



PROPERTY INFORMATION:

Submarket:	Garden City
Bldg Type:	Office/Flex Whse
Lot Size:	0.642 Acres
Grade Doors:	(1) 10'x10'
Power:	400 Amps 220V 3-Phase
Amenity:	Fully climate controlled
Zoning:	C-2

AVAILABLE SPACE:

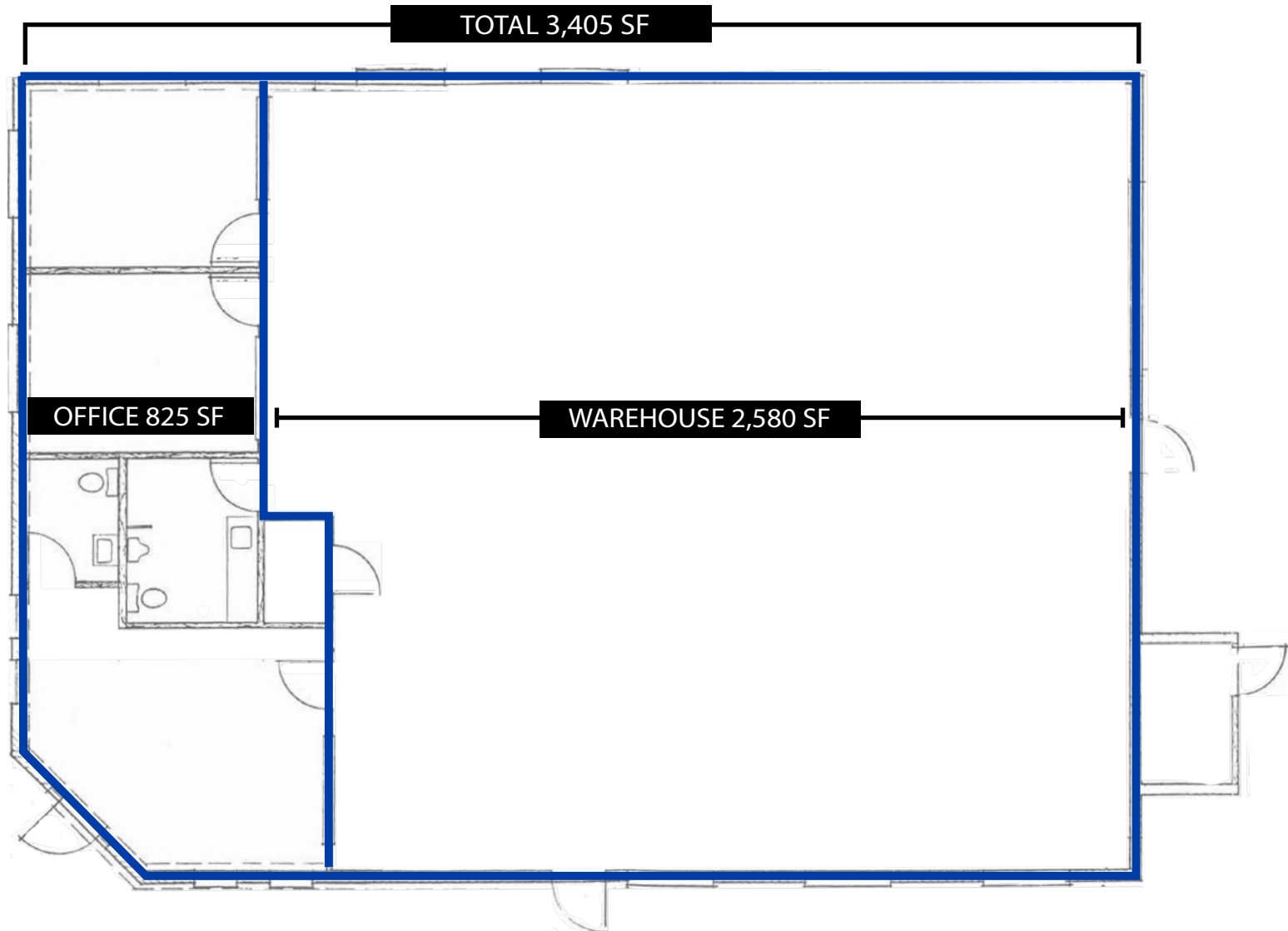
SPACE:	RSF:	PSF:	RATE:
Building	Office 825 SF Whse 2,580 SF Total 3,405 SF	\$300/SF	\$1,021,500
Yard Space	12,500 SF	\$10.00/SF	\$125,000
TOTAL SALE PRICE \$1,146,500			

LISTING HIGHLIGHTS:

- Fully climate-controlled facility
- Strategic access to Chinden Blvd., N. Curtis Rd. & Interstate 84
- Surrounded by nearby retail, dining, and business services
- Rare small-bay industrial ownership opportunity in Boise
- ±12,500 SF dedicated yard space for storage and functionality



FLOOR PLAN



TOK | EXTERIOR PHOTOS

COMMERCIAL



UPDATED: 6.30.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM

TOK | INTERIOR PHOTOS

COMMERCIAL



UPDATED: 6.30.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM

7 MINUTES | 3.5 MILES

DOWNTOWN BOISE

6 MINUTES | 2.4 MILES

I-184 (CONNECTOR TO I-84)

1 MINUTE | 0.2 MILES

CHINDEN BOULEVARD

SITE

ADAMS ST

CHINDEN BLVD

E 50TH ST

SAWYER AVE

UPDATED: 6.30.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

WESTERN IDAHO
FAIRGROUNDS

SITE

CHINDEN BUSINESS CENTER

GARDEN CITY

6 MINUTES | 2.4 MILES

I-184 (CONNECTOR TO I-84)

BOISE

**DOWNTOWN
BOISE**

CURTIS ROAD

CHINDEN BLVD

84

84

UPDATED: 6.30.2026

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.