

NEW CONSTRUCTION INDUSTRIAL PARK | COMING SUMMER 2023!



**NORTHSIDE
LOGISTICS CENTER**

**I-84 & SHANNON DRIVE
NAMPA, ID | 83687**

TOK

COMMERCIAL



**\$ BROKER
BONUS
INCENTIVE**

\$10,000 GIFT CARD AVAILABLE

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DEVELOPED BY

LDK
VENTURES



**LAYDOWN YARD
UP TO 6 ACRES
AVAILABLE**

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 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: 4.18.2023

SITE AERIAL

SITE

EXIT 35



NORCO

SUPER 8

JACKSONS TRAVEL PLAZA

SHANNON DR

MAVERIK

NORTHSIDE BLVD

BROADMORE WAY

FASTENAL

CITY OF NAMPA



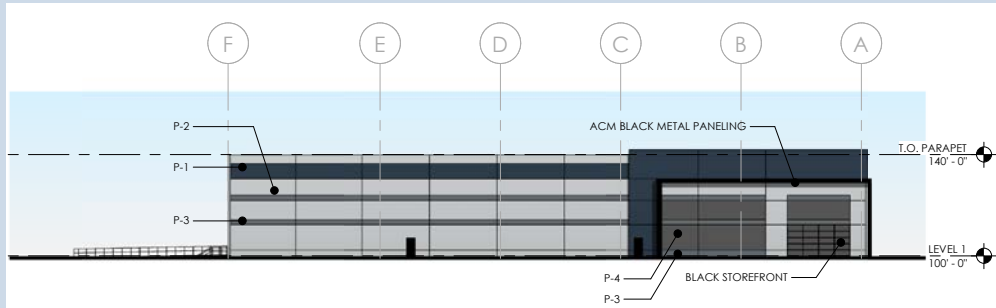
BIG STORAGE

CALDWELL BLVD

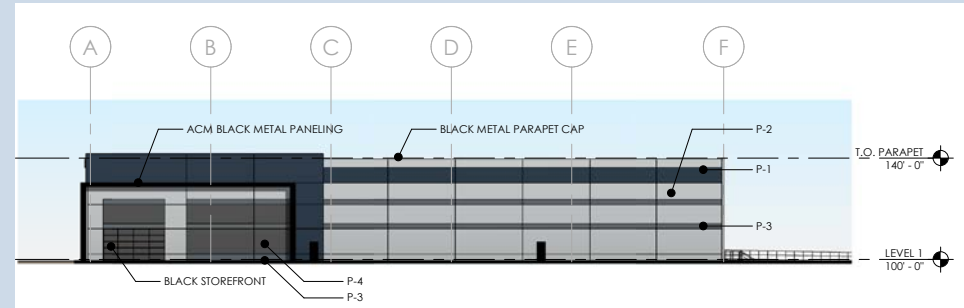


PRIME INTERSTATE ACCESS

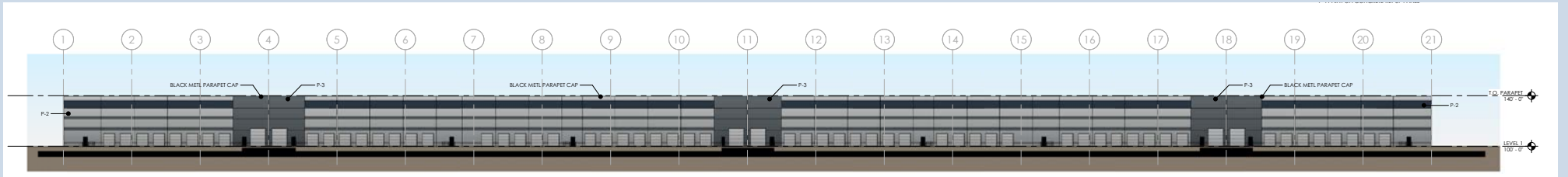
ELEVATIONS



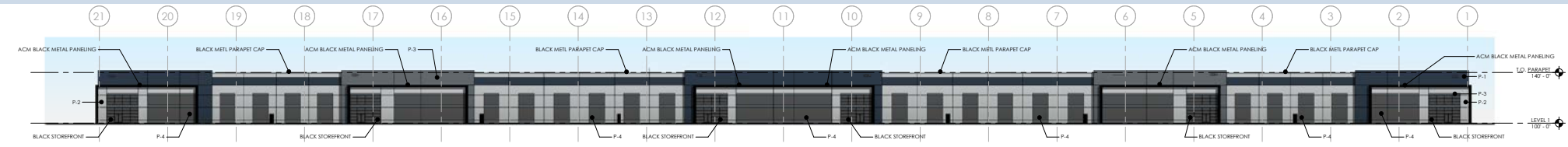
EAST ELEVATION



WEST ELEVATION

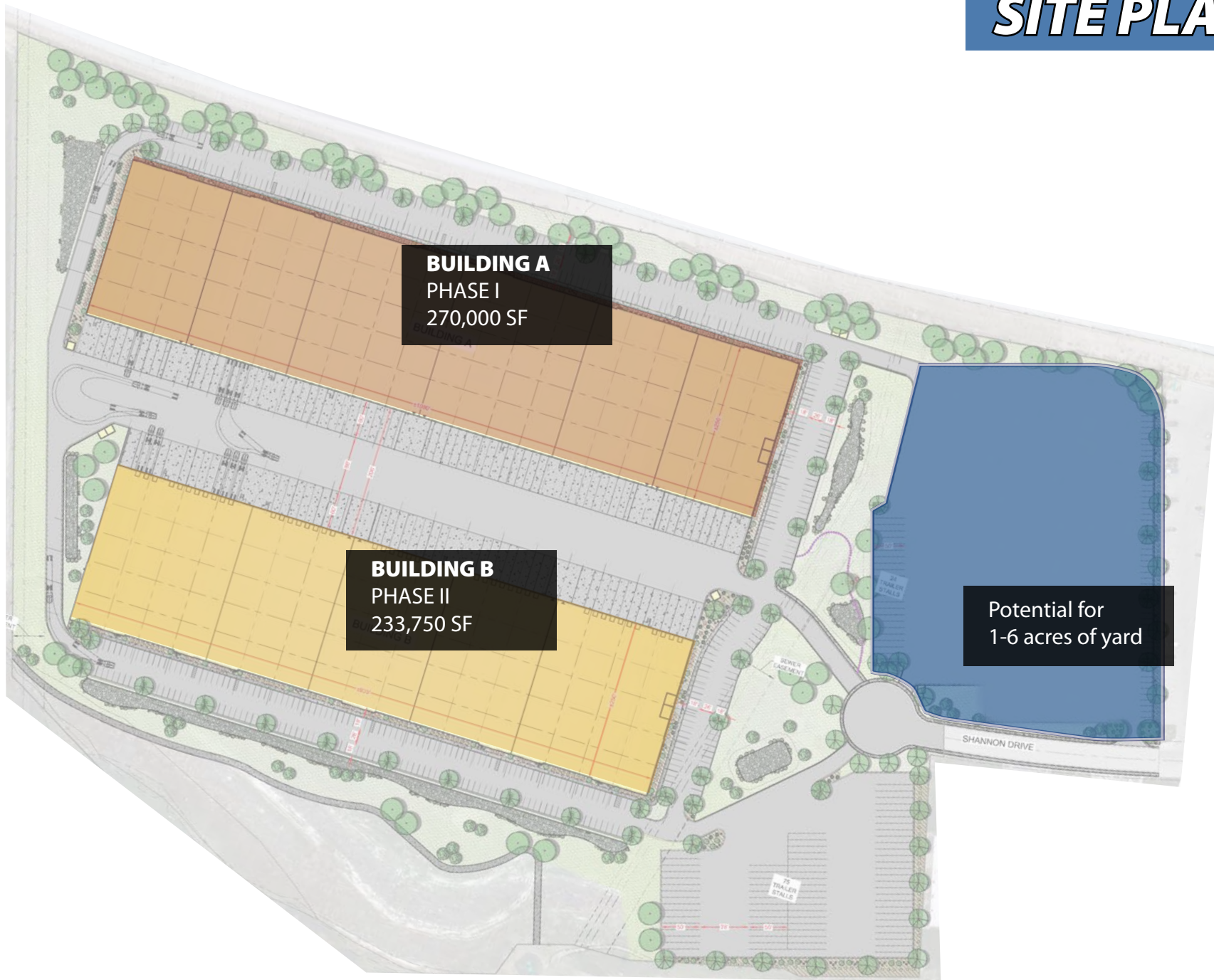


SOUTH ELEVATION

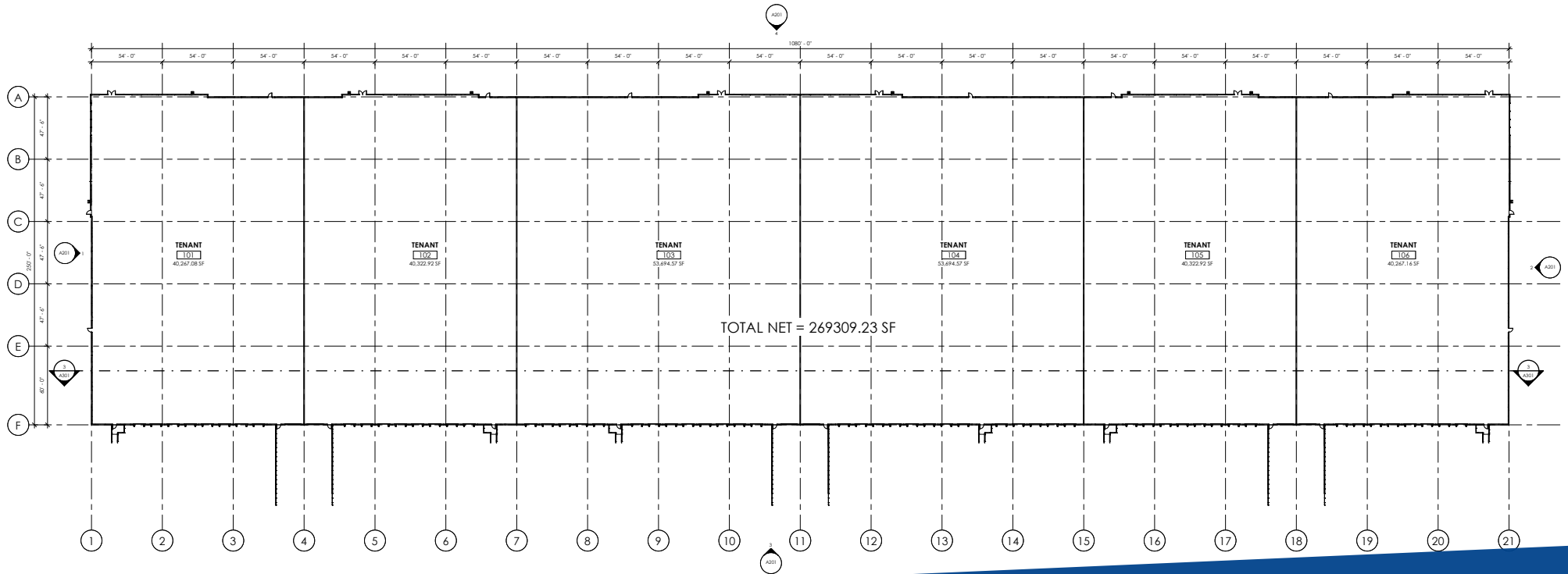


NORTH ELEVATION

SITE PLAN



FLOOR PLAN PHASE I



BUILDING 1

270,000 SF AVAILABLE

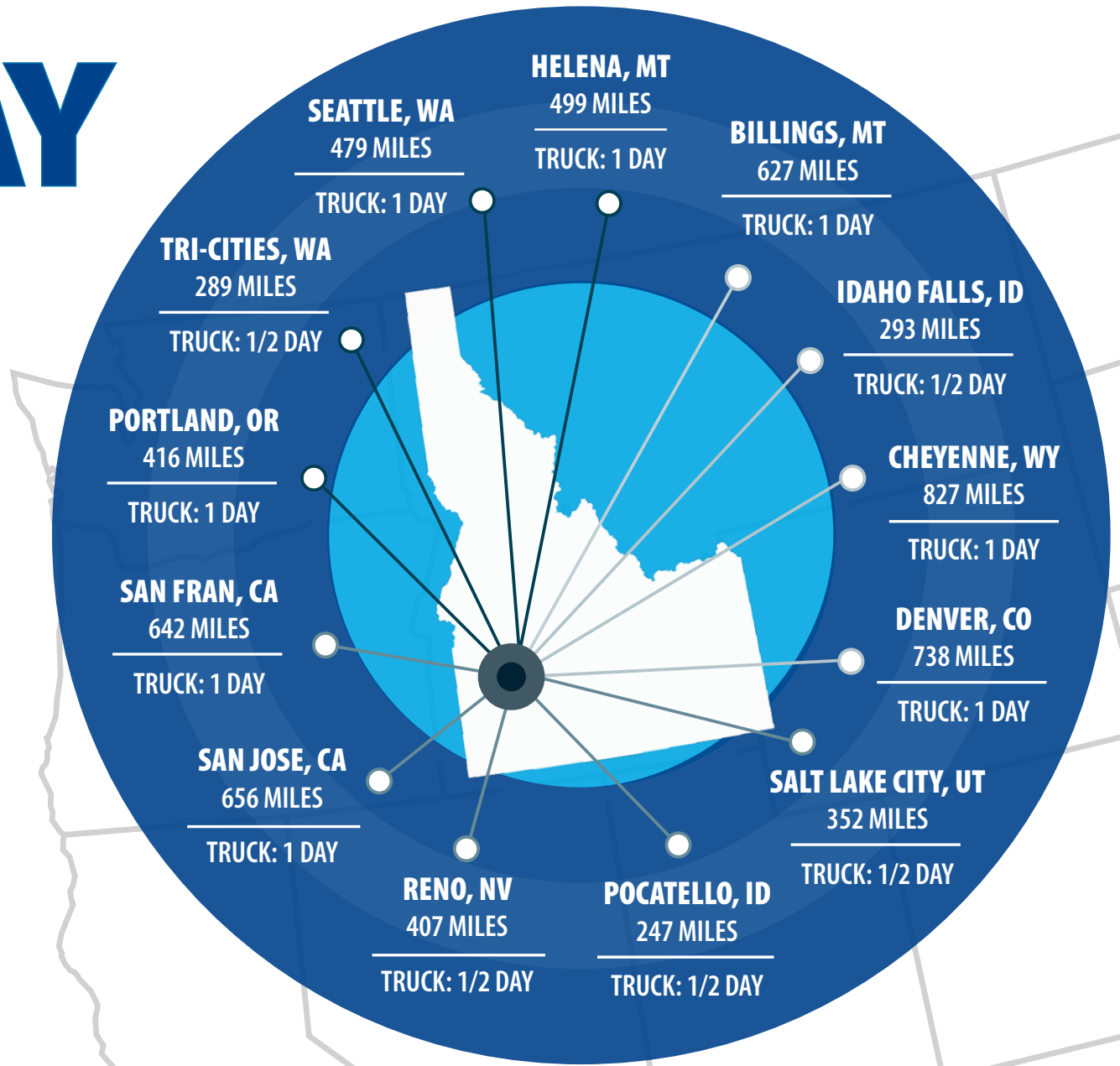
CLEAR HEIGHT	COLUMN SPACING	BUILDING DEPTH	TRUCK COURT DEPTH	BUILDING POWER	DOCK DOORS [9'X10']	GRADE DOORS [12'X14']	PARKING SPACES
32'	52'	250'	132'	480/277 V 3 PHASE	58	6	TBD

[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, JR 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.



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 795,268. 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	10,000 - 11,999
Amazon	7,000 - 7,999
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
Ataraxis	2,000 - 2,999
J R Simplot Company	2,000 - 2,999
Fred Meyer	1,000 - 1,999
Idaho Power Company	1,000 - 1,999

Source 2022 Boise Valley Spotlight

795,268

Population:
Metro Area (2022)

#15

Best Performing Large City:
Boise
(Milken Institute, 2022)

#5

Top Emerging Industrial
Markets:
Boise
(Commercial Edge, 2022)



TOK
COMMERCIAL

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

TOK

COMMERCIAL

WASHINGTON

OREGON

CALIFORNIA

NEVADA

UTAH

MONTANA

WYOMING

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



24

Nonstop Destinations:
Boise Airport (2023)

4.5

 MILLION

Travellers per year:
Boise Airport (2022)

18

 MINUTES

Average commute time:
Boise Valley (BVEP, 2022)