



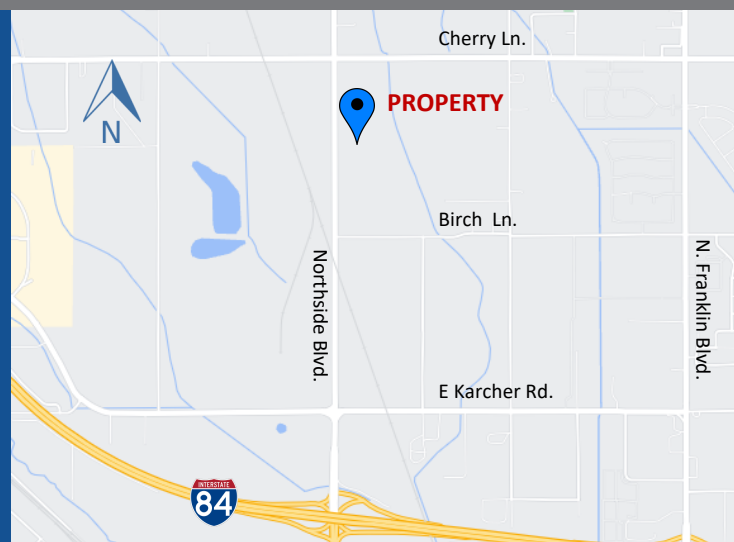
FOR LEASE - 260,000 SF INDUSTRIAL SPACE AI NORTHSIDE INDUSTRIAL PARK PHASE II

16810 NORTHSIDE BLVD. | NAMPA, IDAHO



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- ◆ 260,000 SF Available for Lease
- ◆ Shell Completed August 2023
- ◆ Divisible to ~28,000 SF
- ◆ Customizable Tenant Improvements Available
- ◆ Easily Accessible to the I-84, just 1 mile to the property and 20 minutes to the Boise Airport.



Contacts:
Charity Nelson cnelson@adler-industrial.com

Adler Industrial, LLC
8665 W. Emerald Street, Suite 200
Boise, ID 83704 208-629-2719



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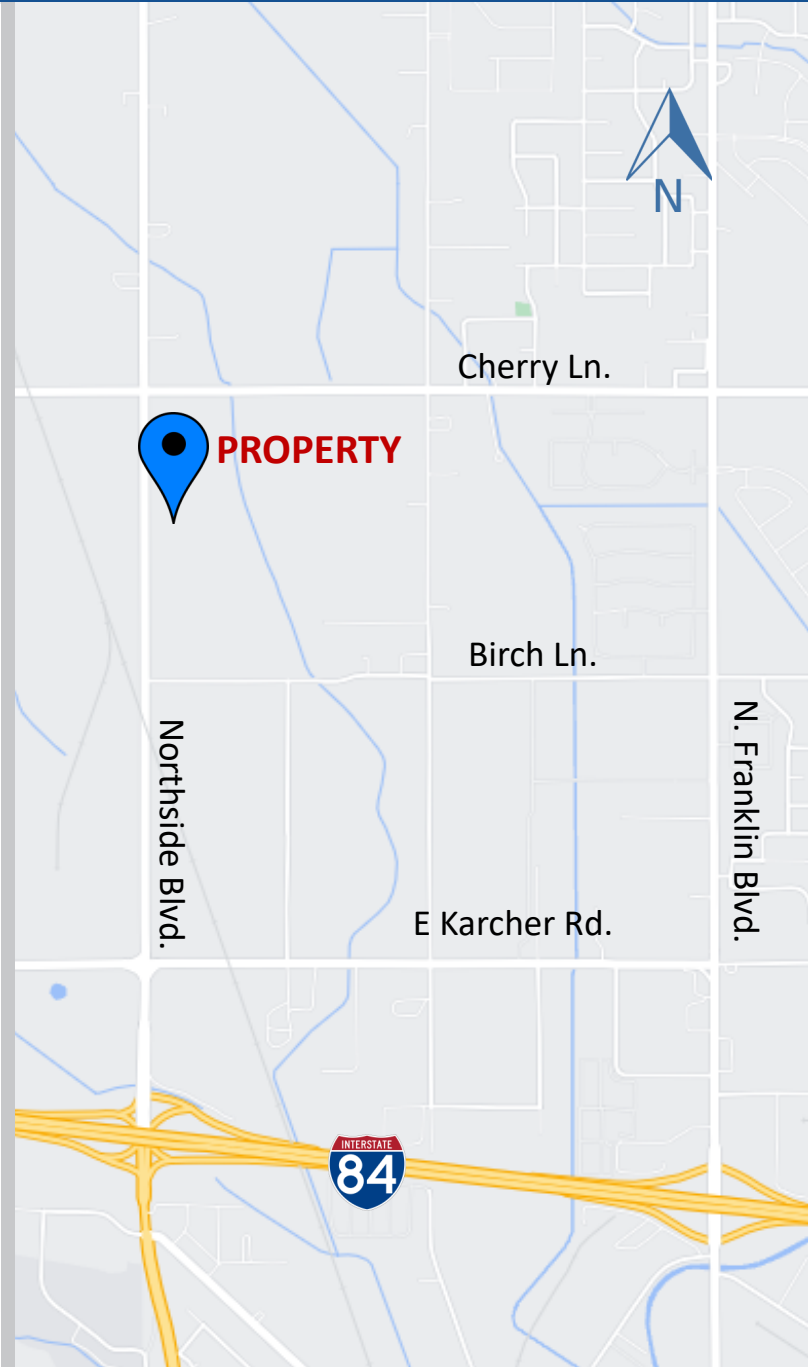
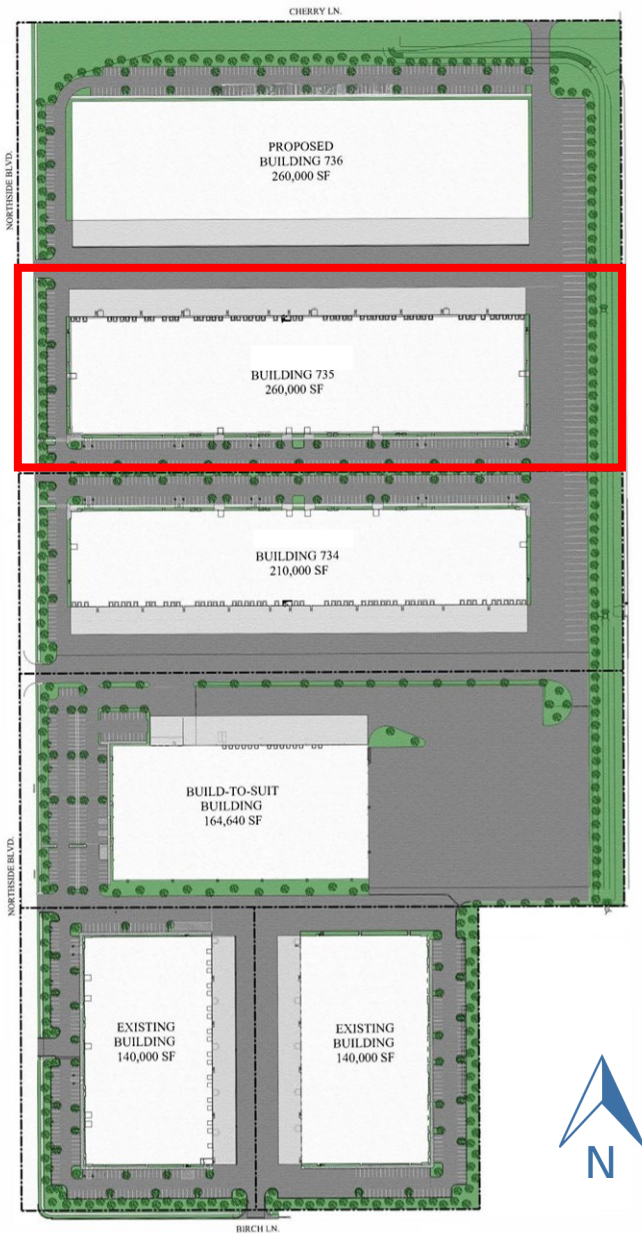
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Property Information

- **Status:** Shell Complete
- **Building Type:** Industrial - Class A
- **Construction:** Concrete Tilt
- **Year Built:** 2023
- **Building Size:** 260,000 SF with BTS Office
- **Available for Lease:** 260,000 SF
- **Divisible By:** ~ 28,000 SF
- **Lease Type:** NNN
- **Shell Lease Rate:** \$0.71-\$0.75 psf
- **Clear Height:** 32'
- **Fire:** ESFR System with Fire Pump
- **Doors:** 53 Dock High, 6 Drive-Ins
- **60' Speed Bays**
- **Power:** 800 Amps—480/277 volt—3 Phase
- **Lighting:** LED with Motion Sensors
- **Skylights:** 54
- **Heating:** Cambridge Air Handling Units

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