

~1.6 TO ~119 ACRES OF INDUSTRIAL LAND POSITIONED IN NAMPA'S GROWTH CORRIDOR

NAMPA LOGISTICS CENTER LAND

TBD, 17293, AND 17501 NORTHSIDE BOULEVARD | NAMPA, ID 83687

CLICK TO VIEW
360 ° AERIAL

360°
TOUR

TOK
COMMERCIAL

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USTICK RD

USTICK RD

KNIFE RIVER CORP.

IDAHO POWER SUBSTATION
120 MW EXISTING CAPACITY
(WITH POTENTIAL FOR MORE)

THE STOW COMPANY

CONVOY SUPPLY INC.

CLICK TO VIEW
360 ° AERIAL

360°
TOUR

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COMMERCIAL

+1.6 - 119 ACRES OF INDUSTRIAL OPPORTUNITY

LAND POSITIONING DESIGNED FOR LONG-TERM VALUE

- **RARE INDUSTRIAL LAND ASSEMBLAGE:** One of the Treasure Valley's largest industrial land opportunities, offering exceptional scale for logistics, manufacturing, distribution, or phased development.
- **DEVELOPMENT CONDITION:** Nampa Logistics Center includes an in-place development agreement. The project was also designed and planned with a spine road. A portion of that road has been constructed and dedicated to the City, and a portion has been designed and permitted. However, buyer has the ability to work with the City on alternate configurations or alignment of the roadway based on user or development requirements.
- **FLEXIBLE ACQUISITION & DEVELOPMENT STRATEGY:** Available acreage from ~1.6 to 119 acres providing the flexibility to acquire the entire assemblage or pursue individual development opportunities.
- **POSITIONED IN NAMPA'S EXPANDING INDUSTRIAL CORRIDOR:** Located along Northside Boulevard within one of the region's fastest-growing industrial markets, benefiting from continued business investment and regional growth.
- **IL INDUSTRIAL ZONING SUPPORTS A WIDE RANGE OF USERS:** Existing industrial zoning creates an attractive opportunity for developers, owner-users, manufacturers, logistics operators, and industrial investors seeking long-term value.
- **EXCEPTIONAL SCALE FOR CAMPUS-STYLE DEVELOPMENT:** The property's size provides the opportunity to accommodate large-format industrial facilities, multi-building business parks, corporate campuses, or phased master-planned projects.



OFFERING DETAILS

Submarket:	North Nampa
Property Type:	Industrial Development Land
Parcel Nos:	R30836011A2, R3083701100, R3083701000, R3083601100, R30835010A2, R3083700000, R30836011A1, R30835010A1
Acreage:	~1.6 - 119.2 Acres
Zoning:	IL, Light Industrial
Utilities:	All Stubbed to Property
Sale Price:	Contact Agent

TokCOMMERCIAL.COM

UPDATED: 7.16.2026 THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

DEVELOPED BY |

LDK
VENTURES

GABLE AVE

LOGIST. CTR WY

NORTHSIDE BOULEVARD

1

3

2

4

5

6

7

8

PARCEL DETAILS

PARCEL	ACREAGE
1. R30835010A2	14.54 AC
2. R3083601100	28.23 AC
3. R30836011A1	5.79 AC
4. R30835010A1	3.34 AC
5. R3083701100	14.285 AC
6. R30836011A2	3.827AC
7. R3083701000	1.691AC
8. R3083700000	47.47AC



NAMPA LOGISTICS CENTER LAND

DIRECT ACCESS TO I-84 VIA TWO EXITS, BOTH WITHIN A 5 MINUTE DRIVE-TIME



NEW HIGHWAY 16 EXTENSION IN PROGRESS!

AN IMPROVED PRIMARY GATEWAY FROM I-84 THROUGH THE TREASURE VALLEY

COURTESY OF IDAHO TRANSPORTATION DEPARTMENT

FOR MORE INFORMATION PLEASE VISIT ITDPROJECTS.IDAHO.GOV

12 MINS // 5.5 MILES TO HIGHWAY 16

5 MINUTES TO I-84

9 MINS // 6 MILES TO CALDWELL

SITE

AMALGAMATED SUGAR COMPANY

EXIT 33

EXIT 35

EXIT 36

EXIT 37

EXIT 38

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EXIT 281

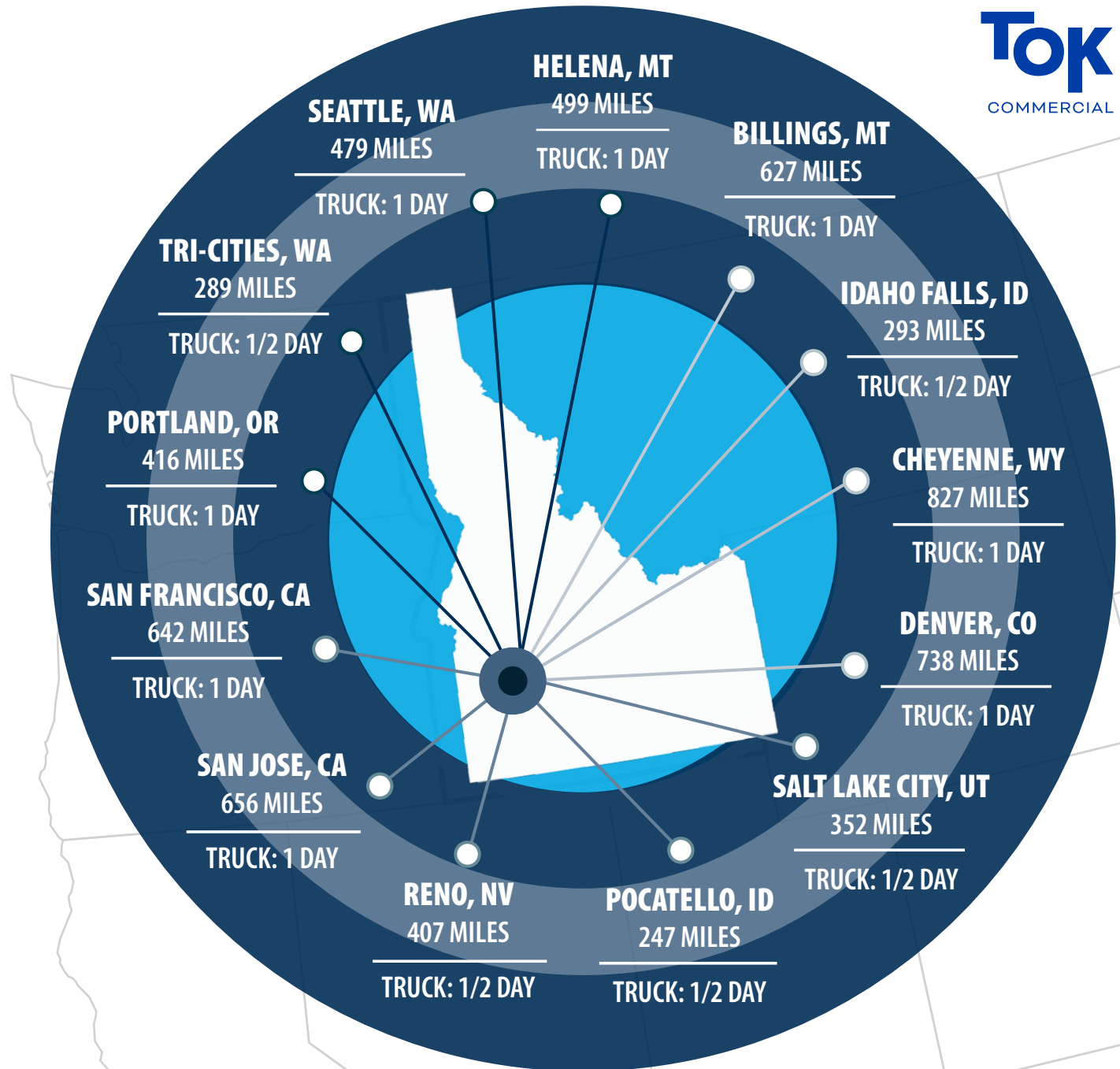
EXIT 282

EXIT 283

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.





BOISE RANKED #10 AMONG BEST PERFORMING CITIES

-Milken Institute, 2025

#10 BEST PLACES TO LIVE OUT WEST

-Livability, 2023

BOISE NAMED TOP 10 MOST CUTTING EDGE MID-SIZE CITIES

-Wall Street Journal, 2023

WELCOME TO THE **BOISE MSA**

The Boise Valley is home to Idaho's capitol and 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 845,864. Experts estimate the MSA population will exceed 1,075,000 by 2050.

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 not only do business, but also for raising a family, entertainment, recreation and its high quality of life.

The economy is diversified, with key sectors including: Government, Healthcare, Higher education, Manufacturing, Software, Retail, Transportation and Warehousing. St. Luke's Health System (16,000+), Walmart (9,000+), Saint Alphonsus Health System (6,000+), Albertson's (5,500+), Micron Technology, Inc. (5,500+), Boise State University (5,000+), Amazon (5,000+), West Ada School District (4,500+), Boise School District (3,000+), and J.R. Simplot Company are the MSA's top private employers.

TRANSPORTATION INFRASTRUCTURE IN THE BOISE MSA INCLUDES DIRECT AIR SERVICE TO MANY U.S. HUBS, A NETWORK OF KEY HIGHWAYS, +1,600 MILES OF FREIGHT RAIL, AND A REGIONAL TRANSIT AGENCY OFFERING ON-DEMAND, AND SPECIALIZED TRANSIT.



15 M

**I-84 TRAFFIC
(ANNUAL)**

BOISE MSA
Q3 2025



5 M

**TRAVELERS
PER YEAR**

BOISE AIRPORT
Q3 2025



26

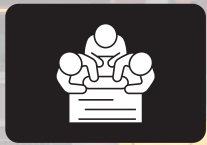
**NON-STOP
DESTINATIONS**

BOISE AIRPORT
Q3 2025

BOISE MSA

TRANSPORTATION

THE BOISE MSA BOASTS A YOUNG, GROWING, AND HIGHLY SKILLED
WORKFORCE—MANY COLLEGE GRADUATES STAY LOCAL
AND THE LABOR POOL IS LARGE AND EXPANDING



457,100

**LABOR
FORCE**

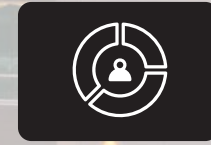
BOISE MSA
Q3 2025



72,266

**NET
IN-MIGRATION**

BOISE MSA
(2020-2024)



37.9

MEDIAN AGE

BOISE MSA
Q3 2025

BOISE MSA

TALENT SNAPSHOT

THE BOISE MSA ECONOMY IS DIVERSIFIED ACROSS ADVANCED MANUFACTURING AND SEMICONDUCTORS, HEALTHCARE, FOOD PRODUCTION/AGRICULTURE, TECHNOLOGY/INNOVATION, AEROSPACE, AND ENERGY.



St. Luke's Health System
Walmart
Saint Alphonsus Health System
Albertson's
Micron Technology, Inc.

TOP EMPLOYERS

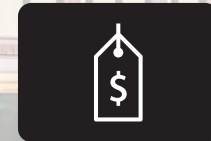
BOISE MSA
Q3 2025



2.3%

UNEMPLOYMENT RATE

BOISE MSA
Q3 2025



\$29.65

AVG. HOURLY WAGE

BOISE MSA
Q3 2025

BOISE MSA

KEY INDUSTRIES