

# PHASE II: YARD OR BUILD-TO-SUIT



## NORTHSIDE LOGISTICS CENTER

I-84 & Shannon Drive | Nampa, Idaho 83687



**PHASE II**  
**LEASING NOW**

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DEVELOPED BY

**LDK VENTURES**

[NORTHSIDELOGISTICSCENTER.COM](http://NORTHSIDELOGISTICSCENTER.COM)



# PROJECT OVERVIEW

**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 available for leasing inquiries.



# SITE AERIAL

  
NORTHSIDE  
LOGISTICS CENTER  
PHASE II

  
NORTHSIDE  
LOGISTICS CENTER  
PHASE I  
COMPLETED  
FALL 2023



EXIT 35

NORCO

SUPER 8

JACKSONS  
TRAVEL PLAZA

SHANNON DR

MAVERIK

NORTHSIDE BLVD

CITY OF NAMPA

FASTENAL

BROADMORE WAY



BIG STORAGE

CALDWELL BLVD

W Railroad St



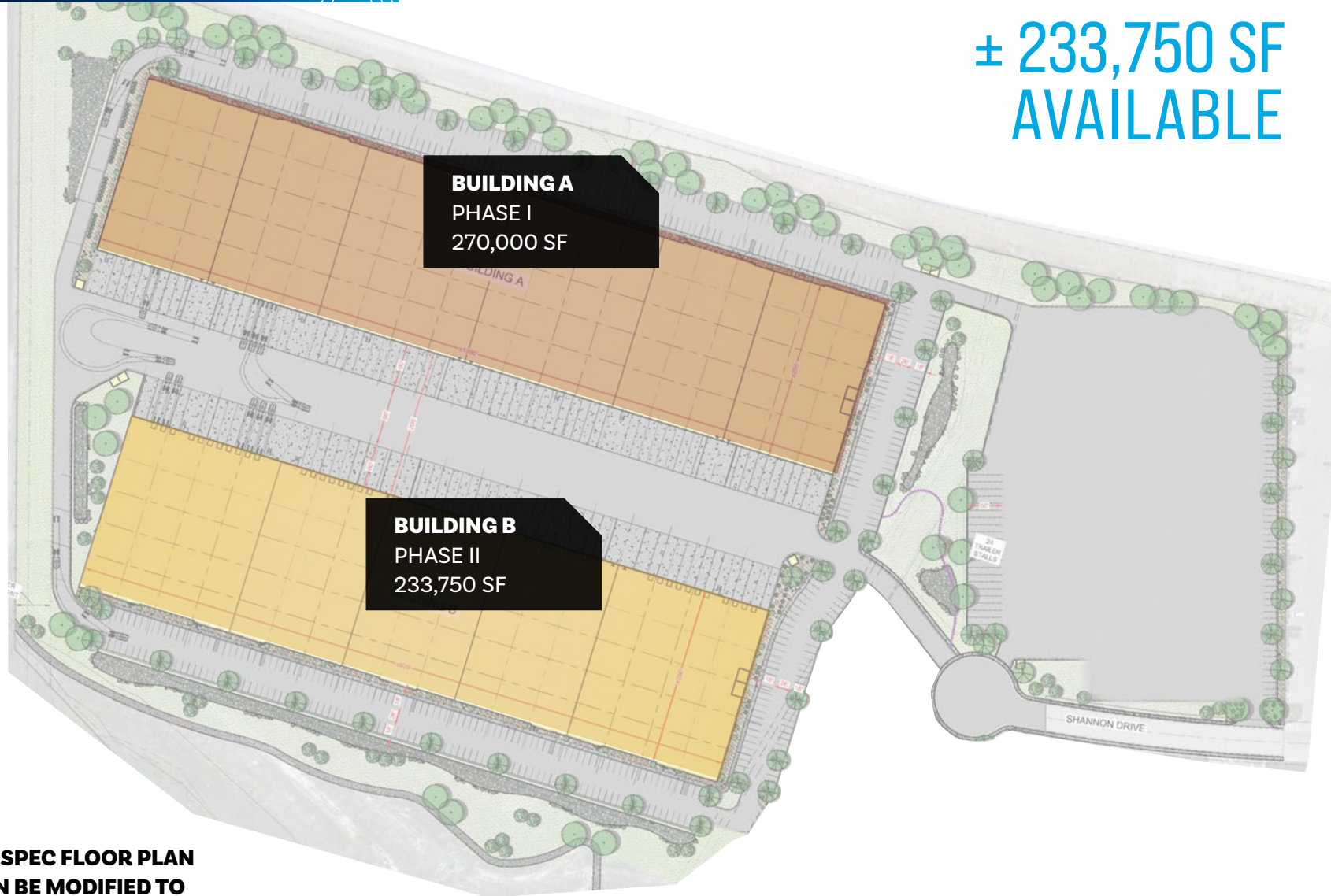
## PRIME INTERSTATE ACCESS

# SITE PLAN



## Phase II: Build-to-Suit Option

± 233,750 SF  
AVAILABLE



**THIS IS A SPEC FLOOR PLAN  
THAT CAN BE MODIFIED TO  
USER REQUIREMENTS.**

# SITE PLAN



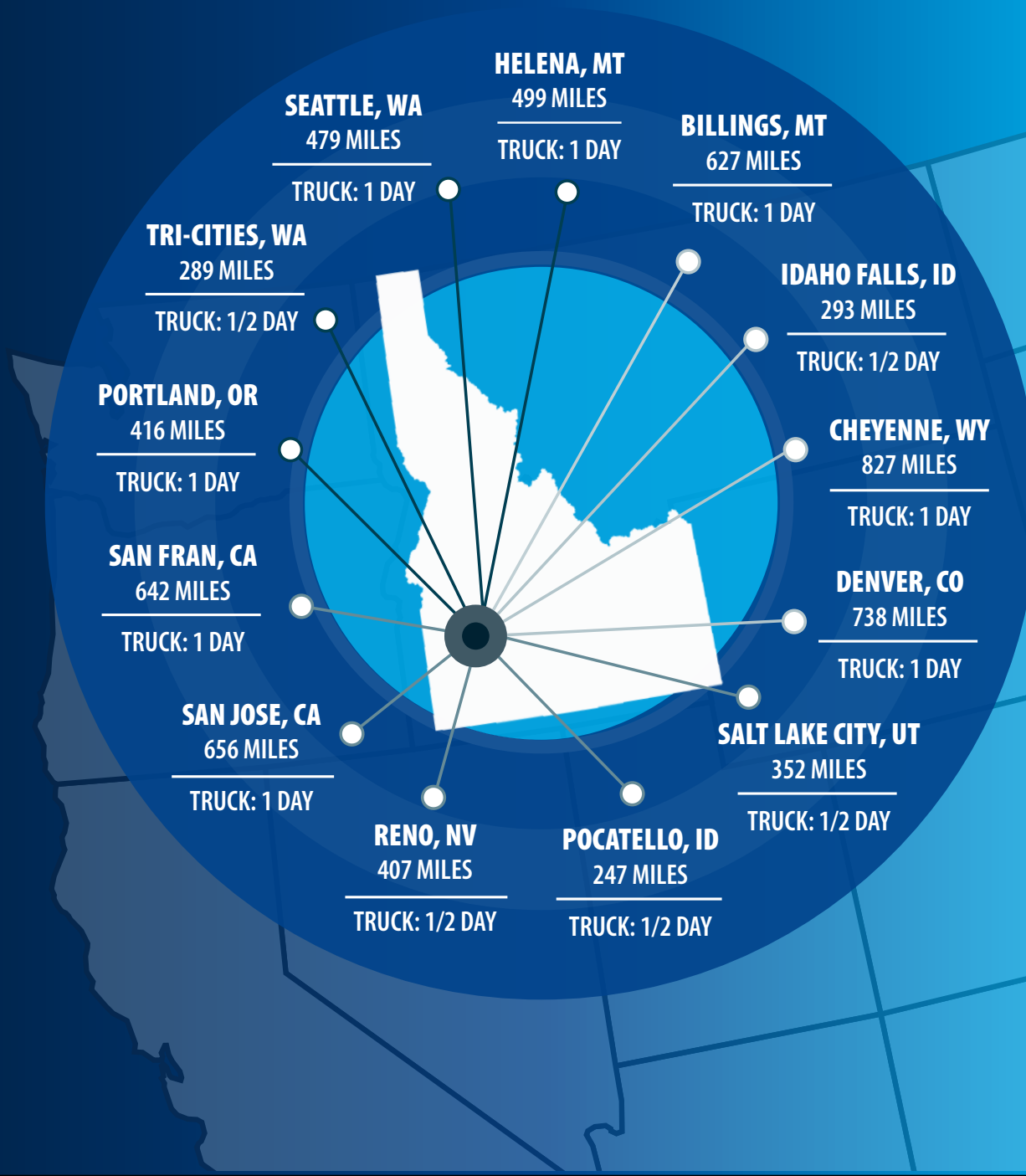
## Phase II: Yard Option

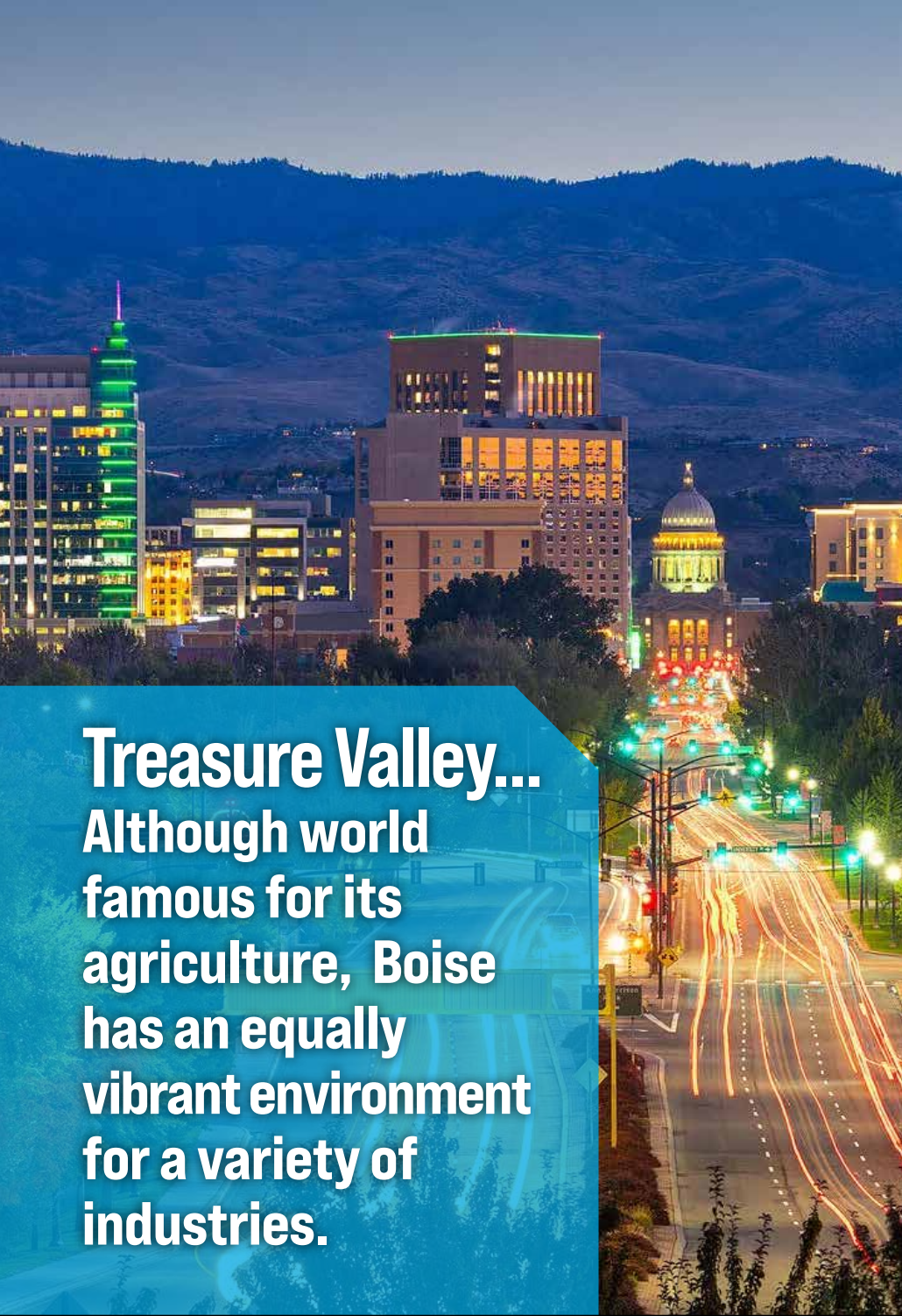


# ONE DAY DRIVE TO EVERYTHING IN THE WEST

**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.

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.





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

**TREASURE 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 824,657. Experts estimate the MSA population will grow by 118,452 over the next 5 years.

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 Treasure 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 Treasure Valley Spotlight

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**836,380**

**POPULATION:  
METRO AREA**

(2023)

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**#15**

**BEST PERFORMING  
LARGE CITY:**

**Boise**

(MILKEN INSTITUTE, 2022)

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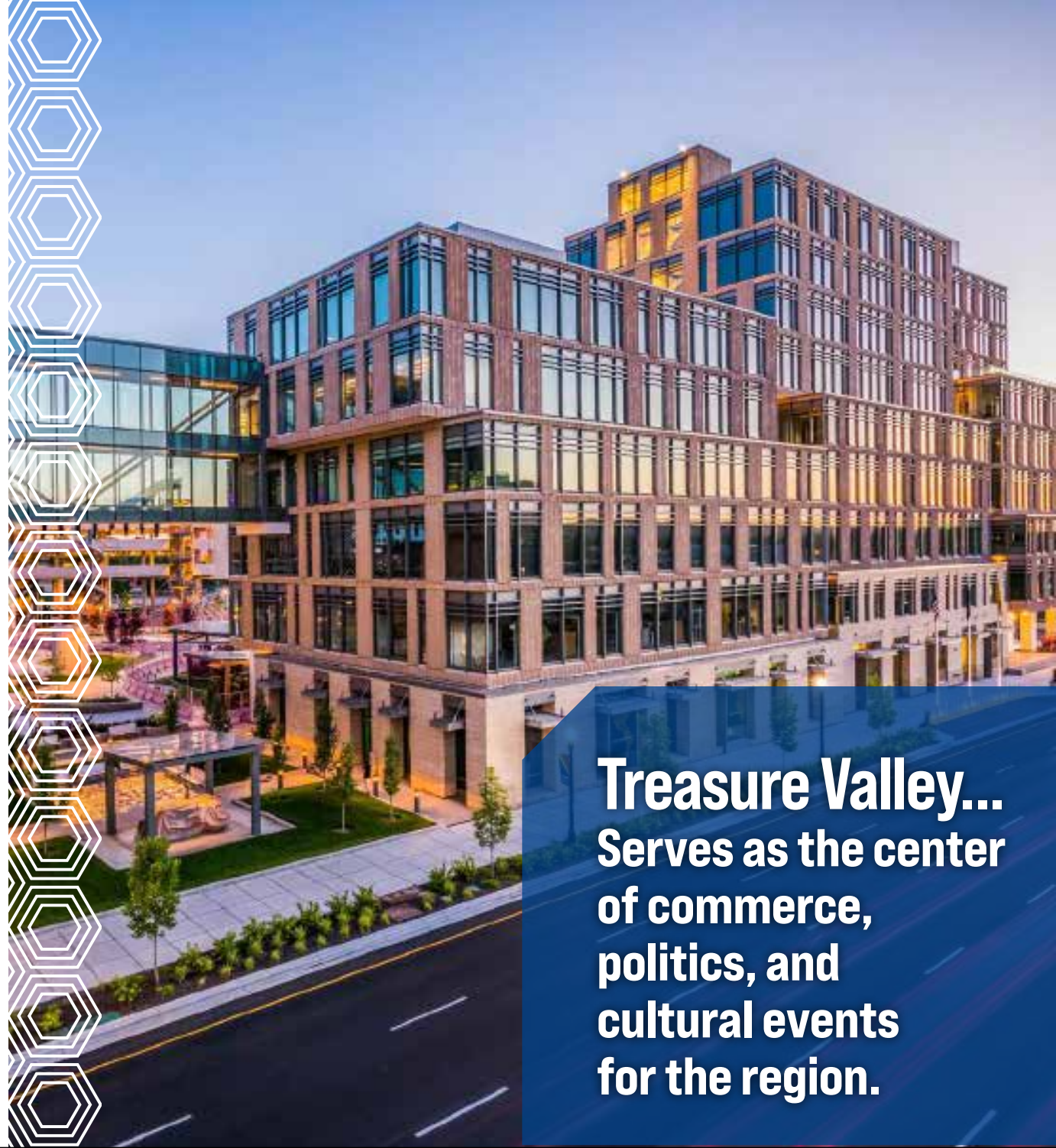
**#5**

**TOP EMERGING  
INDUSTRIAL MARKETS:**

**Boise**

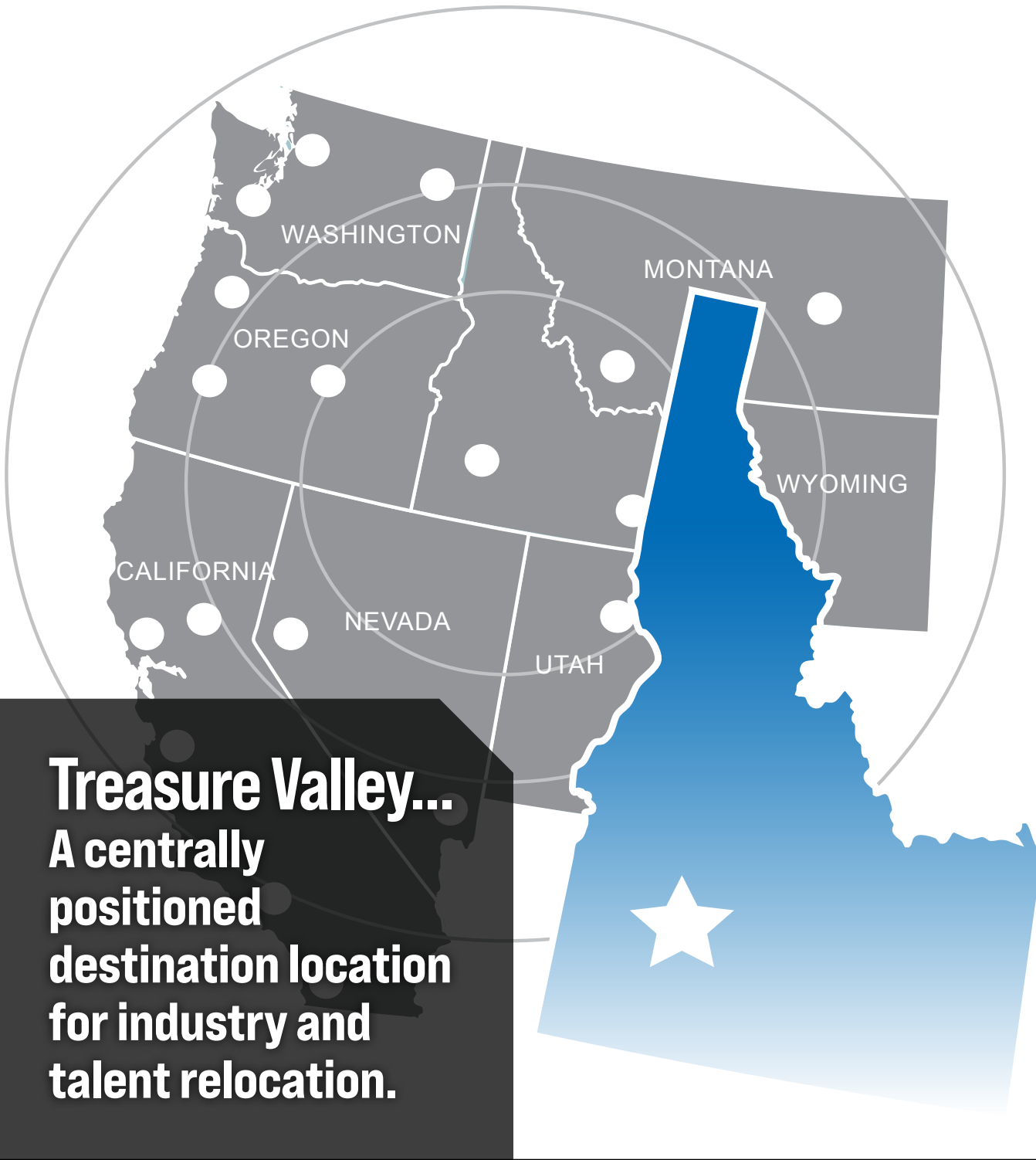
(COMMERCIAL EDGE, 2022)

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





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

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**24**  
**NONSTOP DESTINATIONS:**  
**BOISE AIRPORT**  
 (2023)

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**4.5 MILLION**  
**TRAVELERS PER YEAR:**  
**Boise Airport**  
 (2022)

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**22 MINUTES**  
**AVERAGE COMMUTE TIME:**  
**Treasure Valley**  
 (BVEP, 2022)