

AHLQUIST.



Peregrine - Industrial Blds. 1 and 2

MARK CLEVERLEY
208.850.6113
MARK@AHLQUISTDEV.COM

KEKOA NAWAHINE
208.810.0137
KEKOA@AHLQUISTDEV.COM

SCAN HERE FOR
PROJECT VIDEO





Welcome To Peregrine

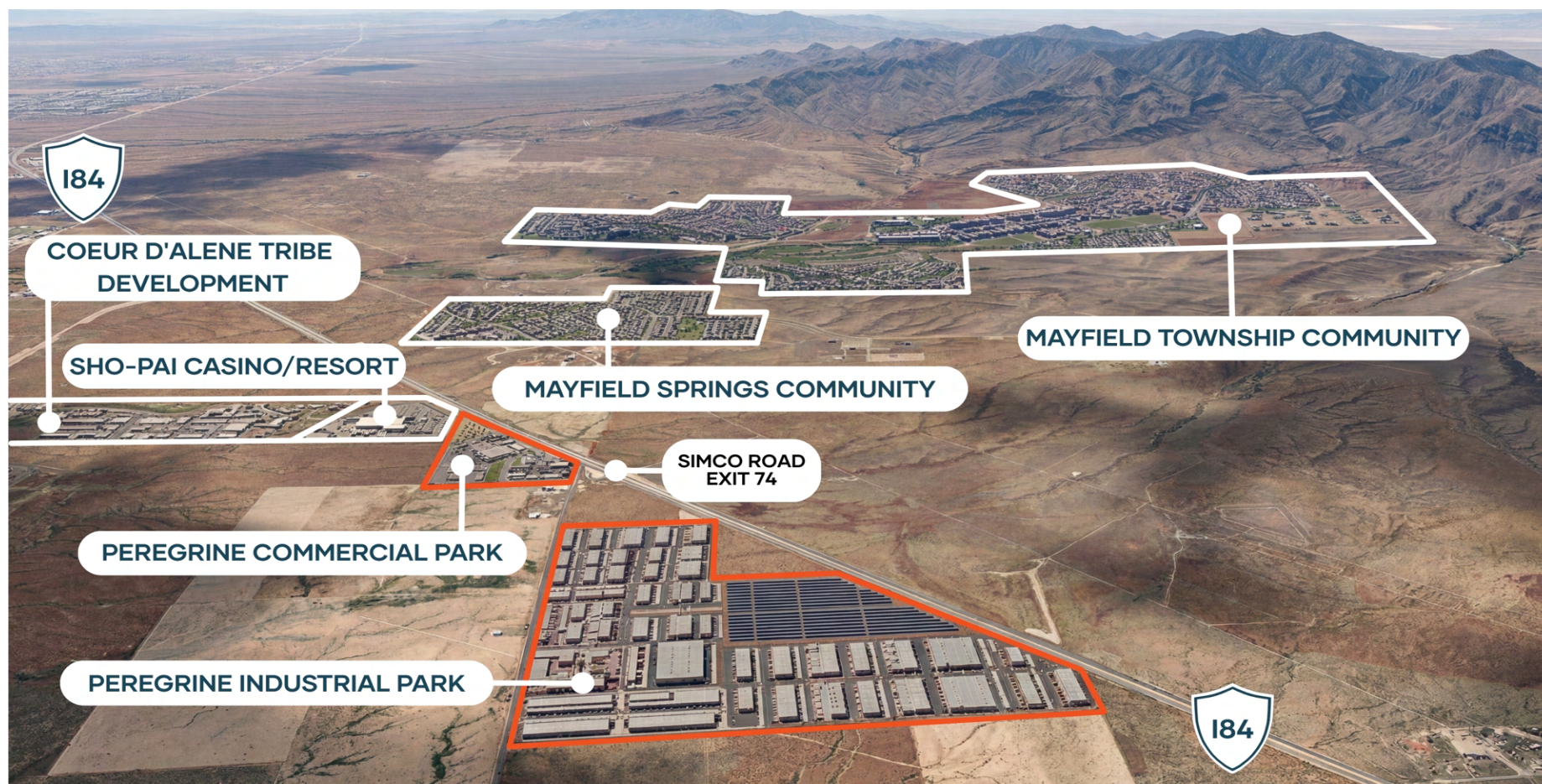
Peregrine is a 920-acre mixed-use development in located at the Interstate 84 and Simco Road interchange and developed through a partnership between Ahlquist and the Coeur d'Alene Tribe. The project pairs a 744-acre industrial and technology park with a 146-acre commercial area, with additional service, retail, and residential uses planned across the site. Positioned at the eastern edge of the Treasure Valley, Peregrine sits 12 minutes from Micron Technology's Boise campus and the Boise Airport, giving tenants direct freeway access to one of the region's fastest-growing economic corridors. The site is already zoned for commercial and industrial use and carries secured water rights supported by two existing commercial wells. With neighboring residential communities in Mayfield projected to add more than 10,000 homes and the future Sho-Pai Resort and Casino taking shape nearby, Peregrine is built to anchor long-term growth along this emerging gateway to the valley. Parcels are now available for sale or lease.





The New Eastern Edge Of The Treasure Valley

The Treasure Valley is expanding eastward, and the Interstate 84 corridor at Simco Road is the center of that growth. Within a single contiguous area, energy, industry, hospitality, and residential development are coming together. These projects form a real, emerging submarket — and Peregrine is its geographic and strategic center.

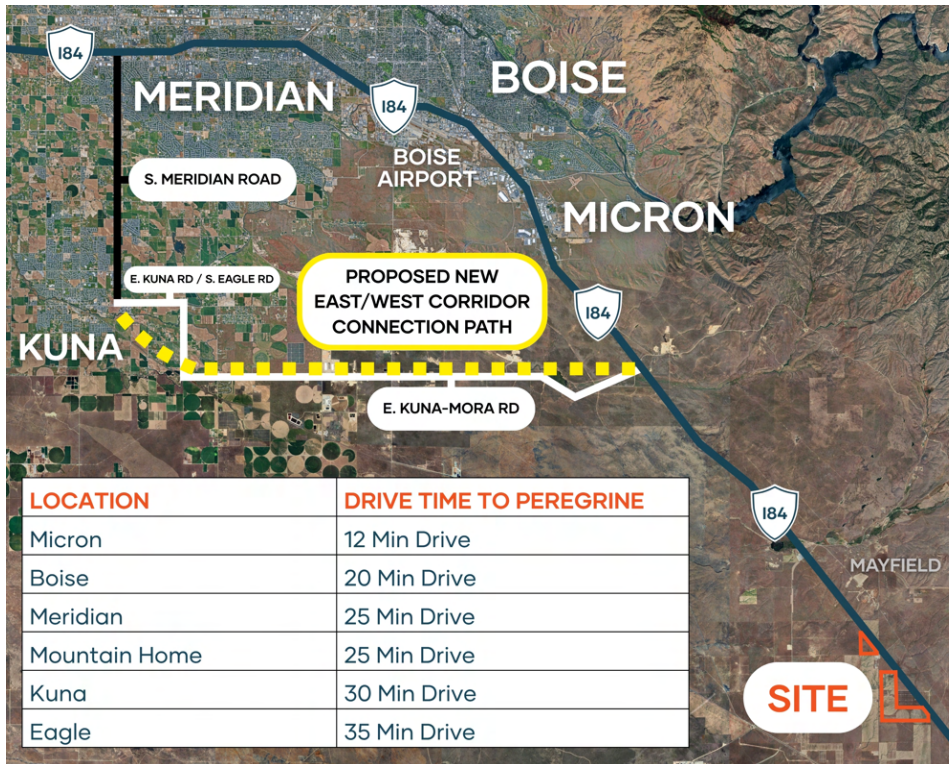


EARLY MOVER ADVANTAGE

Commercial and industrial pads now available for sale or lease with flexibility to meet your needs

Proximity to Micron

Located on Interstate 84 at the Simco Road exit (Exit 74). Peregrine sits roughly 12 minutes from Micron's Boise campus — where Micron is investing approximately \$50 billion to build two leading-edge memory manufacturing fabs — the largest private investment in Idaho's history.



FUTURE CORRIDOR • SOUTH ADA CONNECTIVITY

ITD and COMPASS are proposing a new east-west corridor extending Meridian Road south to Kuna-Mora Road and east to I-84 near the Blacks Creek interchange. Peregrine sits directly along the proposed alignment, positioning it as a future logistics access point for the southern Treasure Valley.

Site Infrastructure ● Build-Ready

The water rights, power adjacency, entitlements, and the geotech are in place at Peregrine, accelerating any user's path to operations. Backed by Idaho's right-to-work environment, no inventory tax, and TRI incentives for qualifying job-creating projects.

WATER

Decreed Rights: ~1,000 acre feet (~325M+ gal/year)
Wells: Two licensed deep commercial wells
Quality: Potable, clean for industrial use
Investment: \$3M in existing well infrastructure

FIBER & GAS

Fiber: RTI fiber line traverses site
Natural Gas: Williams Northwest Pipeline on-site
Distribution: Intermountain Gas tap

POWER

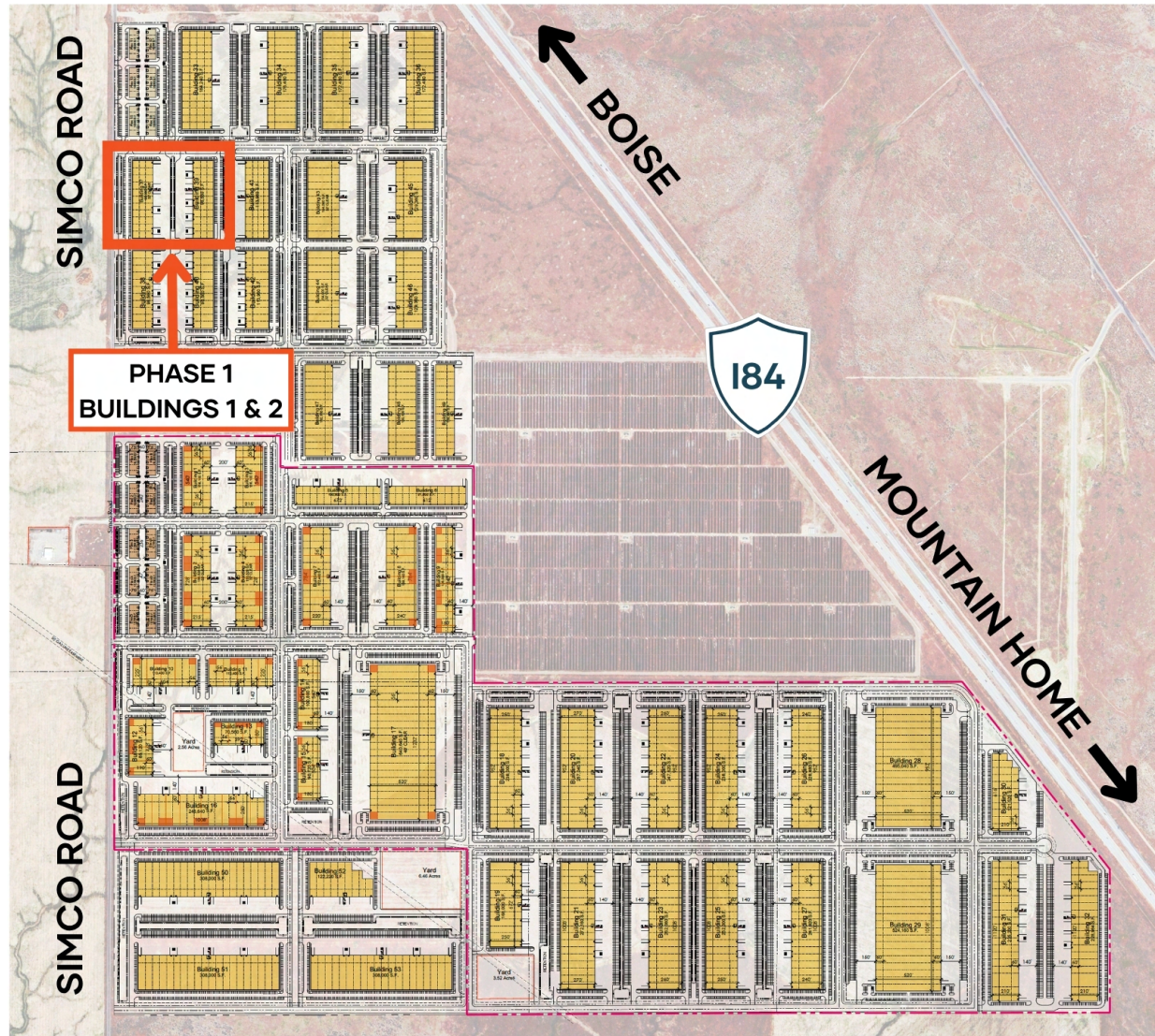
Adjacency: Contiguous to Idaho Power Peregrine Energy Center
Transmission: Existing 230kV and 500kV Adjacent to site
Substations: Near Existing Substations
Cost: Because of adjacent existing infrastructure, lower access costs

ENTITLEMENTS & SITE

Zoning: M-1 (Light) / M-2 (Heavy) Industrial
Jurisdiction: Elmore County, Idaho
Geotechnical: Complete, confirmed buildable
Sewer: Wastewater & drainage designed



Master Plan & Phase 1



MASTER PLAN

TOTAL AREA	774 acres
PHASE 1 SPEC BUILDINGS	2 buildings (39.31 AC)
FUTURE PHASES	Land sale, lease, or BTS
ZONING	M-1 / M-2 (Elmore Co.)
ENTITLEMENTS	Fully entitled
GEOTECHNICAL	Complete
WATER	Decreed Commercial Rights
POWER	230kV / 500kV adjacent and Capacity at Substation

PHASE 1 • AVAILABLE FOR PRE-LEASE

Phase 1 delivers two spec buildings on 39.31 acres at the northwest corner of the park, with direct Simco Road frontage. Building specifications are detailed on the following page.

MASTER SITE PLAN • PHASE 1 BUILDINGS OUTLINED

Lease

LOCATION	SIMCO ROAD
AVAILABLE FOR LEASE	7,000 - 100,000 SQ FT
LEASE RATE	\$0.92 / SQ FT
LEASE TYPE	NNN
OFFICE TI	CUSTOMIZABLE TO TENANT
MINIMUM TERM	7 YEARS
ESTIMATED COMPLETION DATE	2027

Building Specs

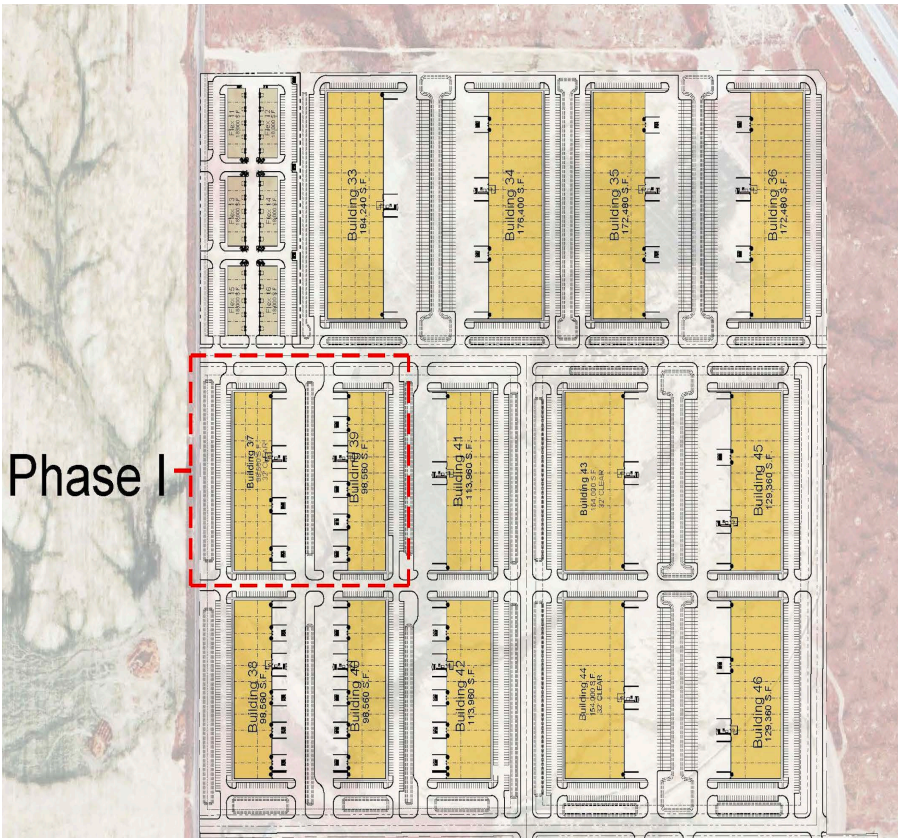
CLEAR HEIGHT	32'
COLUMN SPACING	56' BAY SPACING
SPEED BAY SIZE	60'
DOCK / DRIVE-IN DOORS	9'x10' / 14'x16'
TRUCK COURT	60 FT CONCRETE APRON
SLAB ON GRADE	6" REINFORCED
ROOF / WALL INSULATION	R-30 / R-10
FIRE SUPPRESSION	ESFR, CLASS 1-4
POWER	480/277, 3-PHASE, 200A / BAY
INTERNET	FIBER
WATER	2" CULINARY LINE

Peregrine - Phase 1

Overview

Phase 1

Now leasing two industrial buildings on 15 acres at the northwest corner of the master plan, designed for a mix of single-tenant users and flexible multi-tenant configurations. Modern industrial design with insulated metal panels, generous glazing on office frontage, and ESRF-ready warehouse interiors. Suites available from 7,000 SF to 100,000 SF.



PHASE 1 AREA
15 acres

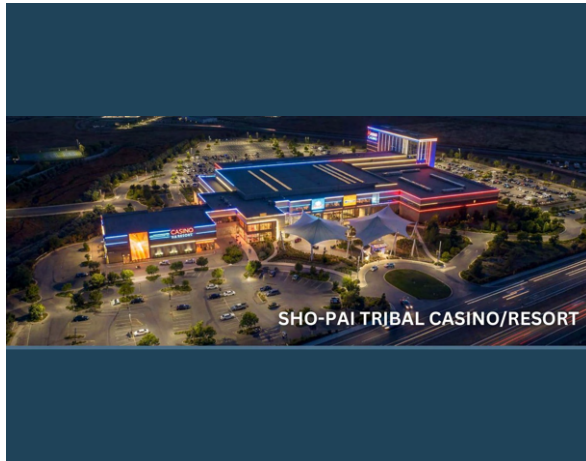
BUILDING COUNT
2 buildings

SUITE RANGE
7,000 - 100,000 SF

DELIVERY
2027

Adjacent Developments

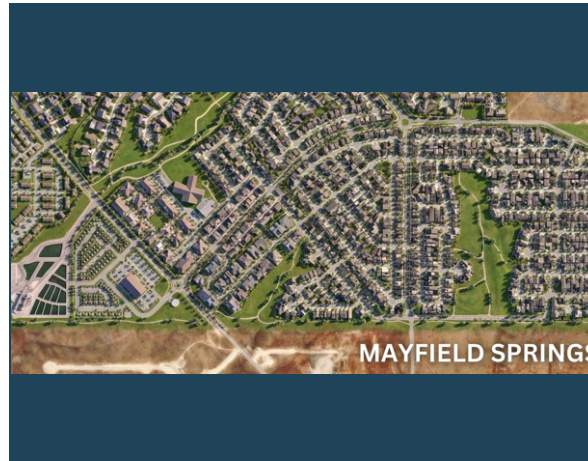
Three major developments anchor the corridor and reinforce demand at Peregrine's interchange.



SHO-PAI CASINO & RESORT

Submitted For Federal Approval

- 40-acre site planned for the Sho-Pai Resort and Casino developed by the Coeur d'Alene Tribe
- Resort and Casino amenities to include gaming, restaurants, hotel, etc.
- Additional 550-acres (Ada/Elmore Counties) owned by the Coeur d'Alene Tribe for future development



MAYFIELD SPRINGS

750-acre master-planned community

- 2,325 new homes
- 5,400+ residents at full build
- Single-family, multifamily, townhomes
- Home prices \$360K to \$725K
- Retail, grocery, medical
- Construction through 2028



MAYFIELD TOWNSITE

Fully entitled, 4 miles from Peregrine

- Approved 5,375-acre master plan
- Recorded Development Agreement
- Approved 1,468-acre Preliminary Plat for 1,740 homes
- Construction start estimated for 2028



The Workforce

The Treasure Valley MSA is one of the fastest-growing labor markets in the country. Peregrine sits inside that growth, with direct access to a deep, expanding pool of manufacturing, logistics, and skilled-trade workers, anchored by Micron's semiconductor expansion and a steady pipeline of new graduates from regional institutions.

900K

Total Population

In The Treasure Valley

3.7%

unemployment rate

BELOW U.S. AVERAGE

+2.5%

job growth YoY

+9,800 NEW JOBS

50K+

students enrolled

14 HIGHER-ED INSTITUTIONS

DEMAND DRIVERS

Micron Semiconductor Expansion

Two new memory fabs adding ~17,000 direct and indirect jobs in engineering, technician roles, and supply chain operations. First fab targeting operations 2026.

Advanced Manufacturing & Logistics

Tech employment grew 32% from 2016 to 2021. Logistics and warehouse operations expanding along the I-84 corridor to serve regional and national distribution.

Construction & Skilled Trades

Construction sector projected to add ~16,500 workers between 2022 and 2032, driven by Micron build-out and Treasure Valley residential growth.

Mountain Home AFB

Continuous pipeline of separating service members with discipline, security clearances, and technical training. A natural fit for industrial and manufacturing employers.

PIPELINE & COST PROFILE

Education & Training

Boise State University, College of Western Idaho, and CWI Trades collectively serve 50,000+ students. Idaho Launch and other workforce programs underwrite credentialing for in-demand industrial occupations.

Wages & Cost of Living

Median household income \$72,926 (2023). Idaho's cost-of-living position lets industrial wages stretch further, supporting hiring competitiveness and stronger retention.

In-Migration

Mayfield Springs (2,325 homes) and Mayfield Townsite (1,740 homes Phase I) bring workforce directly to Peregrine's doorstep, addressing the "where will my employees live" question that other industrial markets cannot.

Right-to-Work State

Idaho's right-to-work environment, no inventory tax on business personal property, and no sales tax on production equipment create a structurally favorable operating environment for industrial users.

Sources: Idaho Department of Labor, BLS, Boise Valley Economic Partnership, Idaho Workforce Development Council.

Let's Talk.

Whether you're evaluating a lease, a land purchase, or a build-to-suit, we'd welcome a conversation about how Peregrine fits your strategy.



Mark Cleverley

CHIEF LEASING OFFICER

208.850.6113

mark@ahlquistdev.com

As Chief Leasing Officer at Ahlquist, Mark leads the firm's leasing strategy across a portfolio that spans industrial, medical, retail, and mixed-use development.



Kekoa Nawahine

LEASING ASSOCIATE

208.810.0137

kekoa@ahlquistdev.com

Bringing strategic leadership and a relentless service ethic to every transaction. Kekoa specializes in helping operators find and structure the right space for the way their business actually grows.



Holt Haga

VP OF LEASING

208.371.4658

Holt@ahlquistdev.com

Holt is one of the founding members of Ahlquist. He specializes in office, industrial, and retail leasing within the company's portfolio. His outstanding attention to detail and relentless work ethic ensure a seamless and enjoyable experience with each client he works with.

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PEREGRINE