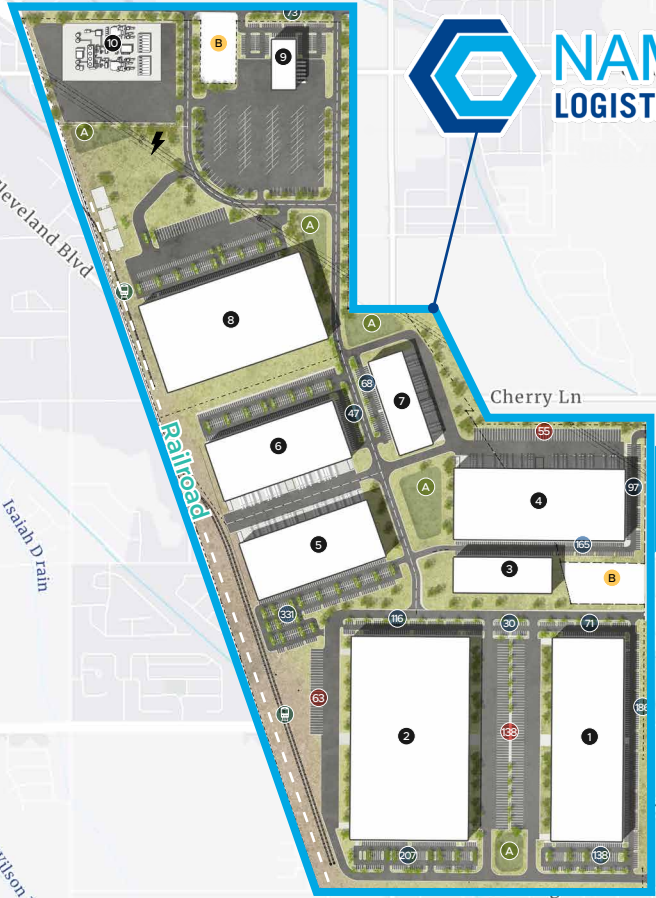


Caldwell Industrial Airport



Midland Blvd

Railroad

the stow company

Cherry Ln

Amalgamated Sugar

PEPSI BEVERAGES COMPANY

Norco

W Karcher Rd

E Karcher

Northside Blvd

6th St N

W Orchard Ave

N Midland Blvd

Wilson Drain

Isalah Drain

[www.nampalogisticscenter.com](http://www.nampalogisticscenter.com)

# Land Sale or Build-to-Suit

## Rail-Served Industrial Park Nampa, ID

### Highlights

- Parcel sizes from 5.5-121 acres
- Annexed in the City of Nampa, zoned Light Industrial
- All utilities to site with substantial power
- +/- 4,000 SF of rail line serviced by UPRR
- Contact agents for pricing

**Devin Ogden, MBA, CCIM, SIOR**  
 208 472 1668  
 devin.ogden@colliers.com

**Michael McNeight**  
 208 472 2865  
 michael.mcneight@colliers.com



# Property Details



## Compatible Uses Include:

- Manufacturing
- Distribution
- Cold Storage
- Food Processing
- Indoor/Outdoor Storage

## KEY

	BUILDING SIZE	LAND SIZE
1 BUILDING 1	280,000 SF 310' X 900'	17 ACRES ±
2 BUILDING 2	468,520 SF 520' X 900'	27 ACRES ±
3 BUILDING 3	56,700 SF 150' X 432'	5.5 ACRES ±
4 BUILDING 4	234,360 SF 310' X 756'	13.5 ACRES ±
5 BUILDING 5	143,000 SF 260' X 600'	9.5 ACRES ±
6 BUILDING 6	143,000 SF 260" X 600'	10.5 ACRES ±
7 BUILDING 7	56,700 SF 150' X 432'	5.5 ACRES ±
8 BUILDING 8	300,000 SF 400' X 750'	22.5 ACRES ±
9 BUILDING 9		10 ACRES ±
10 45 MEGAWATT SUBSTATION		
# TRAILER PARKING		
# CAR PARKING		
A DETENTION POND		
B OUT PARCEL		
RAIL SPUR		
⚡ IDAHO POWER EASEMENT		

## UTILITIES TO USTICK

gas, tele, power, sewer, water and pressure irrigation

## UTILITIES TO NORTHSIDE BOULEVARD

gas, tele, power, and sewer force main

# Property Details

**Property Type:** Industrial

**Building Size:** Nine (9) buildings total

Smallest building being 56,700 SF and the largest 468,520 SF

**Construction type:** Concrete Tilt

**Land Size:** 121 Acres

**Zoning:** IL – Light Industrial

**Yard:** Yard/trailer parking available

**Clear Height:** 32'

**Grade Level Doors:** Yes

**Dock High Doors:** Yes

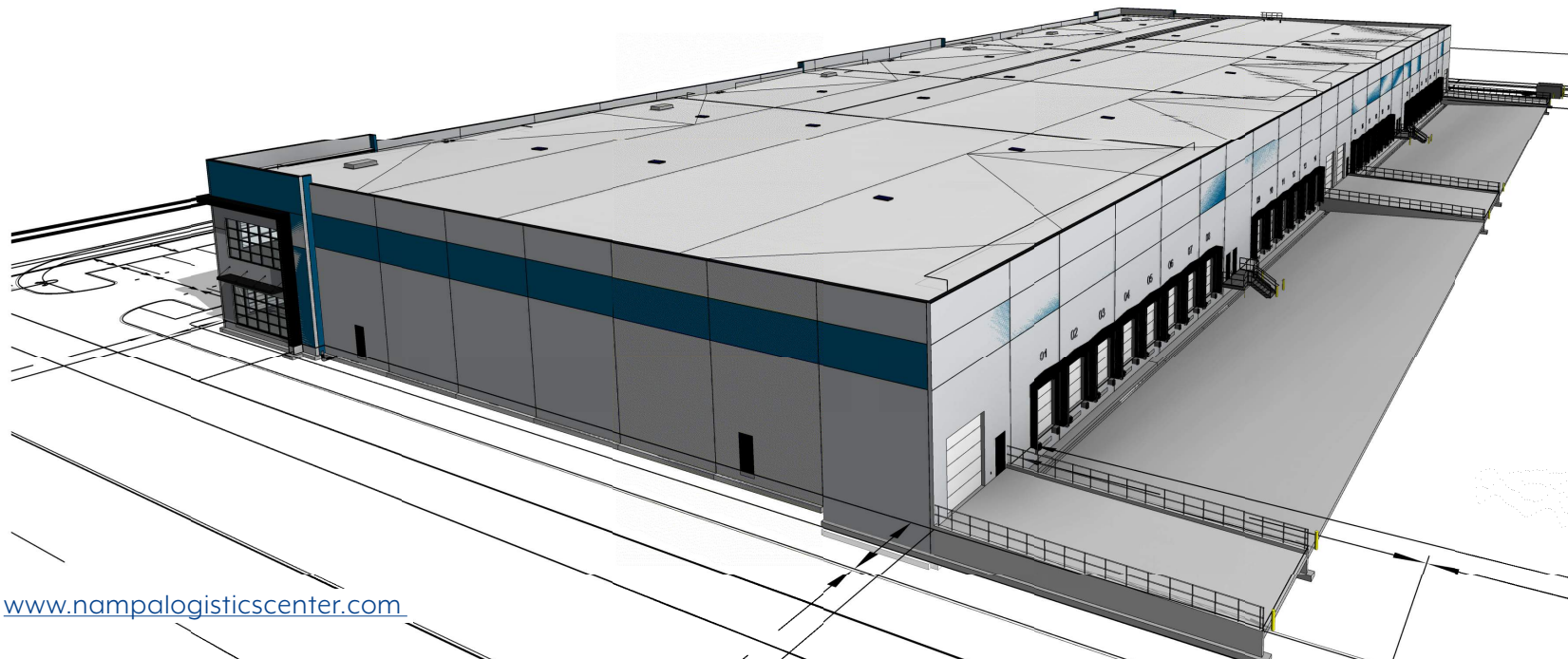
**Fire Suppression:** ESFR

**Parking:** 1 Stall / 1,000 SF

**Power:** 480V 3 Phase

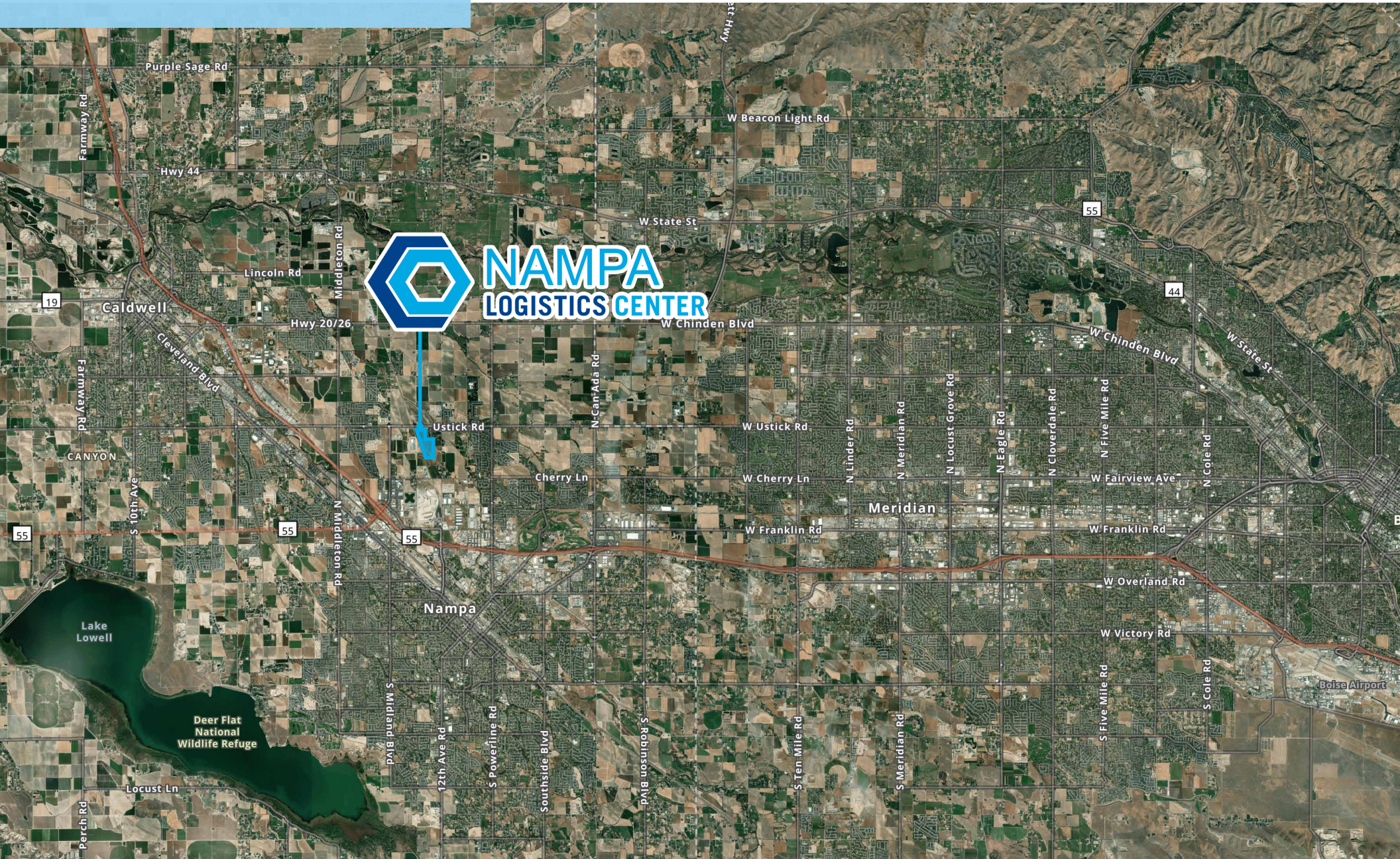
**Lighting:** High Bay LED

**Column Spacing:** 50' x 54'



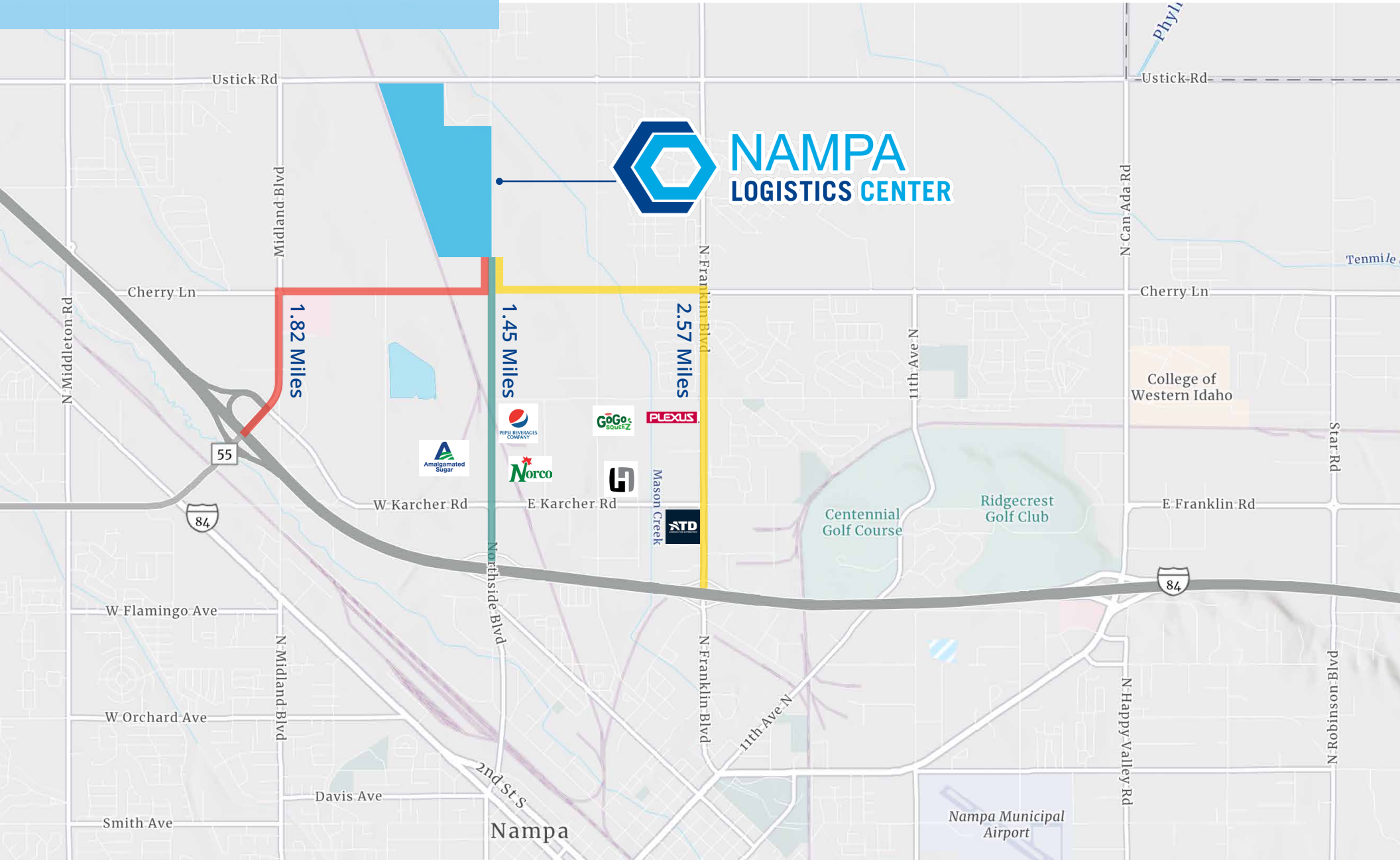


# Location Map

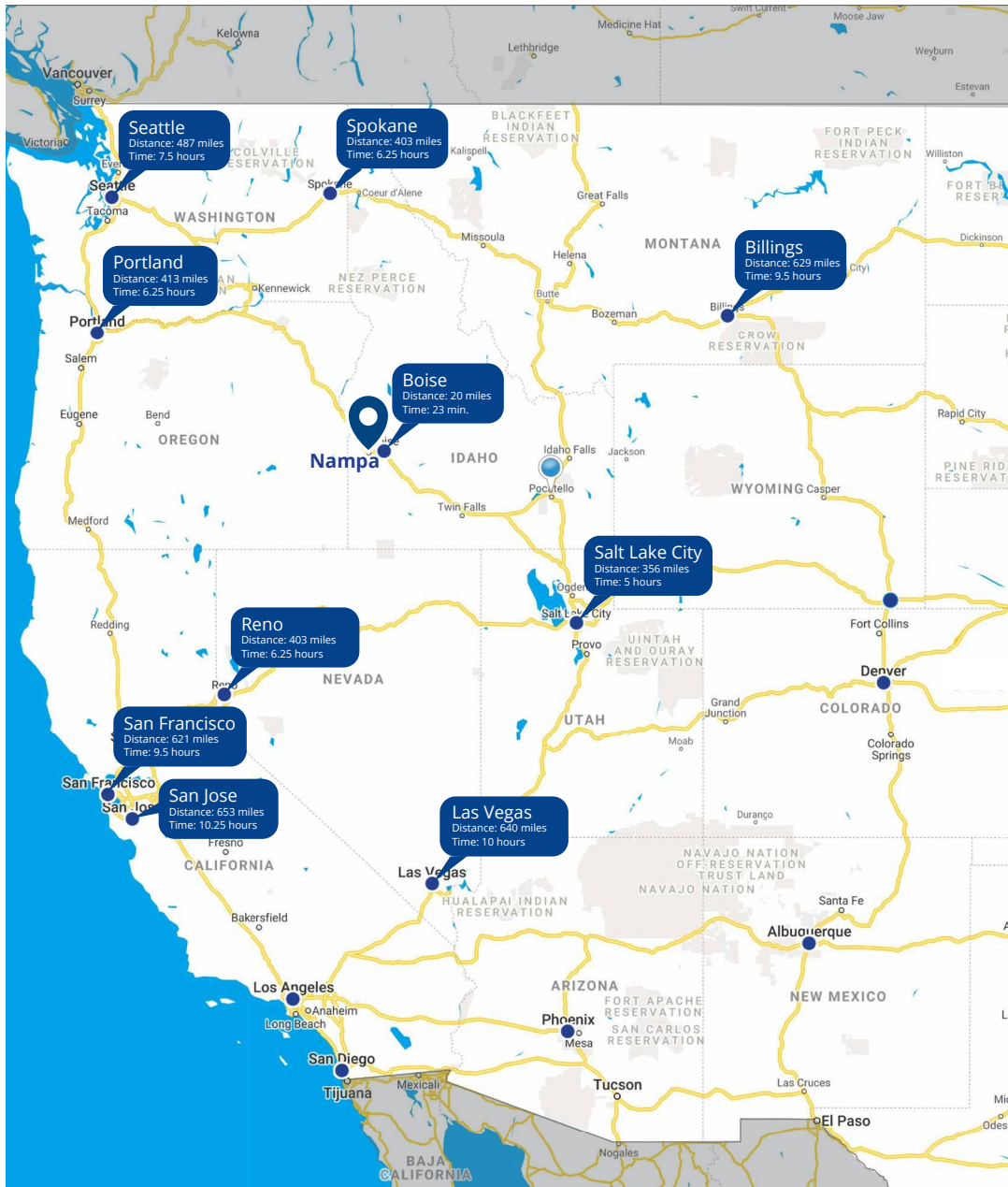




# Distance to I-84



# One Day Drive



There are 50 motor freight companies serving the Boise Valley, traveling 5 interstates, 20 U.S. highways, and 30 state highways. More than 1,600 miles of rail line through Union Pacific and Burlington Northern Santa Fe provide connection points to Canada, Mexico and the U.S. These rail lines are aided by the State's regional line and six short line railroads. Annually, the rail system transports over 11 million tons of freight.

(Source: Boise Valley Economic Partnership)





# Local Area Overview Canyon County

Canyon County is tucked on the west end of the Treasure Valley in the heart of Idaho. Just minutes from the capital city of Boise, it features the perfect mixture of rural and urban living and one of the strongest agricultural economies in the entire state, including one of the fastest growing and premier wine regions in the world – the Snake River Valley.

The area's mild climate makes Canyon County a recreationist's dream with easy access to popular activities like skiing, snowboarding, hiking, fishing, hunting, boating, bicycling, camping, and golfing.

The educational opportunities are abundant with a variety of schools, as well as two fully accredited universities, Northwest Nazarene University.



**33**  
MEDIAN  
AGE



**230k**  
ESTIMATED  
POPULATION



**425k**  
MEDIAN HOME  
PRICE



**#1**  
STATE FOR  
ECONOMIC GROWTH  
(U.S. NEWS, 2021)



# Local Area Overview Treasure Valley

## Quality of Life

Referred to as the “Treasure Valley”, the region is home to about 750,000 people. The workforce of roughly 404,000, live within a 45-minute draw area. Known for its extraordinary quality of life and affordable cost of living (currently one of the lowest in the western states, according to the ACCRA Cost of Living Index), the Valley is consistently ranked by Forbes, The Wall Street Journal, Livability and Inc. Magazine as one of the best places in the U.S. to live and work.

## Commuting in the Valley

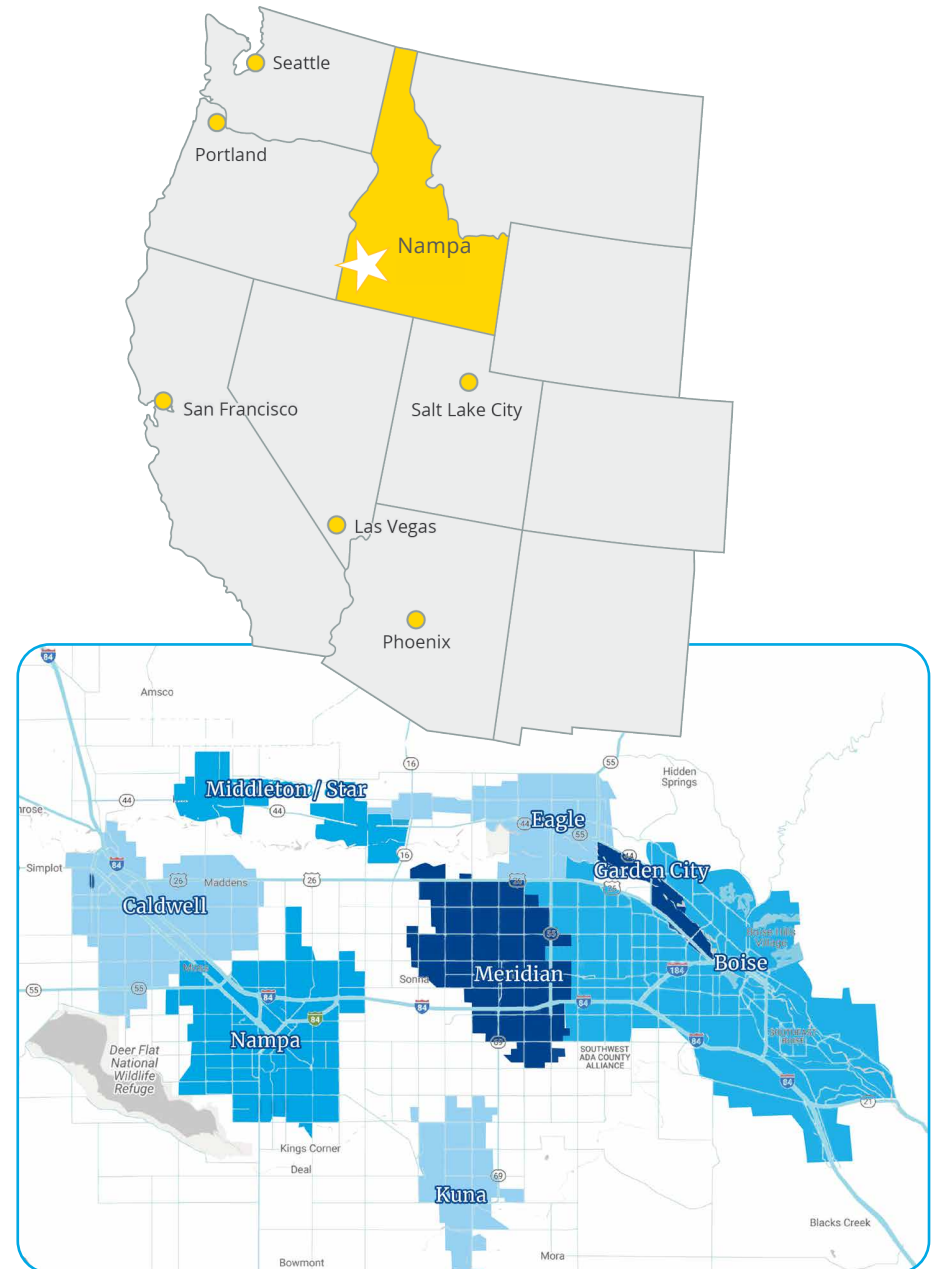
The major interstate serving the Treasure Valley is I-84, running through the metro area’s major cities (Boise, Meridian, Nampa and Caldwell). Branching off to the northeast is I-184, which runs into downtown Boise. Daily commutes are easy, with several U.S. and state highways providing direct routes and minimal traffic. The average commute time is only 18 minutes. Public transportation is handled by ValleyRide, Treasure Valley Transit and ACHD Commuteride.

## Recreation

The Boise River runs through downtown and is accessible through a greenbelt system with over 25 miles of bike paths and 850 acres of parks. Up in Foothills you’ll find more than 135 miles of nationally acclaimed hiking and mountain biking trails that extend from the city up to Bogus Basin Ski Area. Only 17 miles from the city center Bogus Basin offers winter skiing and summer adventure. With world-class golf courses, hiking, fishing and mountain biking, the recreation opportunities are virtually unlimited within a 30-minute drive.

## Diversity

The City of Boise has been recognized for its work welcoming over 800 new citizens (refugees) each year from over 20 foreign countries. Annual diversity events and resources include PRIDE activities, The Basque Cultural Center, Hispanic Cultural Center and the Black History Museum. More than 90 different languages are spoken in the Boise School District and the Mexican Consulate also has an office in Boise.





# Area Overview Boise



Boise is Idaho's largest city and the anchor of the Treasure Valley where nearly half of Idahoans reside. The city has established a unique reputation for a high quality of life, a prosperous business community, a vibrant arts & culture scene, and world re-known recreation—in one unbeatable package.

Idaho was ranked the **3rd Best State Economy** by U.S. News & World Report.

The median sale price for a single-family home in Ada County **increased by 45%** from May 2020 to May 2021. In 2021, it passed \$500,000 for the first time ever.

Boise real estate appreciated **163%** over the last ten years, putting Boise in the top 10% of U.S. cities for real estate appreciation.

<p><b>#1</b> Best Place to Live Boise, ID JAN 2020  LIVABILITY</p>	<p><b>#2</b> Best State Capital to Live in FEB 2019  WalletHub</p>	<p><b>#5</b> Best Place to Find a Job JAN 2021  WalletHub</p>	<p><b>#1</b> Real-Estate Market AUG 2020  WalletHub</p>	<p><b>#1</b> Most Moved-to State SEPT 2020  BUSINESS INSIDER</p>
<p><b>#6</b> Happiest State SEPT 2019  WalletHub</p>	<p>Unemployment rate in Idaho is 2.4%. National unemployment rate is 4.0% FEB 2022  BUREAU OF LABOR STATISTICS</p>	<p><b>#1</b> Top Housing market to watch in 2021 DEC 2020  Forbes</p>	<p><b>#1</b> Moving Destination JAN 2020  National Movers study</p>	<p>Boise, Idaho named best place to invest in real estate NOV 2021  Ceoworld Magazine</p>
<p><b>#6</b> Best Performing Large City - Boise FEB 2021  MILKEN INSTITUTE</p>	<p><b>Top 20</b> Best city with work life balance JAN 2021  smartasset</p>	<p>Ada County Median Home Prices <b>Up 28.5%</b> APR 2021  BOISE</p>	<p><b>Top 20</b> US markets to watch - Boise, ID 2022  Urban Land Institute</p>	<p><b>#9</b> Best Place to Live JAN 2019  Money</p>
<p>Boise, Idaho named best place to invest in real estate NOV 2021  Ceoworld Magazine</p>	<p><b>Top 25</b> Safest city in America APR 2021  smartasset</p>	<p>Top major employers and largest companies in Boise, ID MAY 2021  WE KNOW BOISE REAL ESTATE</p>	<p>Idaho's economy is rebounding faster than almost anywhere in the country FEB 2021  BOISE dev</p>	<p><b>#3</b> Best City for Freelancers JAN 2020  LIVABILITY</p>
<p><b>Top 10</b> Best City to Move Right Now FEB 2020  CURBED</p>	<p><b>#5</b> Best State MAR 2021  USNews</p>	<p>Prices will continue to stay high, driven by strong demand DEC 2021  WE KNOW BOISE REAL ESTATE</p>	<p>Unemployment rate in Idaho is 3.0%. National unemployment rate is 5.8% MAY 2021  BUREAU OF LABOR STATISTICS</p>	<p>Even Covid-19 can't stop Idaho's Economic Boom MAR 2021  USNews</p>

**Contact us:**

**Devin Ogden, MBA, CCIM,  
SIOR**  
208 472 1668  
devin.ogden@colliers.com

**Michael McNeight**  
208 472 2865  
michael.mcneight@colliers.com

---

755 West Front Street, Suite 300  
Boise, Idaho 83702  
208 345 9000  
colliers.com/idaho



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Paragon, LLC.

