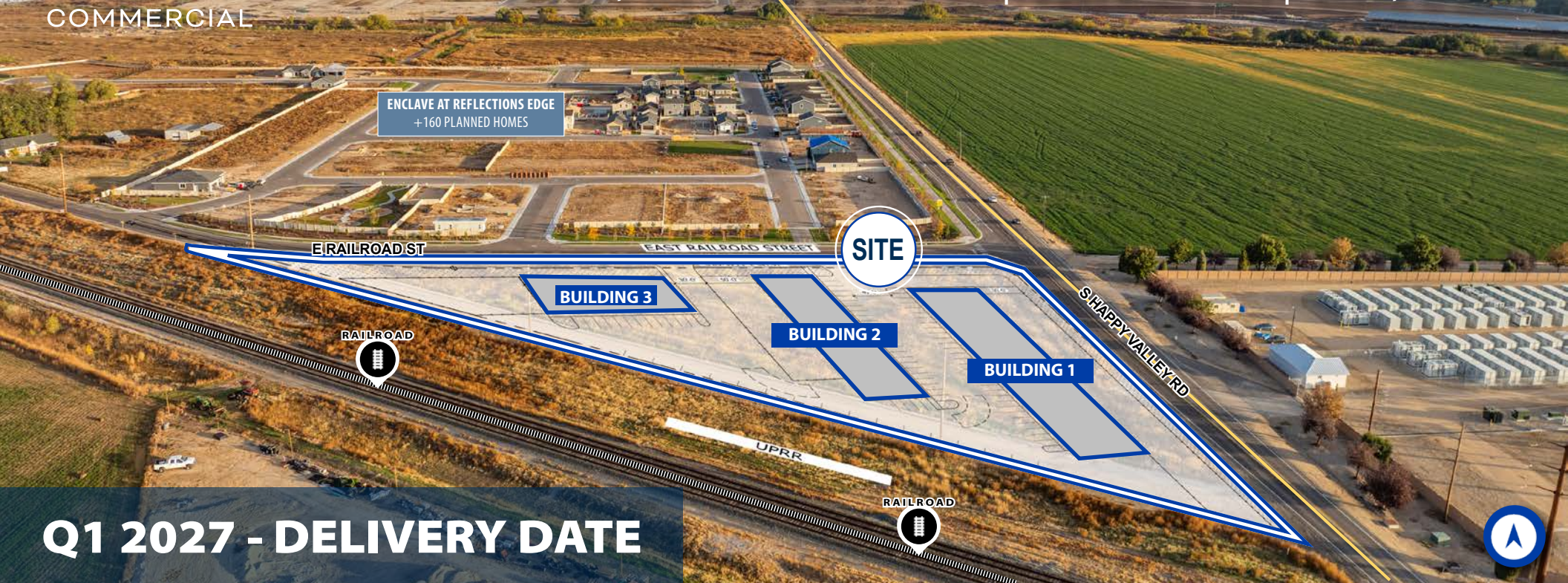


# REFLECTIONS LIGHT INDUSTRIAL

FOR SALE, FOR LEASE & BUILD-TO-SUIT | 0 RAILROAD STREET | NAMPA, ID 83687



**Q1 2027 - DELIVERY DATE**

**SEAN EDWARDS**  
208.412.7763  
sean@tokcommercial.com

**SAM MCCASKILL, CCIM**  
208.947.0804  
sam@tokcommercial.com

CONTACT



HIGHLIGHTS



- Excellent visibility and access from Happy Valley Road with easy connectivity to I-84 and Garrity Boulevard
- Ample yard space for outdoor storage and operations
- Strong owner-user opportunity with flexible purchase options
- Buildings available individually or collectively
- Lease sizes from ±2,500 SF up to full buildings
- Build-to-Suit (BTS) options available

*PG. 2 HAS ADDITIONAL OFFERING DETAILS*

### LEASE INFORMATION

SPACE	SIZE	RATE
Building 1*	22,040 SF	\$1.05 - \$1.15 /SF
Building 2*	12,600 SF	\$1.05 - \$1.15 /SF
Building 3	9,900 SF	\$1.15 /SF

**SALE PRICE:** Contact Agent  
**PROPERTY TYPE:** Light Industrial  
**EST. NNN:** \$0.25/SF NNN  
**LOT SIZE:** 3.695 Acres  
**BUILDING SIZE:** 42,440 SF  
**ZONING:** BC- Community Business  
**POWER:** 3-Phase  
**\*BLDG 1&2 DIVISIBILITY:** 2,500 SF

DETAILS



UPDATED: 2.26.2026

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# OFFERING SUMMARY

## FOR LEASE

**2,500 - 5,000 SF**

RATE: \$1.15/SF

**5,001 - 22,040 SF**

RATE: \$1.05/SF

**PRE-LEASING AVAILABLE!**

**\*BUILDING 3 CANNOT BE DEMISED**

## BUILD-TO-SUIT

**LEASE RATES VARY  
DEPENDING ON BUILD OUT**  
(CONTACT AGENT FOR MORE DETAILS)

## FOR SALE

**CONTACT AGENT  
FOR SALE PRICE**

**OFFERING TERMS:**  
OPEN TO SELLING ENTIRE PROJECT  
UPON COMPLETION  
BUILDINGS CAN BE SOLD SEPERATELY

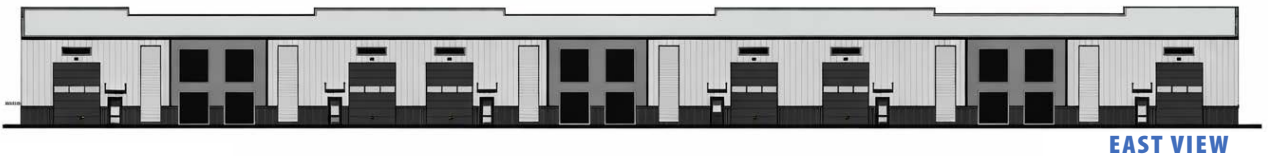
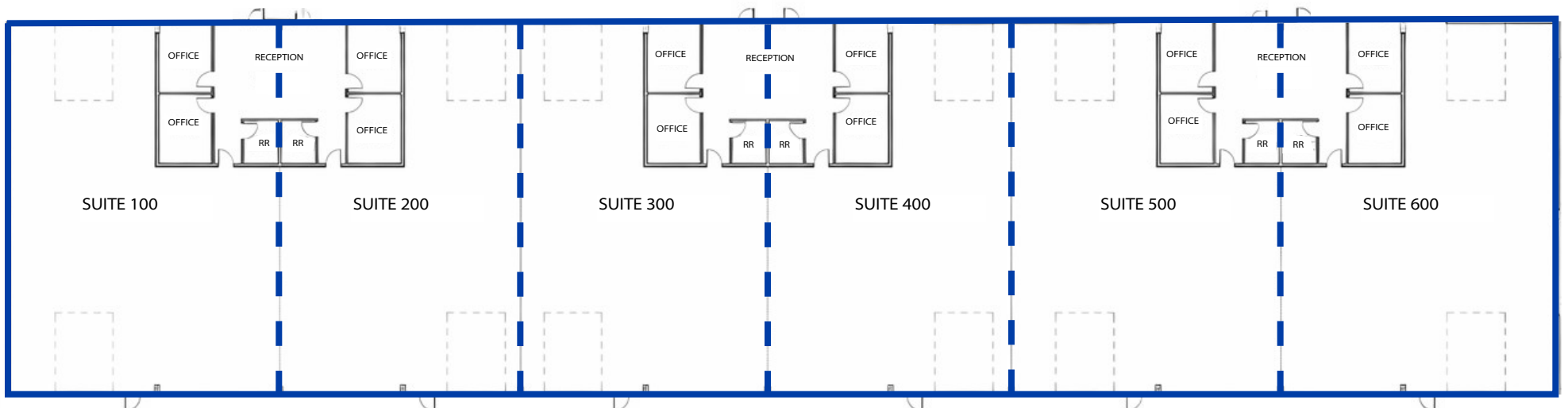
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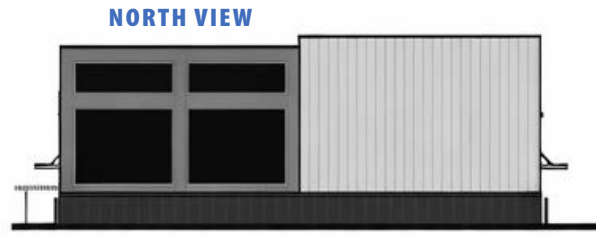
# BUILDING ONE | FLOOR PLAN



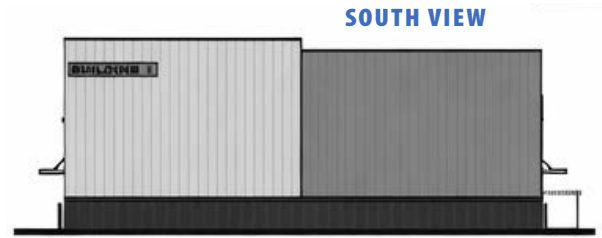
EAST VIEW



WEST VIEW



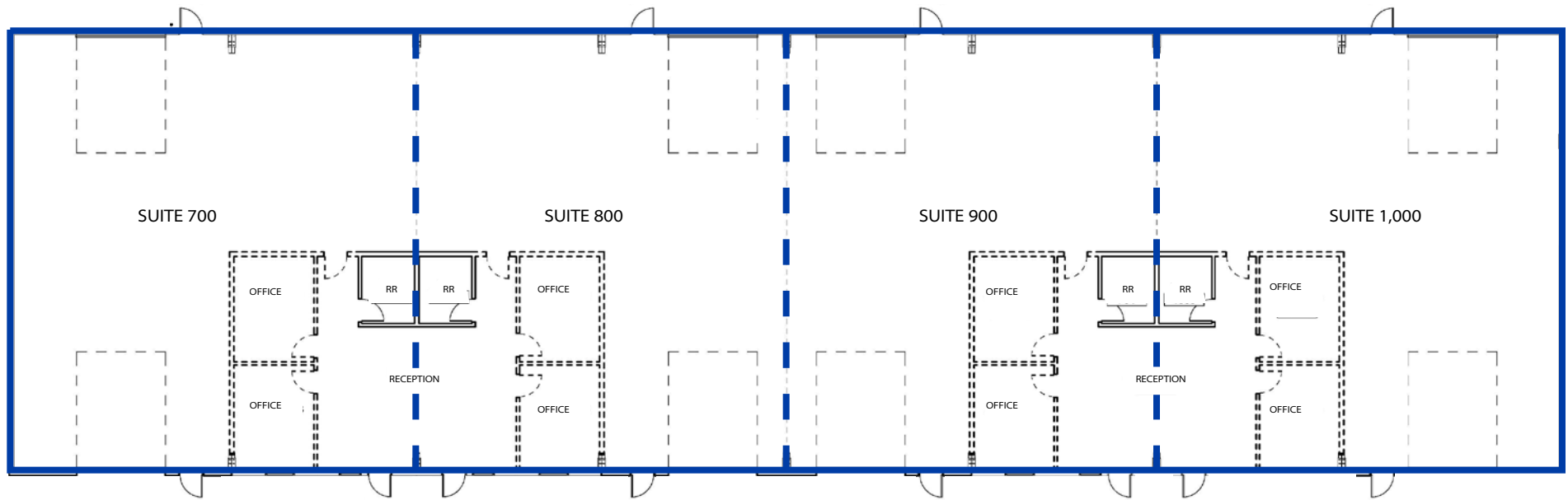
NORTH VIEW



SOUTH VIEW



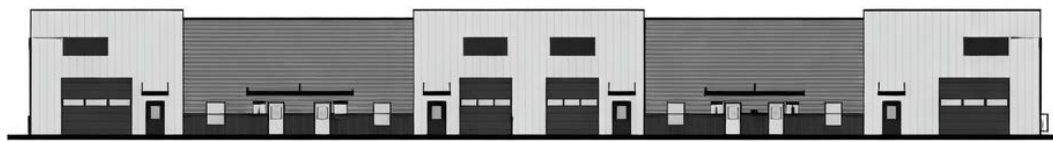
# BUILDING TWO | FLOOR PLAN



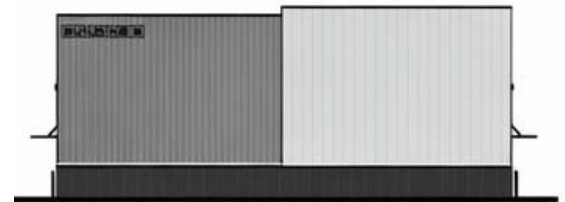
**NORTH VIEW**



**EAST VIEW**



**SOUTH VIEW**

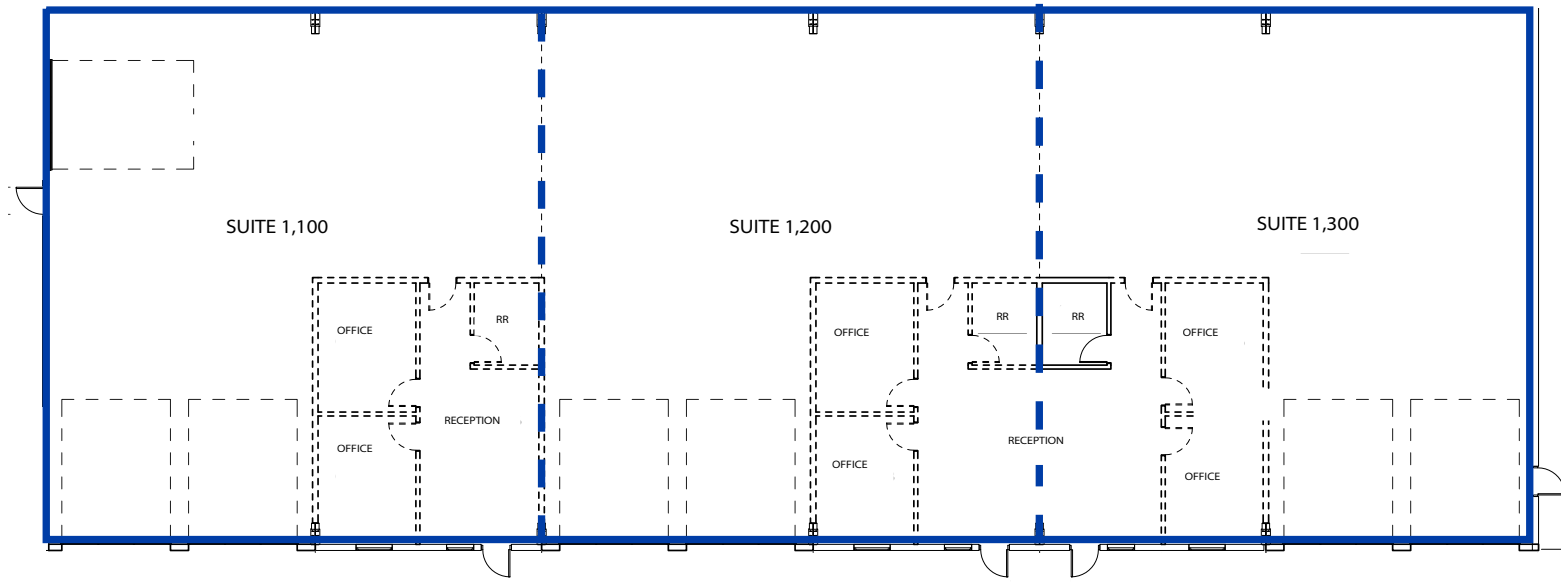


**WEST VIEW**

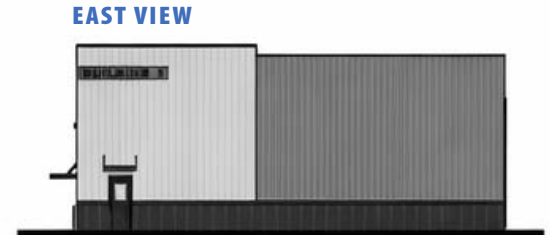




# BUILDING THREE | FLOOR PLAN



**NORTH VIEW**



**EAST VIEW**



**SOUTH VIEW**



**WEST VIEW**



# PROPERTY ZONING

## B-C, COMMUNITY BUSINESS

The BC Community Business District is intended to create, preserve and enhance areas with a wide range of retail sales and service establishments serving both long- and short-term needs in compact locations typically appropriate to commercial clusters near intersections of major thoroughfares. This district also includes some non-commercial development such as conditional multi-family.

[ADDITIONAL ZONING INFO »](#)





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# TOK

COMMERCIAL

6 MINUTES | 3.3 MILES  
TO I-84 ACCESS

### IDAHO CENTER & I-84 INTERCHANGE

Jeep KIA NISSAN Ford RAM TOYOTA

SUBARU CHRYSLER DODGE CHEVROLET

HYUNDAI SUBWAY GMC G'Relly Walmart

GameStop SONIC HOME WESTMARK

amazon

Jack

### NORTHSIDE & CALDWELL BLVD

Best Buy PLEXIS

boost mobile

Shell

Starbucks

BURGER KING SUBWAY

Great Clips McDonald's Fred Meyer

CHASE

### GARRITY & I-84 INTERCHANGE

boost mobile noodles SportClips SHOE CARNIVAL

McDonald's Freddy's SUBWAY TACO BELL

Pizza Hut Shell JCPenney

### NORTH 12TH CORRIDOR

us bank

cricket

FAMILY DOLLAR

NAPA

AutoZone

**SITE**

11,000 VPD

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