

REFLECTIONS LIGHT INDUSTRIAL

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



Q4 2026 - DELIVERY DATE

CONTACT

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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 $\pm 2,500$ SF up to full buildings
- Build-to-Suit (BTS) options available

PG. 2 HAS ADDITIONAL OFFERING DETAILS

UPDATED: 1.12.2026

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This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

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	7,800 SF	\$1.15 /SF

SALE PRICE:

Contact Agent

PROPERTY TYPE:

Light Industrial

\$0.25/SF NNN

EST. NNN

3.695 Acres

LOT SIZE:

42,440 SF

BUILDING SIZE:

BC- Community Business

ZONING:

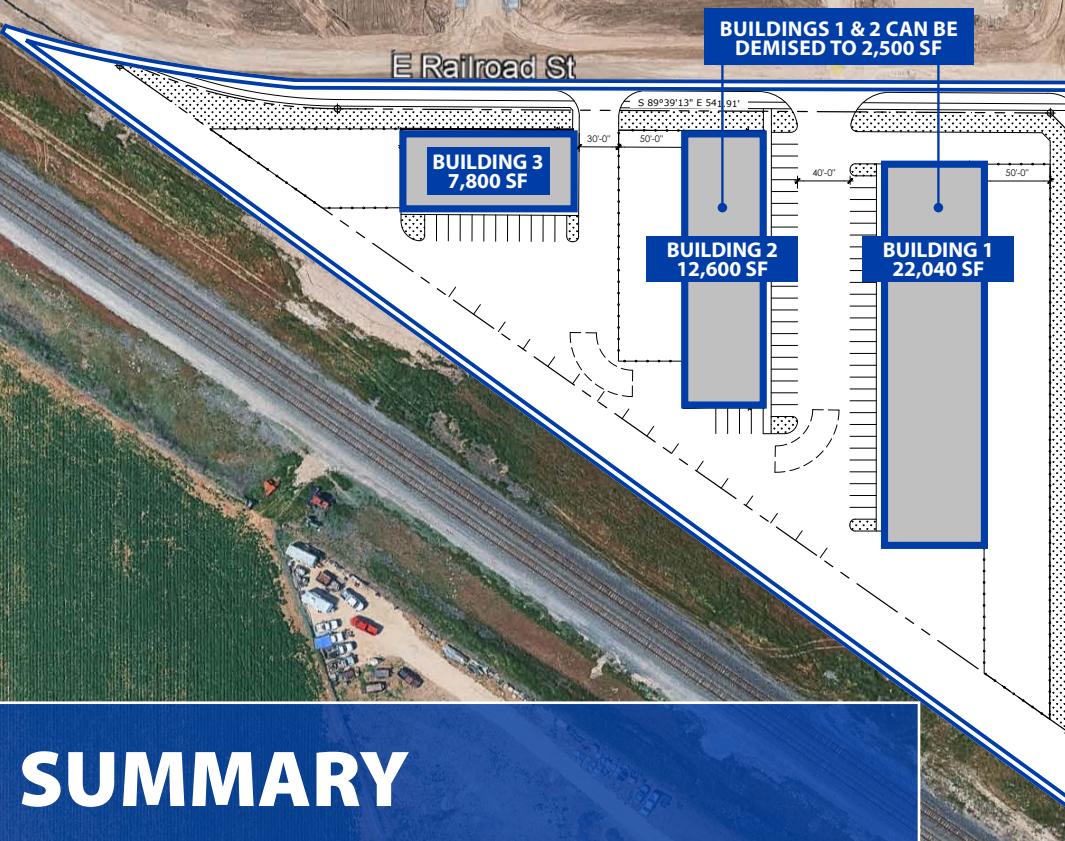
3-Phase

POWER:

2,500 SF

*BLDG 1&2 DIVISIBILITY:

TOK COMMERCIAL.COM



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



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 »](#)

The logo for TOK Commercial. The letters 'TOK' are prominently displayed in large, white, bold, sans-serif capital letters. Below 'TOK', the word 'COMMERCIAL' is written in a smaller, white, bold, sans-serif capital letters. The background of the logo is a grainy, high-angle photograph of a residential neighborhood, showing several houses, trees, and a road.

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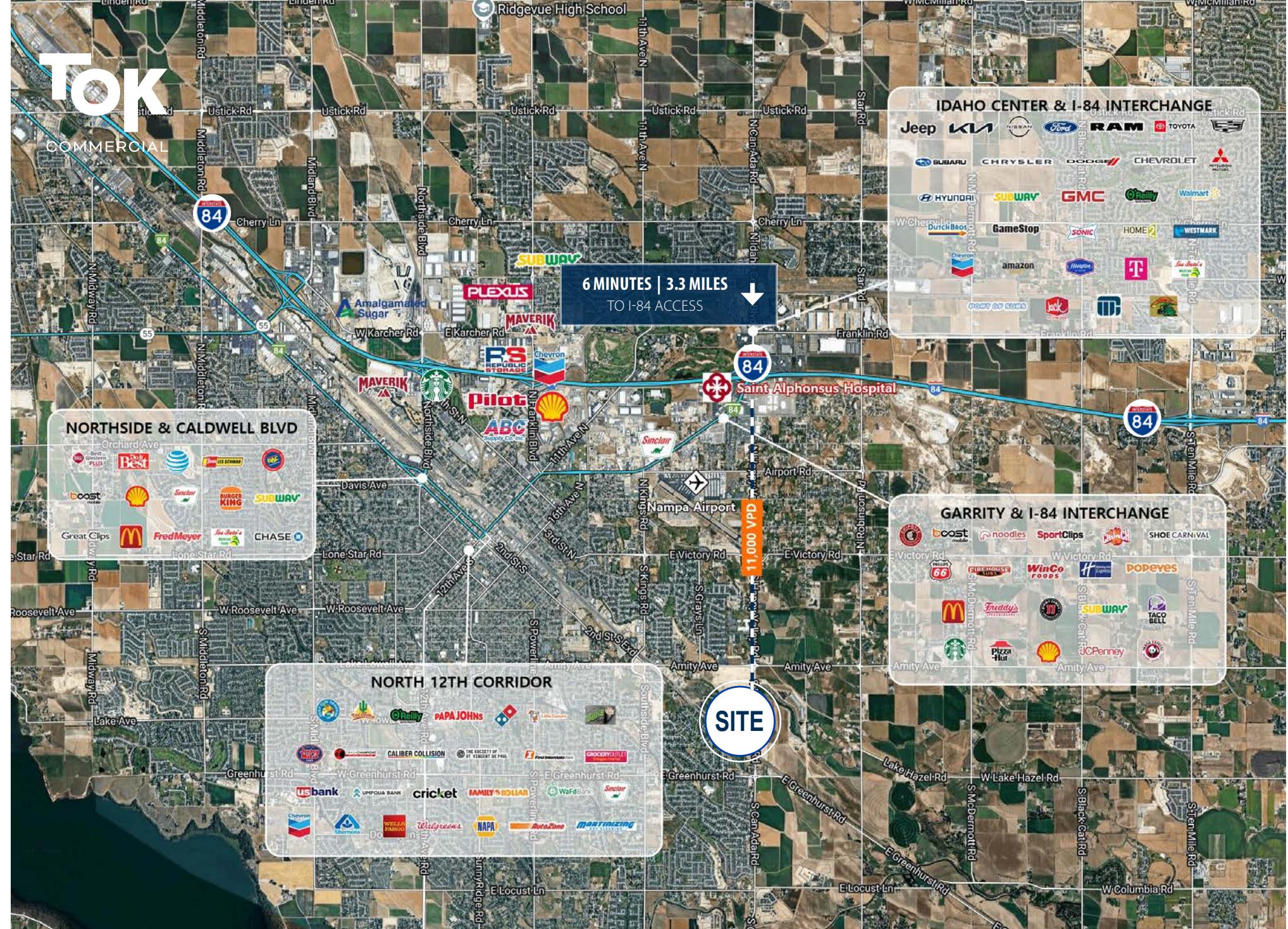
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