



**BUILD TO SUIT OR LEASE
RAIL-SERVED PROPERTY**

**IDAHO'S LARGEST
INDUSTRIAL PARK
NOW AVAILABLE!**

669 QUINN ROAD | POCATELLO, ID

AERIAL
360°
TOUR

PROPERTY
VIDEO



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TITAN CENTER IS A RARE, ONE-OF-A-KIND PROPERTY THAT CAN CATER TO ALL INDUSTRIAL TENANTS' NEEDS FROM MANUFACTURING, LOGISTICS, WAREHOUSING AND STORAGE TO LAY DOWN YARD. THE PROJECT COMPRISSES 1.4 MILLION SQ. FT., 150 ACRES AND 23 BUILDINGS.

The site was the former Naval Ordnance Plant, has rich history and an exciting new identity to accommodate industrial, office and retail tenants of today.

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PROJECT HIGHLIGHTS

| | |
|--------------------|---|
| TYPE | WAREHOUSE, DIST., MFG |
| FLOORS | 8" REINFORCED CONCRETE, ABLE TO HOLD 2,000 LBS/SF LIVE LOAD & 50,400 LBS/SF DEAD LOAD |
| WALLS | CONCRETE BLOCK/CORRUGATED SIDING |
| COLUMNS | CONCRETE & STEEL |
| HEATING | GAS FORCED AIR |
| SPRINKLERS | DRY SYSTEM - ALL BLDGS CONCRETE - RIGID INSULATION |
| DECK | WITH BUILD-UP ROOF ROOF UPGRADES WITH TPO OVER THE NEXT 3-5 YEARS |
| POWER | 7,200-VOLT, 3,000-AMP SERVICE |
| WATER LINES | 8" |
| SEWER | 8" |
| NATURAL GAS | 2" |
| PAVEMENT | THE MAJORITY OF THE COMPLEX IS PAVED TO FACILITATE EASY TRANSPORTATION LOADING, PARKING AND VEHICLE MANEUVERING |



KEY FEATURES

- 1.4 million total square feet in 23 buildings
- Rail-served property, fully-fenced and secure
- 150 acres of land, yard available, contact agent for details
- Overhead cranes available in some buildings
- Seven major manufacturing buildings
- Fifteen office and manufacturing buildings
- Buildings can be modified to suit tenant's needs
- Prepped outdoor storage areas ready for use
- Future mixed-used development planned on-site
- Close to remarkable recreational opportunities and major freeway interchanges
- Titan Center is Idaho's largest Industrial Park!



SPACE AVAILABLE



NOW AVAILABLE FOR LEASE

BLDG

6 6,440 SF

10 183,010 SF

13 6,386 SF

BLDG

14 5,708 SF

16 98,735 SF

19 1,740 SF

BLDG

20 8,840 SF

24 620 SF





SITE PLAN



The Titan Center delivers complete rail system access providing tenants the rare ability to transfer freight virtually anywhere in the country directly from the site.



Buildings provide spacious and well-planned interior layouts including ceilings up to 53' with durable concrete and steel construction.



On-site office buildings offer customizable buildouts in a conveniently central location for any service or product company within the Pocatello area.





BUILDING 6

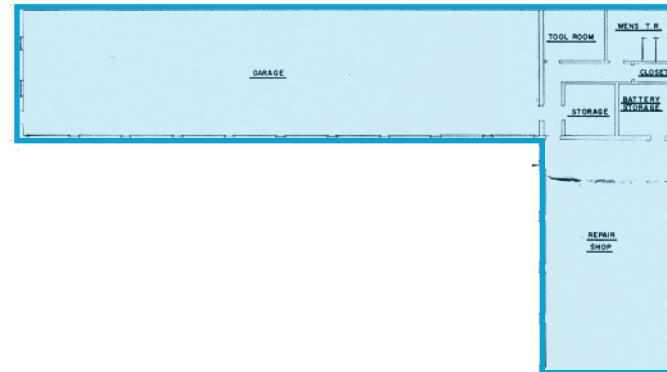
BUILDING 6

TYPE OF BUILDING

Single story manufacturing warehouse building. Building will subdivide.

SIZE

Available: 6,440 SF
Total: 6,440 SF



CEILING HEIGHT

13' Garage Area
17' Office Area

LOADING DOORS

Ground Level Loading:

- One 12' x 16'
- One 12' x 11'
- Eight 9' x 10'





BUILDING 10

TYPE OF BUILDING

Single story manufacturing warehouse building. Building will subdivide.

SIZE

Available: 183,010 SF

Total: 183,010 SF

Warehouse Manufacturing - 176,010 SF
Office Area - 7,000 SF

COLUMNS

15' x 60'

Concrete and steel construction

CEILING HEIGHT

2 bays - 28' outside

2 bays - 30' outside

1 bay - 38' center

LIGHTING

Sodium Vapor Industrial Fluorescent

CRANES

2 bays - 5 ton capacity

Hook height - 24'

2 bays - 10 ton capacity

Hook height - 26' and 36'

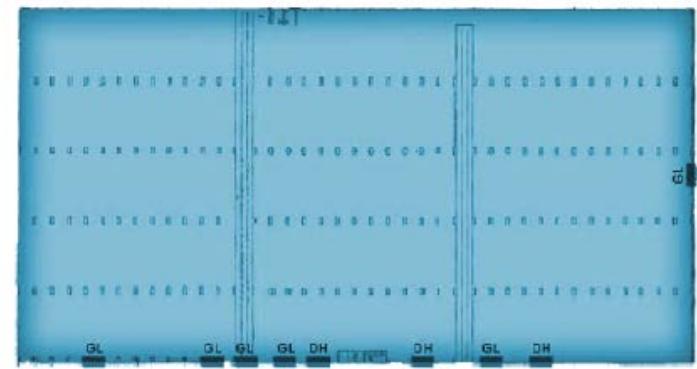
LOADING DOORS

Ground Level Loading:

- One 16' x 16'
- One 12' x 15'
- One 13' x 15'
- Two 17' x 18'

Dock High Loading:

- One 10' x 10'
- One 10' x 12'
- Two 12' x 14'

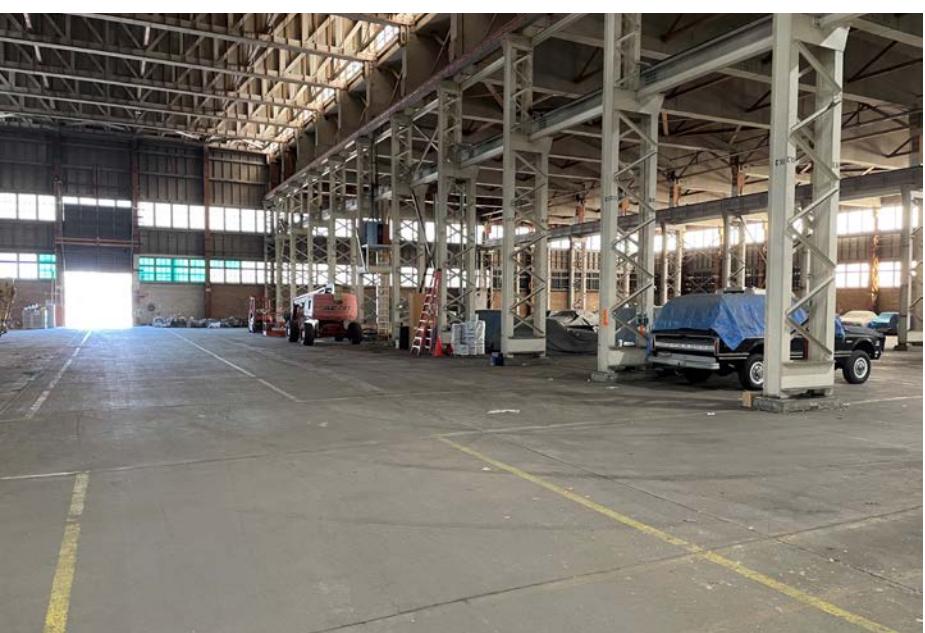


RAIL SERVICE

Two rail spurs into the building at one third intervals, running the entire width of the building



BUILDING 10





BUILDING 13

TYPE OF BUILDING

Single story manufacturing warehouse building.

SIZE

Available: 6,386 SF

LIGHTING

LED

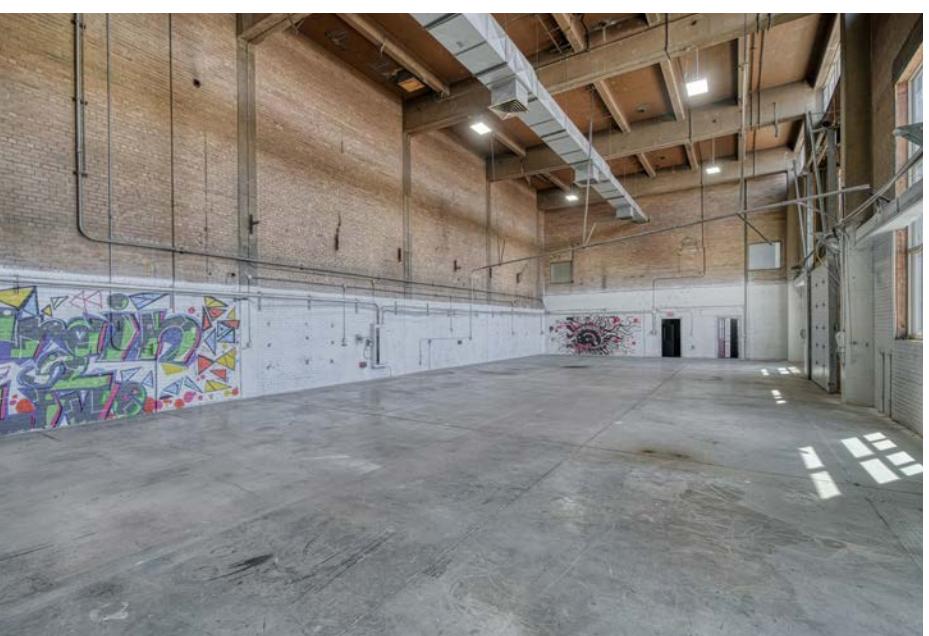
LOADING DOORS

Ground Level Loading:

- Two Total



BUILDING 13





BUILDING 14

TYPE OF BUILDING

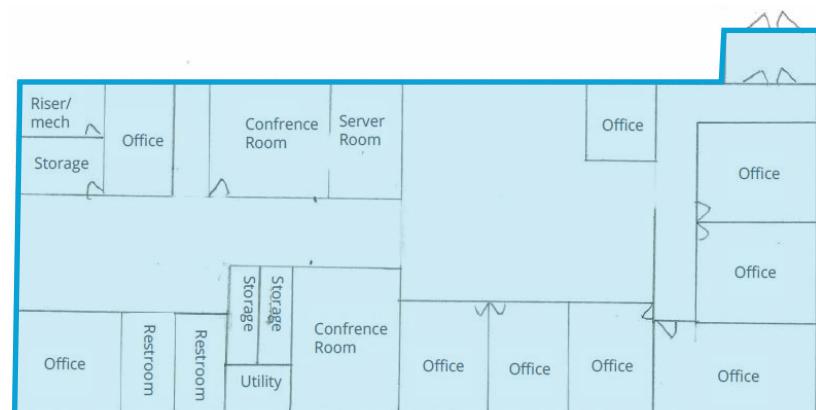
Single story industrial/flex building with 8 offices, 2 conference rooms, and 2 restrooms.

SIZE

Available: 5,708 SF

LIGHTING

LED





BUILDING 16

TYPE OF BUILDING

Single story manufacturing warehouse building with outside crane.

SIZE

Available: 98,735 SF

Total: 180,330 SF

Warehouse Manufacturing - 179,000 SF
Office Area - 7,000 SF

COLUMNS

29' - 40' - high bay 75'

LIGHTING

High Pressure Sodium Vapor

CRANES

- Four 25 ton
- One 45 ton

CRANE RAIL

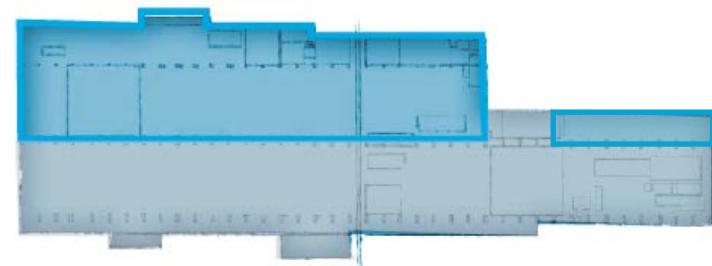
Outside crane rail
Length: 640' 3-rail accesses

LOADING DOORS

Southwest Bay - 12' x 14'
West Bay South - 14' x 16'
Northwest Lean-to - 14' x 16'
East Bay South - 20' x 30'
(w/ canopy door)
West Door - 18' x 16'
East Door - 18' x 16'
West Side - 10' x 8'

RAIL SERVICE

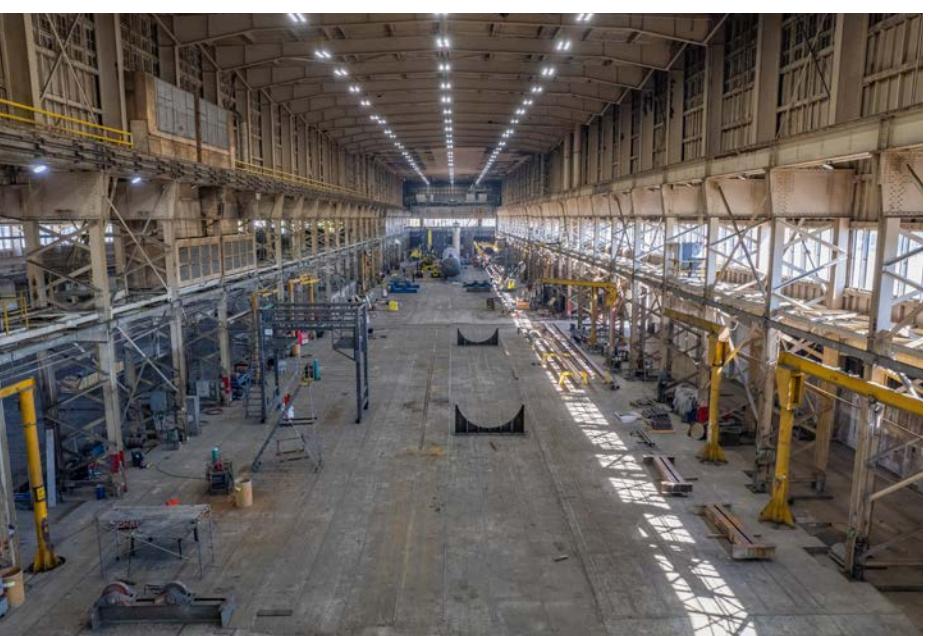
Rail spurs run entire width of building



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BUILDING 16





BUILDING 19

TYPE OF BUILDING

Industrial, manufacturing, warehouse

SIZE

Available: 1,740 SF
Total: 6,530 SF

BUILDING TYPE

Brick

YEAR BUILT

1945

YARD

Lay Down as Needed

PARKING

Ample

HEATING

Gas

DOCK DOORS

Yes

RAIL SERVICE

Rail spurs run entire width of building





BUILDING 20

TYPE OF BUILDING

Single story warehouse building

SIZE

Available: 8,840 SF
Total: 8,840 SF

COLUMNS

12'

YEAR BUILT

1942

CONSTRUCTION TYPE

Brick, Transite

CEILING HEIGHT

20'

LIGHTING

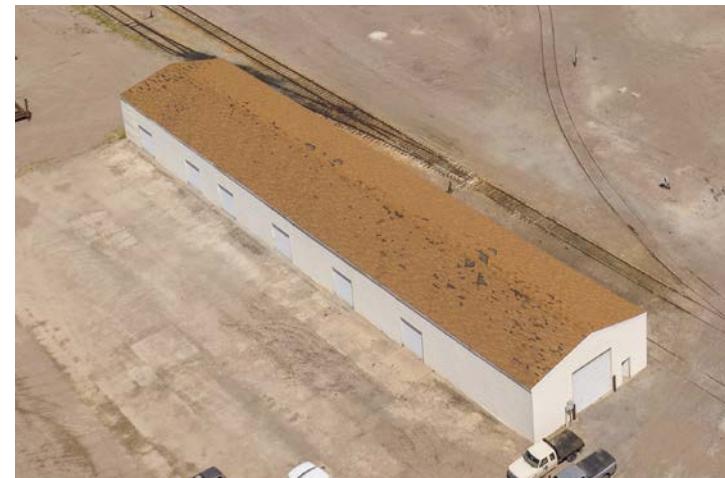
LED

PARKING

15 Total

LOADING DOORS

Ground Level Loading:
• Six Total
• 10' x 12'
• 14' x 15'





BUILDING 24

TYPE OF BUILDING

Single story warehouse building

SIZE

Available: 620 SF
Total: 5,544 SF

CONSTRUCTION TYPE

Brick, Transite

CEILING HEIGHT

15'

LIGHTING

LED

LOADING DOORS

Ground Level Loading:
• Four Total
• 10'X12'









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