

NEW CONSTRUCTION INDUSTRIAL PARK | COMING SUMMER 2023!

NORTHSIDE LOGISTICS CENTER

I-84 & SHANNON DRIVE
NAMPA, ID | 83687



TOK
COMMERCIAL


Babcock Design

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DEVELOPED BY

LDK
VENTURES



Northside Logistics Center is a new, master-planned industrial development by LDK Ventures, a premier real estate development company in the Western United States.

This 42 acre development will offer tenants a rare industrial opportunity, in the extremely low vacancy Boise MSA industrial market. Upon completion, the park will deliver just under 600,000 square feet of state-of-the-art, Class A industrial space. This front park, rear load building will be equipped with dock high and grade level doors, on-site trailer parking, ample outdoor storage and 32' of clear height.

With 1,800 square feet of freeway frontage, the park is ideally positioned minutes from the freeway for immediate truck access and high visibility. Direct access to the newly expanded and constructed Northside interchange, with easy connectivity to Karcher Interchange and Caldwell Blvd.

Located in a path of rapid growth, the property will benefit from significant area development in the near future.

Northside Logistics Center provides an incomparable opportunity for tenants looking to grow or establish themselves in a high growth market. This development allows for flexibility in sizing and expansion, making this property well-suited for a variety of warehouse, manufacturing, flex, outdoor storage users, and more. This project is now leasing with an expected completion date of Summer 2023!

Updated: 3.30.2022

SITE AERIAL

SITE

EXIT 35



NORCO

SUPER 8

**JACKSONS
TRAVEL PLAZA**

SHANNON DR

MAVERIK

FASTENAL

NORTHSIDE BLVD

BROADMORE WAY

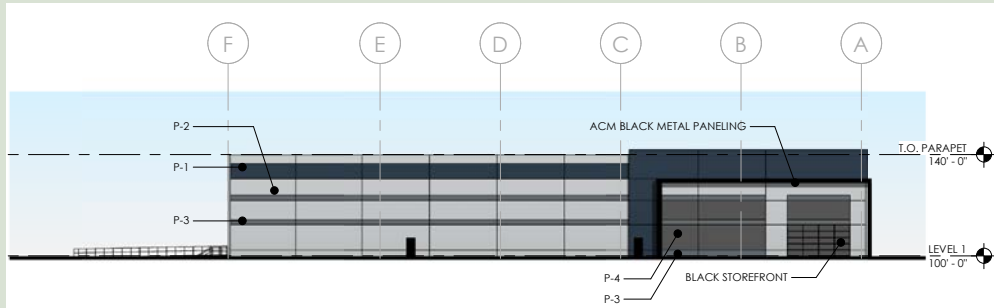
CITY OF NAMPA

BIG STORAGE

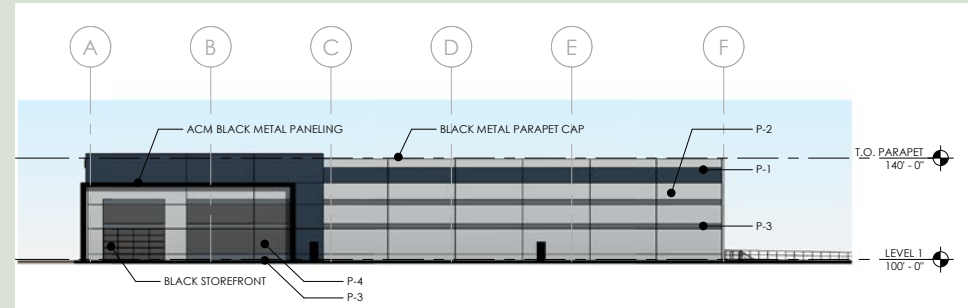
CALDWELL BLVD

PRIME INTERSTATE ACCESS

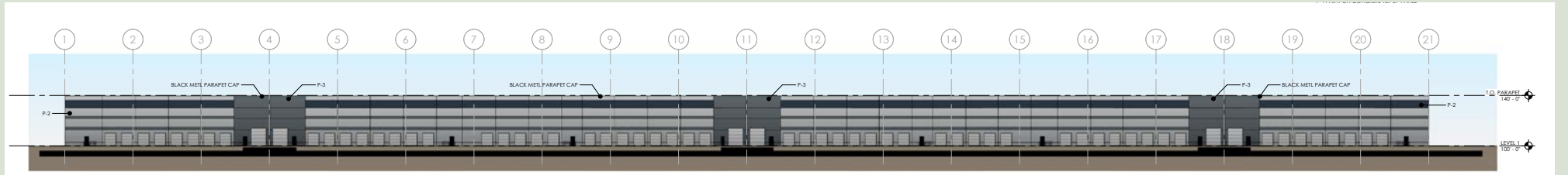
ELEVATIONS



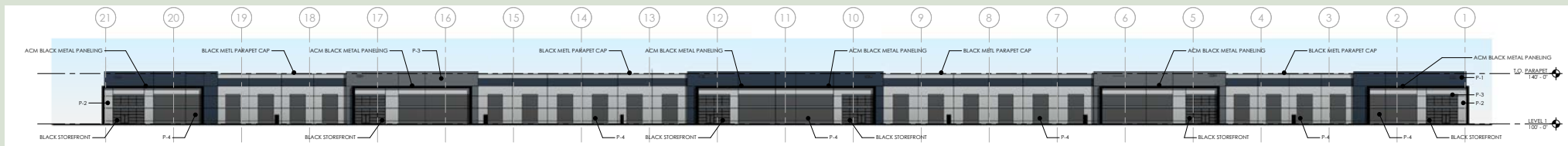
EAST ELEVATION



WEST ELEVATION

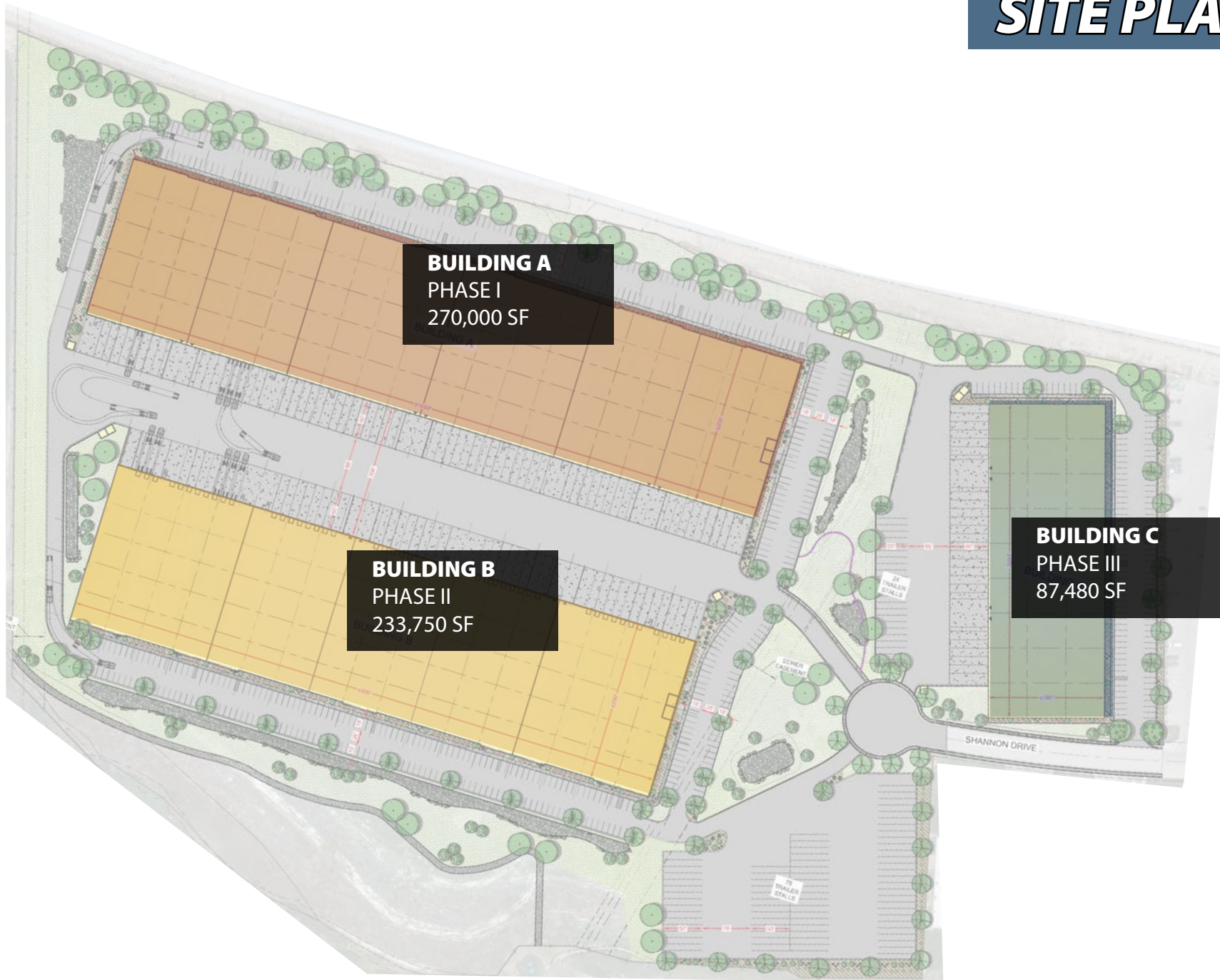


SOUTH ELEVATION

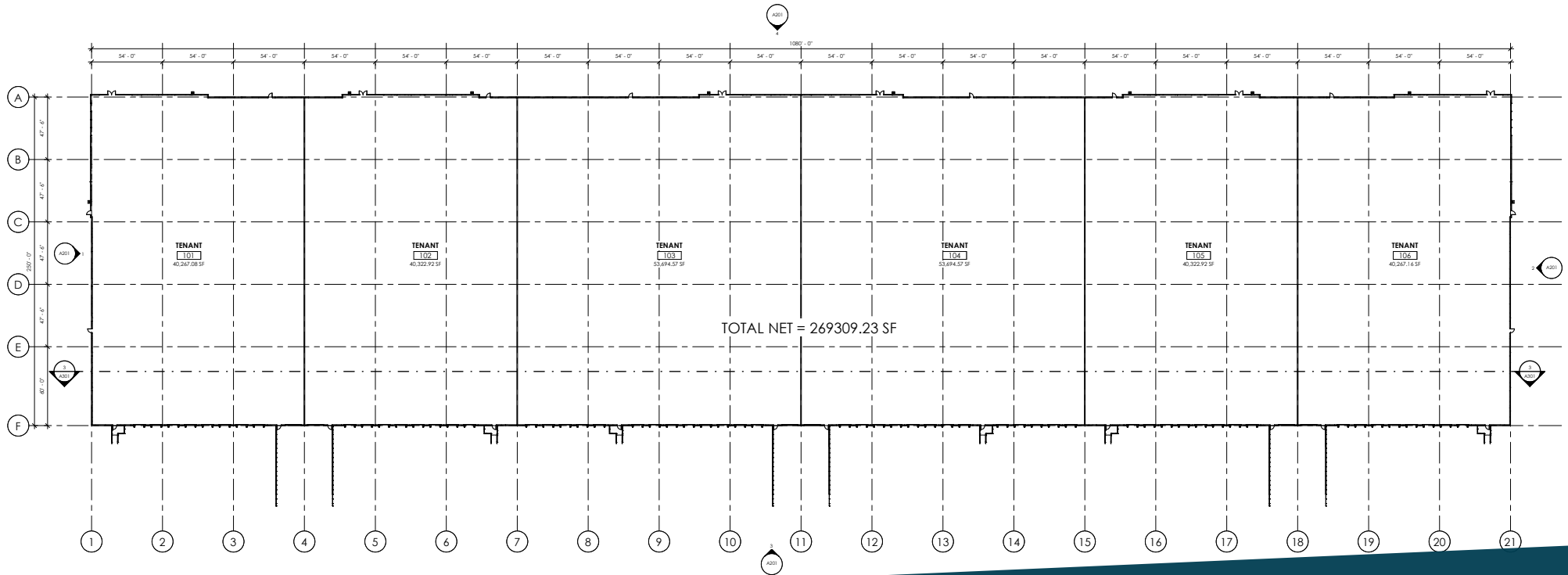


NORTH ELEVATION

SITE PLAN



FLOOR PLAN PHASE I



BUILDING 1
270,000 SF AVAILABLE

CLEAR HEIGHT	COLUMN SPACING	BUILDING DEPTH	TRUCK COURT DEPTH	BUILDING POWER	DOCK DOORS [9'X10']	GRADE DOORS [12'X14']	PARKING SPACES
32'	52'	250'	132'	480/277 V 3 PHASE	58	6	TBD

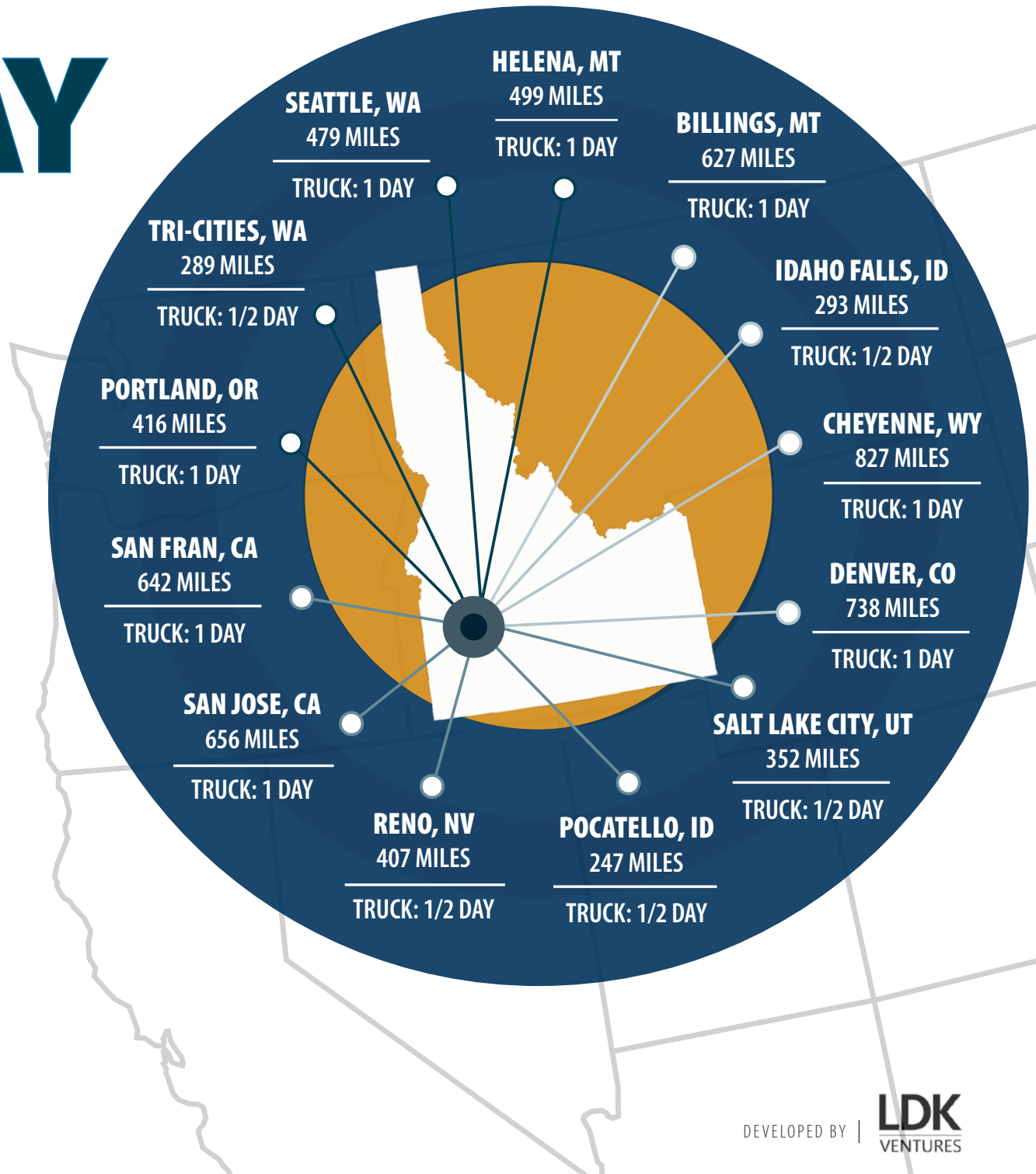
CONTACT AGENTS FOR PRICING

ONE DAY DRIVE

TO EVERYTHING IN THE WEST

The Treasure Valley is home to a variety of the leading manufacturing, distribution and agricultural companies, including Micron Technology, J R Simplot Company, Amazon, Albertsons, Winco Foods, Boise Cascade and many more.

The Treasure Valley is also unique in its geographical location, serving as a primary corridor for major distribution with only a one day drive or less to most distribution hubs across the Western States.



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The Boise Valley ...
**Although world famous
for its agriculture, Boise
has an equally vibrant
environment for a
variety of industries.**

Boise Valley - The Boise Valley is not only home to the capitol of Idaho, but also serves as the center of commerce, politics, population, cultural events, and the blue field that personifies the Boise State Broncos. As a high desert community resting at the foot of the mountains, it is surrounded by thriving bedroom communities rich in their own histories and economies, bringing the metro area population to approximately 775,000. Experts estimate the MSA population will exceed 816,000 by 2025.

Although Idaho is world famous for its agriculture, it has an equally vibrant economic environment for high-tech, healthcare, education, transportation, service, tourism, and retail industries. Many nationally and globally recognized corporations have a home in the valley including Micron Technology, Hewlett Packard, Amazon, Albertsons, J.R. Simplot Company, MotivePower, Materne, LambWeston, and many others.

Forbes consistently ranks the Boise Valley as one of the top places in the country to do business, high quality of life, raising a family, entertainment, and recreation.

Top Private

Employers

St. Luke's Health System	6,000 - 6,999
Micron Technology, Inc.	5,000 - 5,999
Saint Alphonsus Health System	5,000 - 5,999
Albertson's	3,000 - 3,999
Walmart	3,000 - 3,999
J R Simplot Company	2,000 - 2,999
Amazon	2,000 - 2,999
Fred Meyer	1,500 - 1,599
HP Inc.	1,400 - 1,499
Idaho Power Company	1,400 - 1,499

Source 2021 Boise Valley Spotlight

775,077

Population:
Metro Area (2021)

#1

Fastest Growing State:
Idaho
(U.S. Census Bureau 2021)

#1

Economic Growth:
Boise
(US News, Best States Rankings 2021)



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The Boise Valley
**Serves as the center of
commerce, politics, and
cultural events for the
region.**

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WASHINGTON

OREGON

CALIFORNIA

NEVADA

UTAH

MONTANA

WYOMING

The Boise Valley
**A centrally positioned
destination location
for industry and talent
relocation.**

27

Nonstop Destinations:
Boise Airport (2022)

3.6

 MILLION

Travellers per year:
Boise Airport (2021)

18

 MINUTES

Average commute time:
Boise Valley (BVEP, 2021)