

# Federal Way Commerce Center 4 & 5

509 & 527 W. McGregor Court - Boise, ID  
**INDUSTRIAL SPACE FOR LEASE**



### Property Information:

<b>Submarket:</b>	Southeast
<b>Available:</b>	Immediately
<b>Bldg Type:</b>	Warehouse/Flex
<b>Bldg Size:</b>	24,696 SF
<b>Divisible:</b>	To 3,544± SF
<b>Clear Height:</b>	18'
<b>Dock Doors:</b>	Yes
<b>Grade Level:</b>	Yes
<b>Power:</b>	3 phase
<b>Zoning:</b>	M-1D
<b>Parking:</b>	2.1/1,000 SF
<b>Lease Term:</b>	3 - 5 yrs.
<b>Lease Type:</b>	NNN
<b>NNN Costs:</b>	\$0.15/SF

### Listing Comments:

- Easy access to I-84, Broadway Avenue, and Federal Way.
- Views of Bogus Basin and Downtown Boise.
- Master planned business park.
- Excellent freeway visibility.
- Quality tilt-up construction.
- Fully landscaped.

### Available Space:

SPACE	RSF:	RATE/SF:
Bldg. 4	21,152 SF	\$0.50/SF Whse \$1.15/SF Office
Bldg. 5	10,514 SF	\$0.50/SF Whse \$1.15/SF Office

- Divisible to 3,544 SF •



### Contact:

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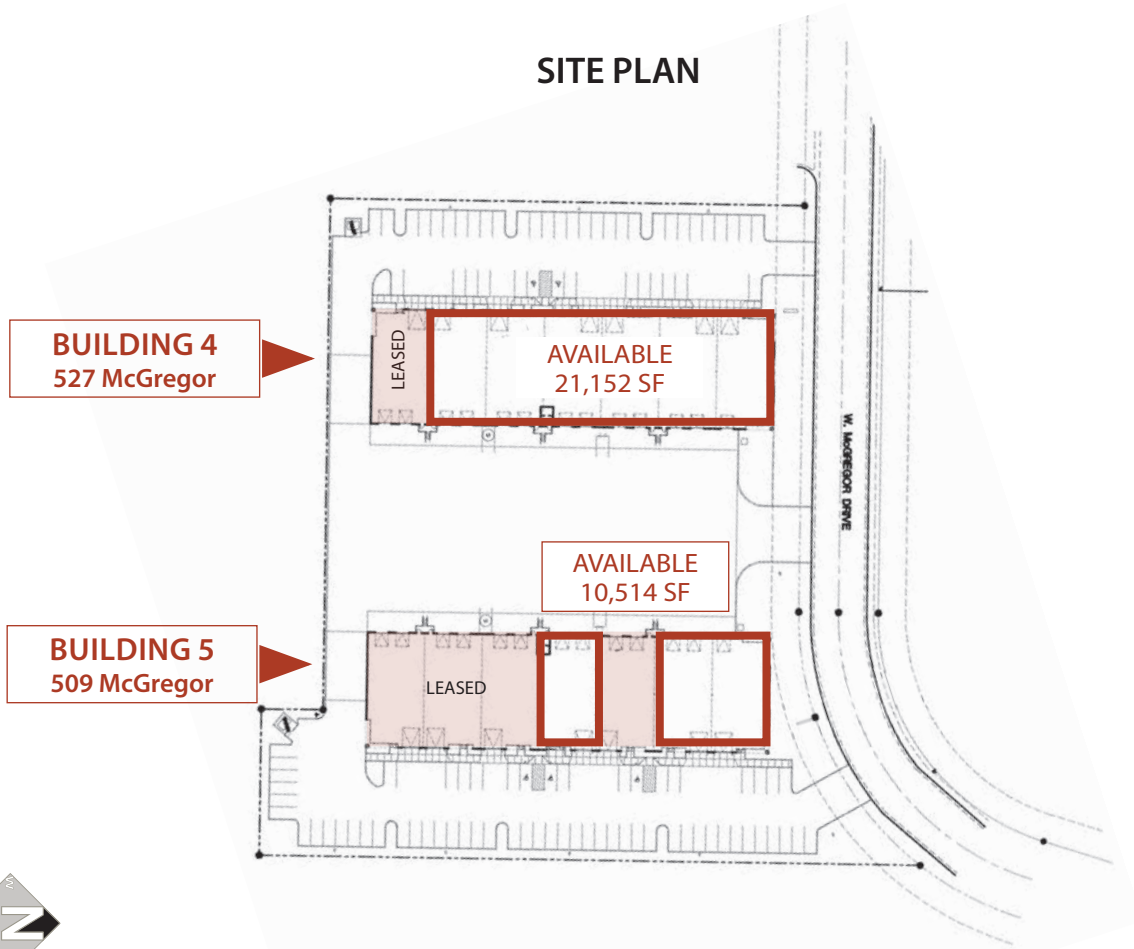
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## SITE PLAN



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