



COMMERCE CENTER

INDUSTRIAL SPACE
FOR LEASE



15918 STAR ROAD | NAMPA, IDAHO

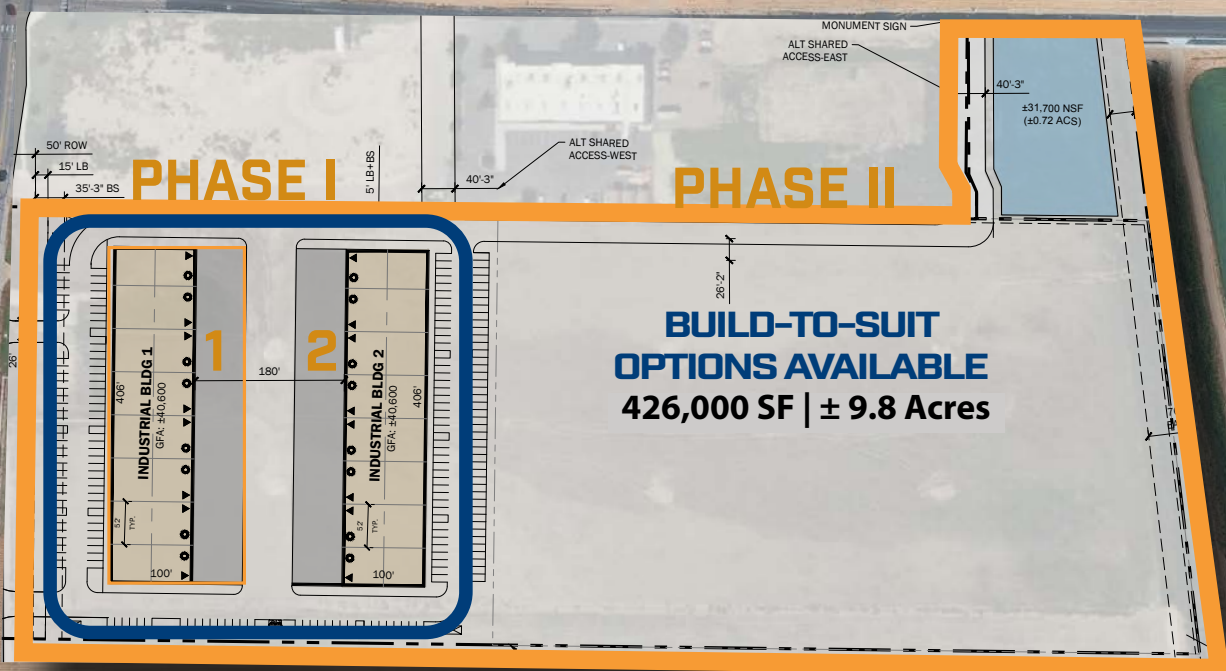


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PROJECT HIGHLIGHTS

15918 STAR ROAD | NAMPA

**PHASE ONE | BUILDING 1: 40,600 | AVAILABLE!
BUILDING 2: 40,600 | AVAILABLE!**

- New Construction, Class A Industrial Park
- Industrial Park (IP) Zoning allows for a wide variety of uses
- ESFR Sprinklering
- Dock and grade level doors
- Front park, rear load buildings
- Divisible to 5,217 and 9,933 SF
- 24' - 26' clear height
- Minutes to two I-84 interchanges
- Exceptional tenant visibility
- Prime location for servicing the entire Treasure Valley

BUILDINGS 1 & 2

15918 STAR ROAD | NAMPA

TOK
COMMERCIAL



FIRE SUPPRESSION
ESFR SYSTEM



DELIVERY
Q3 2026



INTERSTATE ACCESS
5 Minutes to I-84



LEASE RATES
Contact Agent

PROPERTY TYPE

Industrial | Distribution Warehouse

BUILDING SIZE

40,600 SF

CONSTRUCTION TYPE

Concrete Tilt

TOTAL AVAILABLE/BUILDING

(2) 9,806 - 9,930 SF with 987 SF Office

(4) 5,217 Suites with 1,092 SF Office

DOCK DOORS

Yes | 1/Bay

GRADE LEVEL DOORS

Yes | 1/Bay (12'x14')

POWER

480/277v | 3 Phase | 1,000 Amps
(per building)

PARKING

2.1/1,000

TRUCK COURT DEPTH

135' minimum

BUILDING DEPTH

100'

COLUMN SPACING

52'

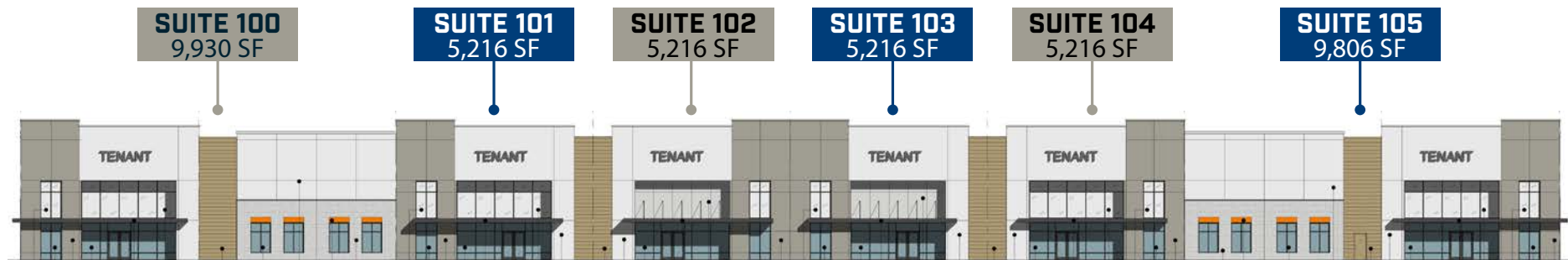
CLEAR HEIGHT

24' - 26'

BUILDING 1 FLOOR PLAN

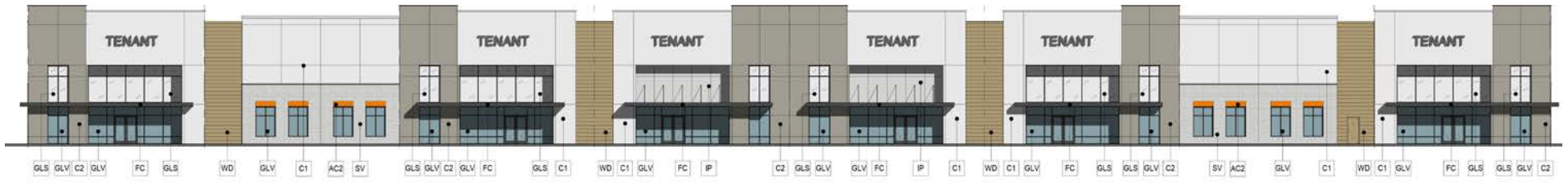
15918 STAR ROAD | NAMPA

BUILDING 1 - FLOOR PLAN

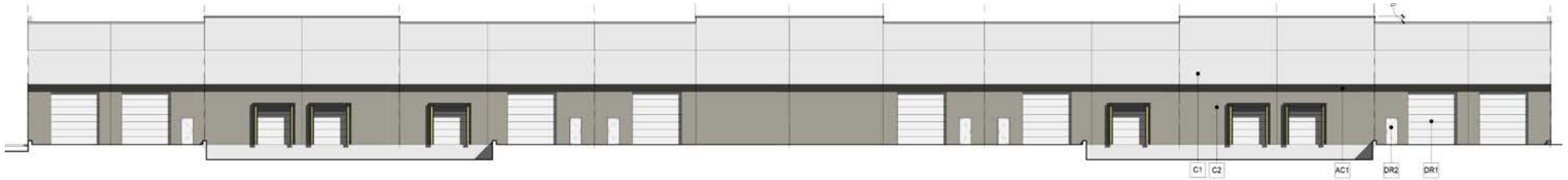


PRIMARY WEST ELEVATION

PRIMARY WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



CONSTRUCTION UPDATE





N IDAHO CENTER BLVD

STAR RD

FRANKLIN RD

PHASE 1

HWY 16 INTERCHANGE

↑ 6 MINUTES TO I-84 FROM SITE



3 MINUTES TO I-84 FROM SITE ↑

CLOSE FREEWAY ACCESS