

TOK

COMMERCIAL

REFLECTIONS LIGHT INDUSTRIAL

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



Q4 2026 - DELIVERY DATE

SEAN EDWARDS

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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 ±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	7,800 SF	\$1.15 /SF

SALE PRICE:

PROPERTY TYPE:

EST. NNN

LOT SIZE:

BUILDING SIZE:

ZONING:

POWER:

*BLDG 1&2 DIVISIBILITY:

Contact Agent

Light Industrial

\$0.25/SF NNN

3.695 Acres

42,440 SF

BC- Community Business

3-Phase

2,500 SF

DETAILS

CONTACT



UPDATED: 1.12.2026

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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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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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6 MINUTES | 3.3 MILES
TO I-84 ACCESS

NORTHSIDE & CALDWELL BLVD



NORTH 12TH CORRIDOR



IDAHO CENTER & I-84 INTERCHANGE



GARRITY & I-84 INTERCHANGE



SITE

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