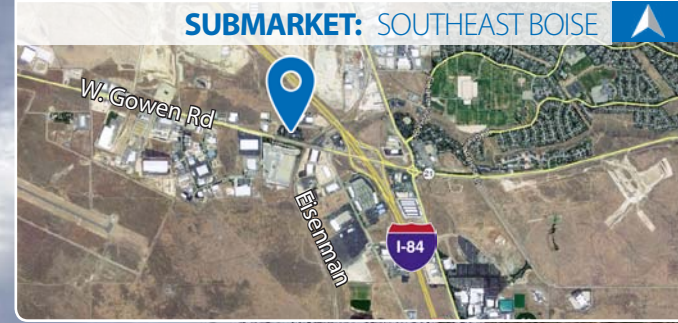


MANUFACTURING | INDUSTRIAL BUILDING FOR LEASE

GOWEN BUSINESS CTR. 1

1065 EXCHANGE STREET | BOISE, IDAHO 83702

SUBMARKET: SOUTHEAST BOISE



PROPERTY SUMMARY:

Submarket: Southeast
Available: Immediately
Bldg Type: Flex
Bldg Size: 57,177 SF
Clear Height: 20'
Grade Level: Possible

CONTACT :

Dan Minnaert, SIOR, CCIM
 208.947.0845
 ✉ dan@tokcommercial.com

Dock Door: Yes
Power: 3 Phase
Sprinklered: 0.0/3,960
Zoning: M-1D
Parking: Ample
Lease Type: NNN
Est. NNN: \$0.18/SF

Devin Pierce, SIOR
 Ph: 208.947.0850
 ✉ devin@tokcommercial.com

AVAILABLE SPACE:

| SPACE: | RSF: | RATE/SF: | RENT/Mo: |
|--------|-----------------------|---------------|-------------------|
| 1057 | Office 584 SF | | |
| | Whse 5,289 SF | | |
| | Total 5,873 SF | \$0.55 | \$3,230.15 |
| 1065 | Office 838 SF | | |
| | Whse 4,972 SF | | |
| | Total 5,810 SF | \$0.55 | \$3,195.50 |

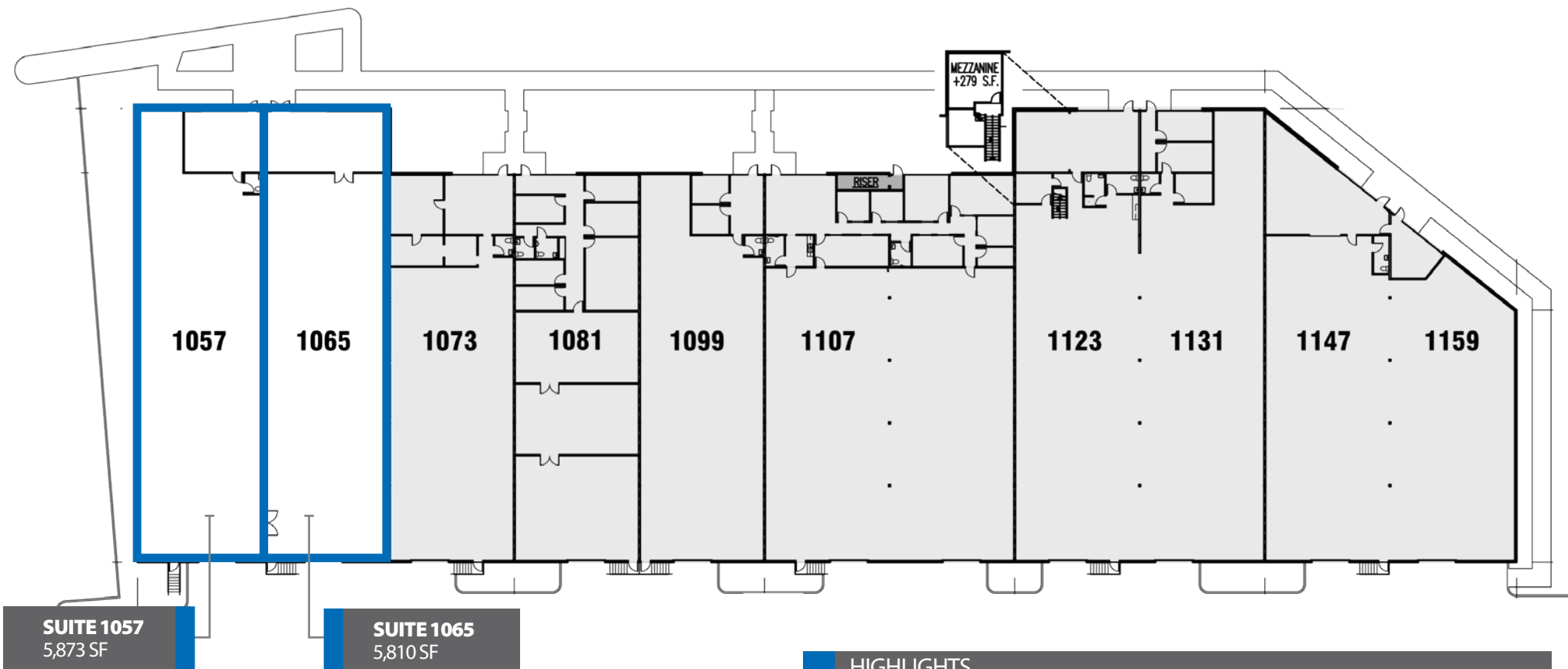
Suites may be combined for 11,683 SF total at \$0.52/SF.

THORNTON OLIVER KELLER

COMMERCIAL REAL ESTATE

Experience Results.

GOWEN BUSINESS CENTER I



HIGHLIGHTS

- Prime industrial park location with easy access to I-84 and major thoroughfares.
- Flexible and attractive space with freeway visibility.
- Excellent location for distribution purposes.
- Grade level loading door can be easily added.
- Suites can be combined.