



# 260,000 SF Industrial Space AI Northside Industrial Park Phase II

16810 NORTHSIDE BLVD. | NAMPA, IDAHO



## Property Highlights

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




### Contact

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Boise, ID 83704, USA



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NAMPA, IDAHO**



### Property information

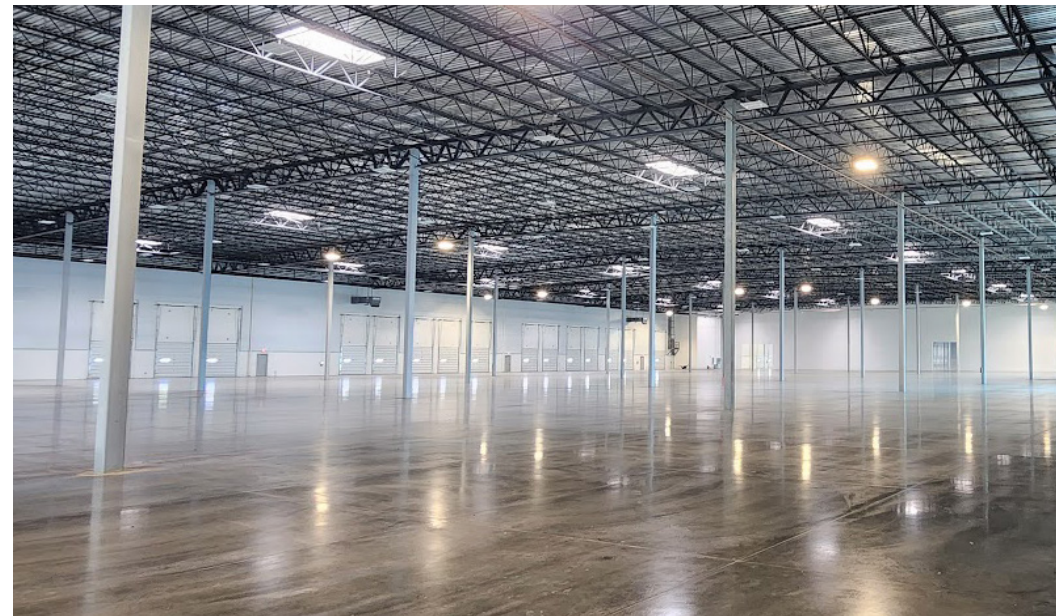
- **STATUS:** Shell Complete
- **BUILDING TYPE:** Industrial - Class A
- **CONSTRUCTION:** Concrete Tilt
- **YEAR BUILT:** 2023
- **BUILDING SIZE:** 260,000 SF with BTS Office
- **AVAILABLE FOR LEASE:** 260,000 SF
- **DIVISIBLE BY:** ~ 28,000 SF
- **LEASE TYPE:** NNN
- **SHELL LEASE RATE:** \$0.71-\$0.75 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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### Access

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



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DEVELOPED IN BOISE MSA**



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