



# 28,000 SF Industrial Space AI Northside Industrial Park Phase II

16570 NORTHSIDE BLVD. STE 500 | NAMPA, IDAHO



## Property Highlights

- 28,000 SF Available for Lease
- 600 SF Office Space
- Built 2021
- Easily Accessible to the I- 84 just 1 mile to the property and 20 minutes to the Boise Airport.




## Contact

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 8665 W. Emerald street, Suite 200,  
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# 28,000 SF Industrial Space

## AI Northside Industrial Park Phase II



**16570 NORTHSIDE  
BLVD. STE 500  
NAMPA, IDAHO**



- |                               |                      |                        |                              |
|-------------------------------|----------------------|------------------------|------------------------------|
| • <b>STATUS:</b>              | Available Now        | • <b>CLEAR HEIGHT:</b> | 32'                          |
| • <b>BUILDING TYPE:</b>       | Industrial - Class A | • <b>FIRE:</b>         | ESFR System with Fire Pump   |
| • <b>CONSTRUCTION:</b>        | Concrete Tilt        | • <b>DOORS:</b>        | 3 Dock High, 1 Grade Level   |
| • <b>YEAR BUILT:</b>          | 2021                 | • <b>POWER:</b>        | 200 Amps—480 volt—3 Phase    |
| • <b>BUILDING SIZE:</b>       | 140,000 SF           | • <b>LIGHTING:</b>     | LED with Occupancy Sensors   |
| • <b>AVAILABLE FOR LEASE:</b> | 28,000 SF            | • <b>HEATING:</b>      | Cambridge Air Handling Units |
| • <b>LEASE TYPE:</b>          | NNN                  |                        |                              |

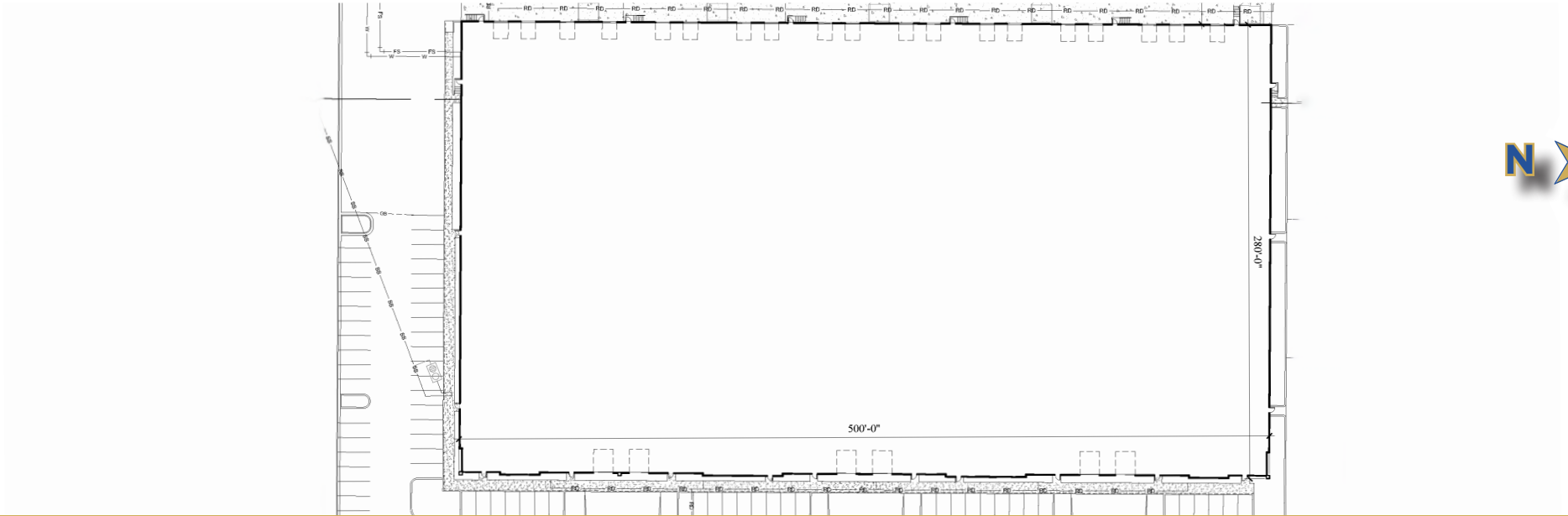




# 28,000 SF Industrial Space

with apx 600 SF Office Space

16570 NORTHSIDE BLVD.  
STE 500  
NAMPA, IDAHO



## Building Plan



**AVAILABLE FOR LEASE:** 28,000 SF



**AVAILABLE:** NOW



**FLOORS:** OFFICE 1ST FLOOR ~600 SF



For rates, please  
contact our  
**Director of Leasing**



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### Access

Boise Airport	+/- 20 min / 19 miles
Interstate 84-I	+/- 2 min / 1 miles
Downtown Boise	+/- 20 min / 20 miles







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90+

**PROPERTIES ACQUIRED OR  
DEVELOPED IN BOISE MSA**



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development and management  
company in Idaho

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