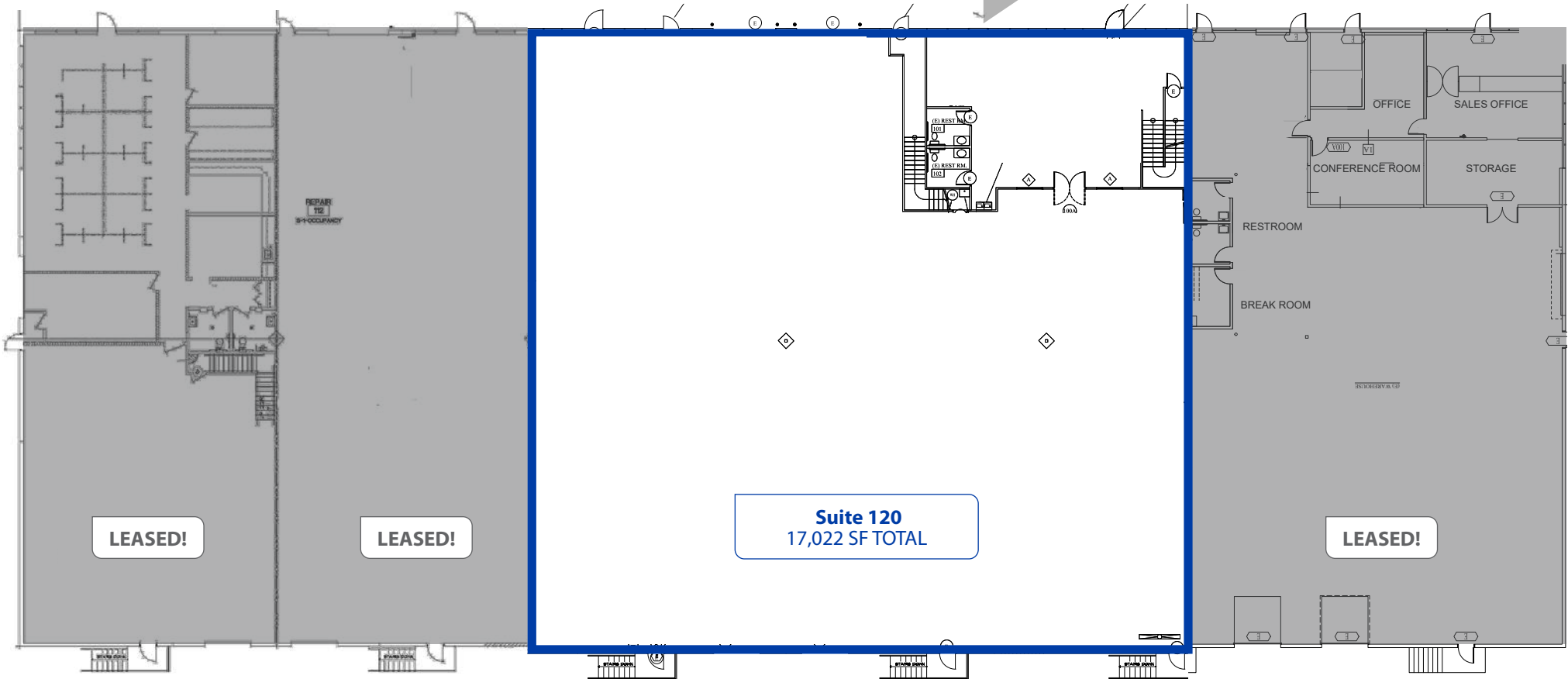
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FLOOR PLAN SECOND FLOOR

Suite 120 - Office
1,779 SF



FLOOR PLAN FIRST FLOOR



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HIGHLY ACCESSIBLE LOCATION



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