



Accelerating success.

For Lease & For Sale

Sky Ranch Logistics Building 1

1220 Smeed Pkwy. | Caldwell, Idaho 83605

336,960 SF (56,160 - 280,800 SF Available)

Appx. 62,000 SF of Yard/Trailer Parking



Broker Tour Incentive
\$200 Gift Card

Ask for Details

Devin Ogden, MBA, CCIM, SIOR
208 472 1668
devin.ogden@colliers.com

Michael McNeight
208 472 2865
michael.mcneight@colliers.com

Developed by:

Lincoln

1220 Smeed Parkway



Property Type	Industrial
Lot Size	±20.183 Acres
Building Size	336,960 SF (Divisible to 56,160 SF)
Available Space	56,160 - 280,800 SF with 2,430 SF of Spec Office
Year Built	2024
Construction	Concrete Tilt with TPO Roof
Fire Suppression	ESFR
Lighting	High Bay LED
Parking	1 Stall /960 SF
Zoning	M-1 Light Industrial
Clear Height	32'-0" at Lowest Point
Column Spacing	54' x 48'
Docks	60 Total (12 with Full Dock Packages)
Grade Level Drive-In Doors	6 Total (12' x 16')
Power	2 - 2,000 Amp Services of 277/480v 3-Phase
Yard Space/ Trailer Parking	62,000 SF
Sale Price & Lease Rate	Contact Agent
Lease Type	NNN (Estimated at \$0.16/SF Monthly)

Key Highlights

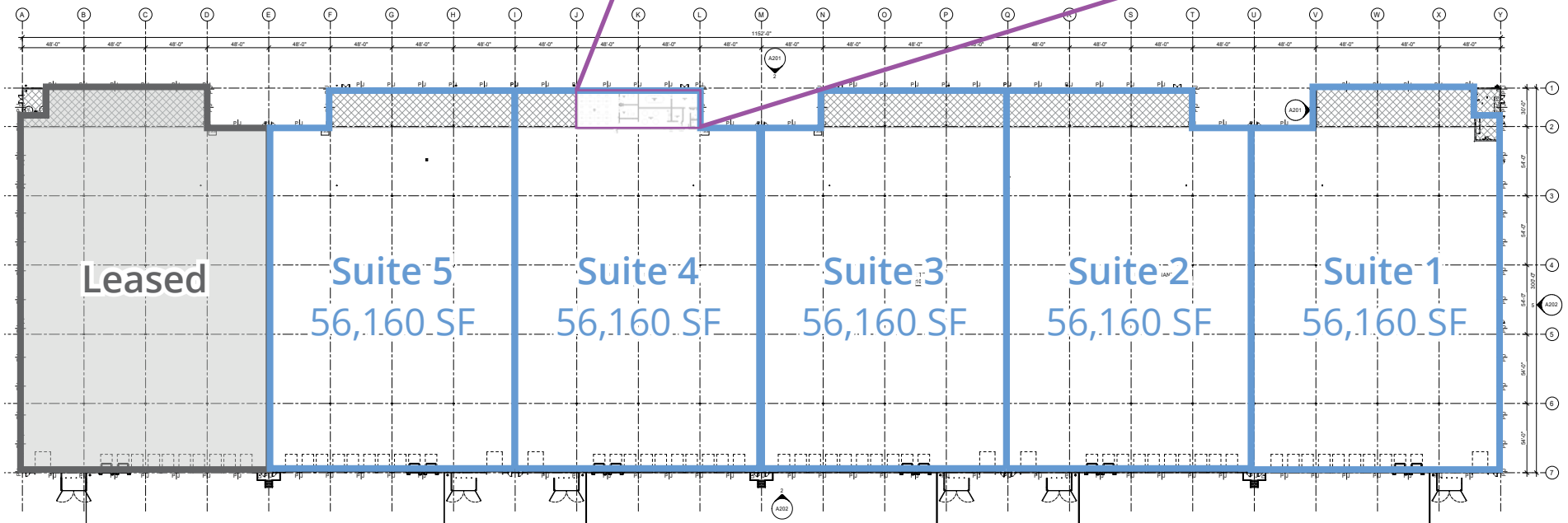
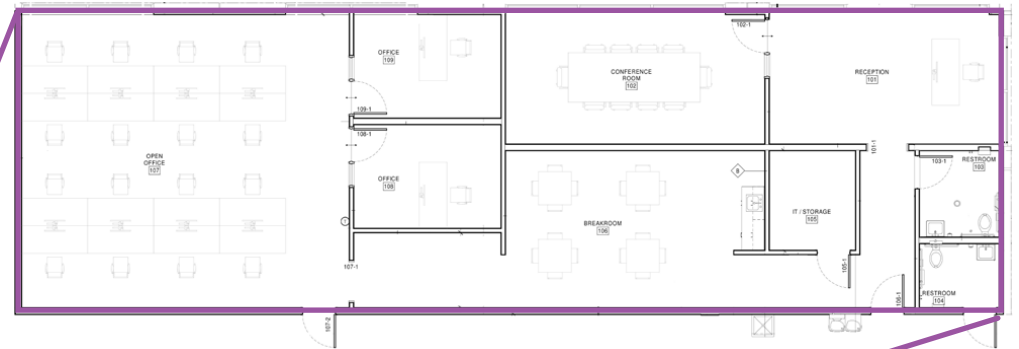
- Spec office underway (2,430 SF)
- Available Size: 56,160 - 280,800 SF
- 77,000 SF of paved yard space for trailer parking or storage
- Brand new efficient construction (completed in 2024)
- High bay LED lighting in warehouse
- 4.5 Megawatts potential (contact agent for detailed specs)
- Full dock packages included on 12 doors
- Large truck court
- Close proximity to I-84

Floor Plan

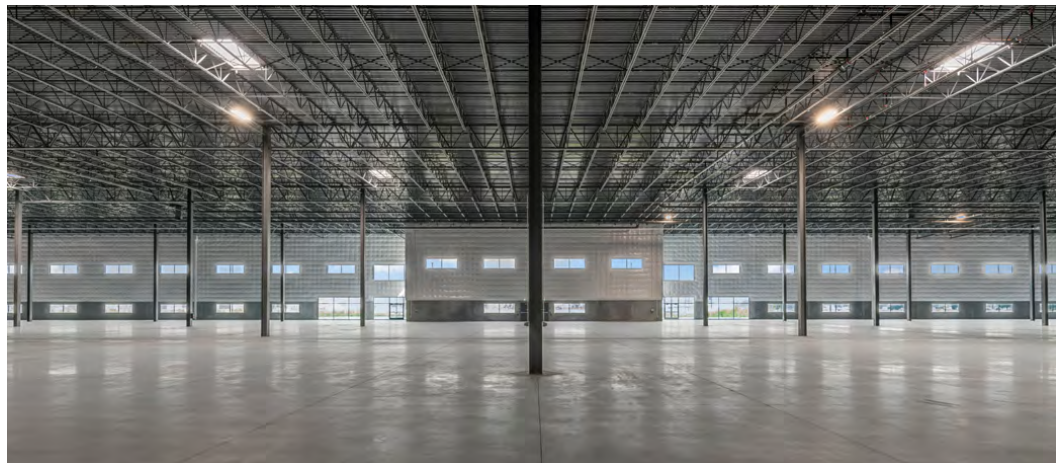
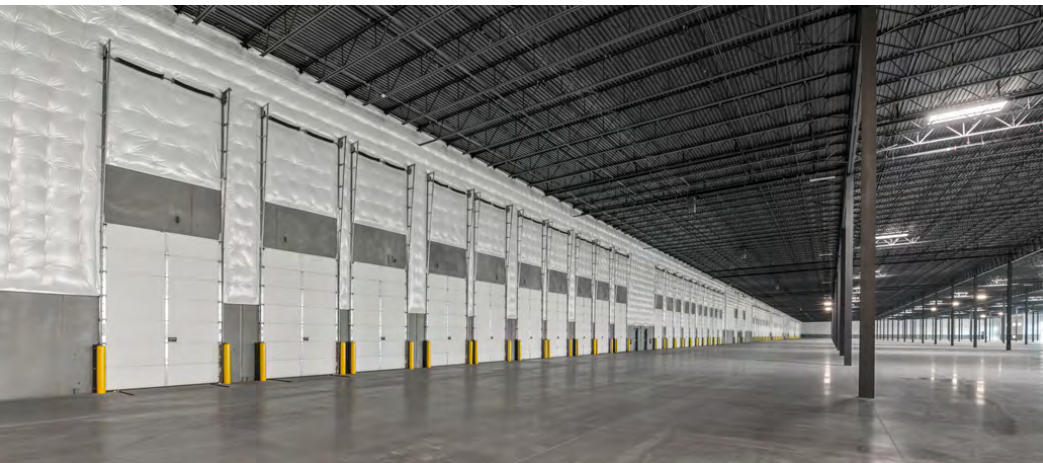
1220 Smeed Parkway

56,160 - 280,800 SF Available

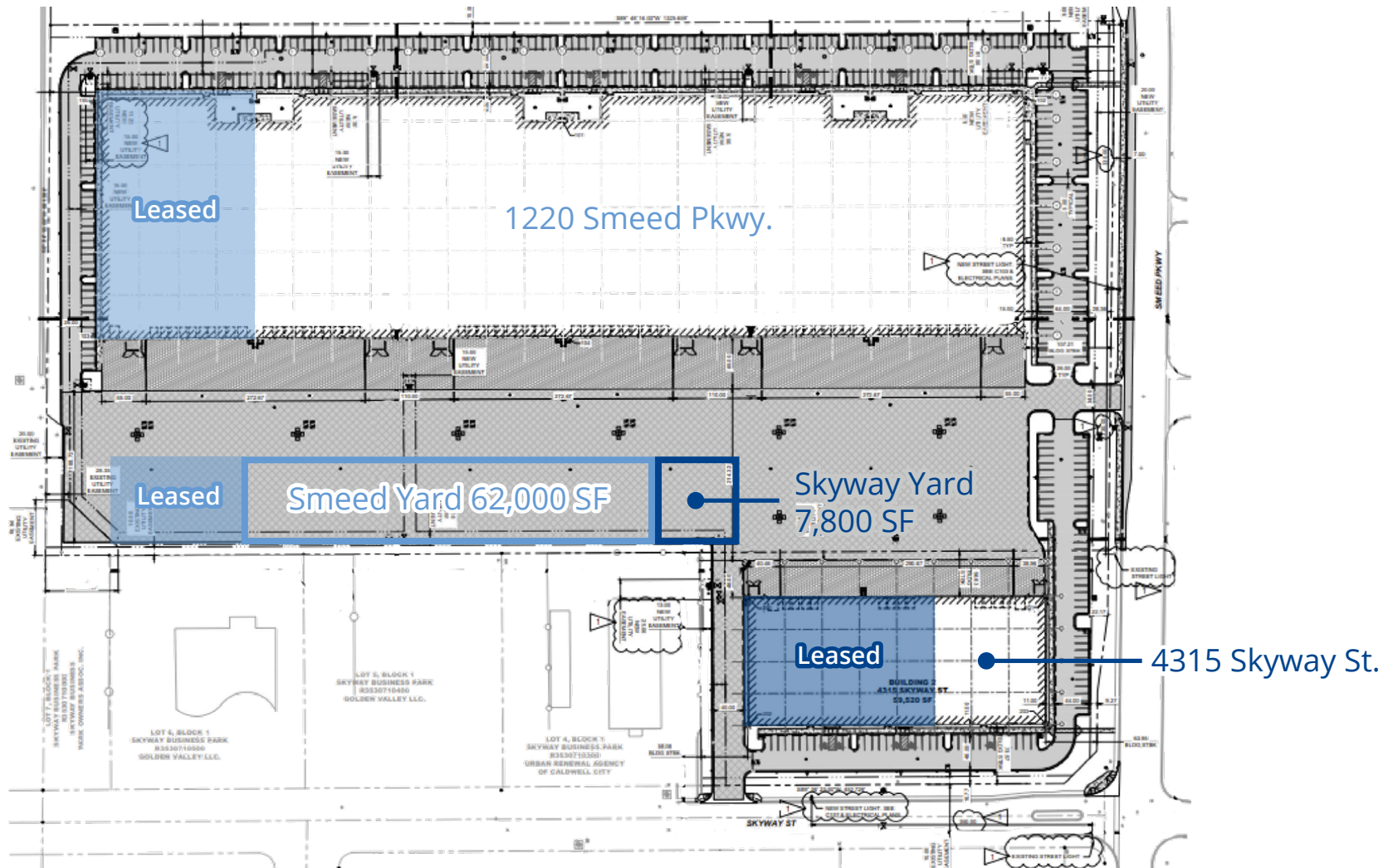
Spec Office 2,430 SF



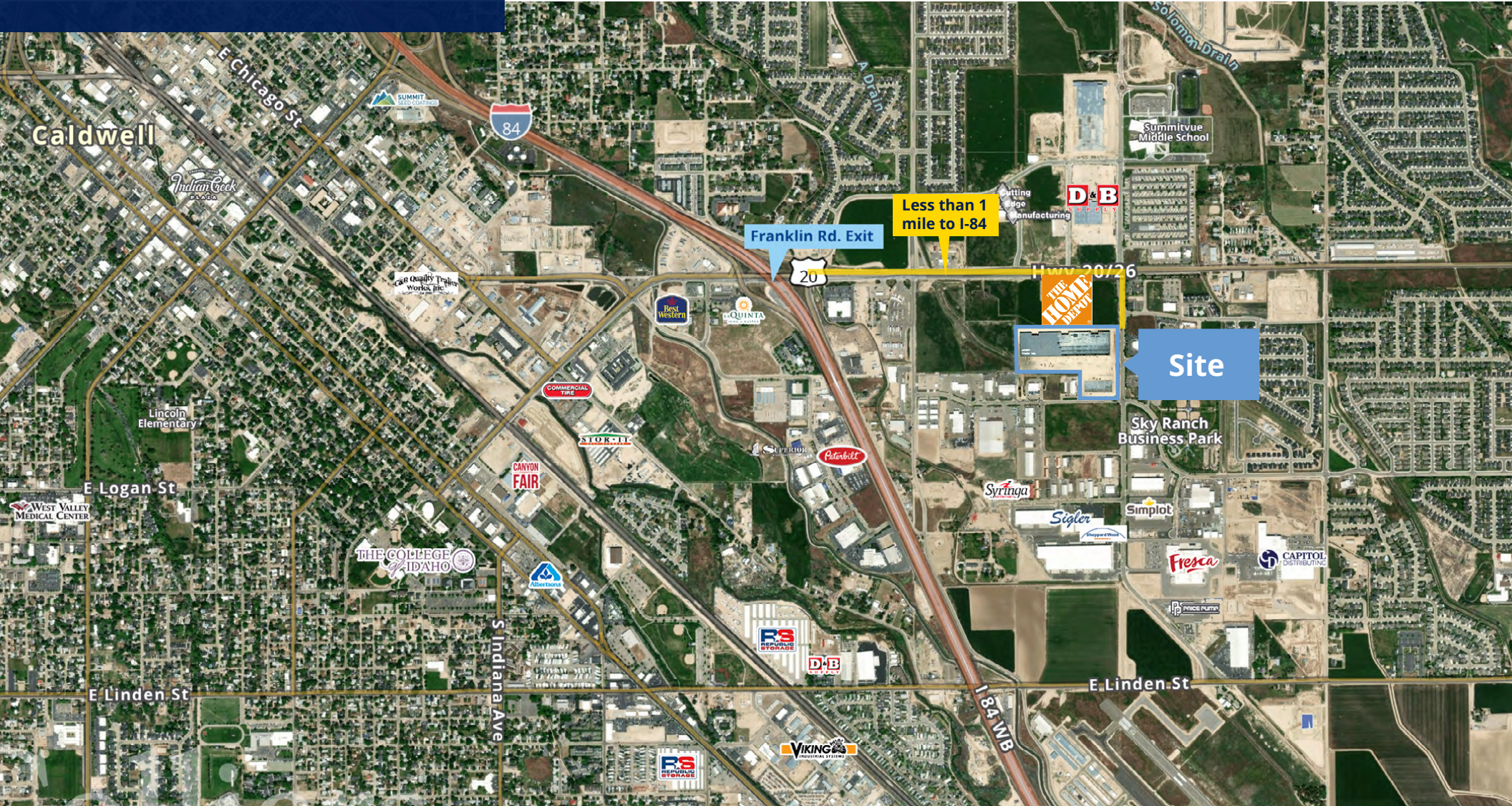
Property Gallery | 1220 Smeed Pkwy.



Site Plan with Yard



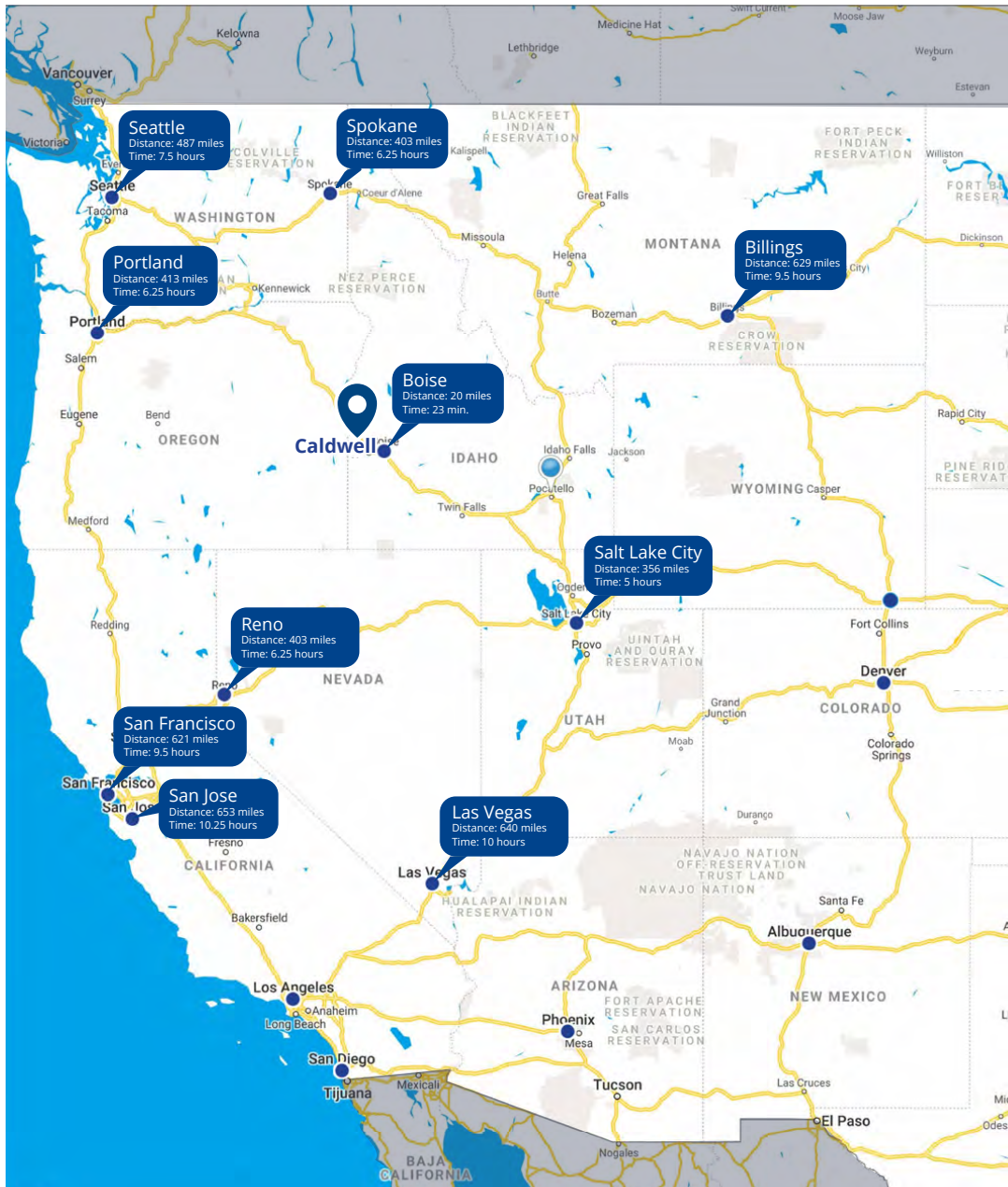
Location



755 West Front Street, Suite 300
Boise, Idaho 83702
208 345 9000
colliers.com/idaho

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Paragon, LLC.

One Day Drive



There are 50 motor freight companies serving the Boise Valley, traveling 5 interstates, 20 U.S. highways, and 30 state highways. More than 1,600 miles of rail line through Union Pacific and Burlington Northern Santa Fe provide connection points to Canada, Mexico and the U.S. These rail lines are aided by the State's regional line and six short line railroads. Annually, the rail system transports over 11 million tons of freight.

(Source: Boise Valley Economic Partnership)



Local Area Overview Canyon County

Canyon County is tucked on the west end of the Treasure Valley in the heart of Idaho. Just minutes from the capital city of Boise, it features the perfect mixture of rural and urban living and one of the strongest agricultural economies in the entire state, including one of the fastest growing and premier wine regions in the world – the Snake River Valley.

The area's mild climate makes Canyon County a recreationist's dream with easy access to popular activities like skiing, snowboarding, hiking, fishing, hunting, boating, bicycling, camping, and golfing.

The educational opportunities are abundant with a variety of schools, as well as two fully accredited universities, Northwest Nazarene University.



33

MEDIAN
AGE



230k

ESTIMATED
POPULATION



425k

MEDIAN HOME
PRICE

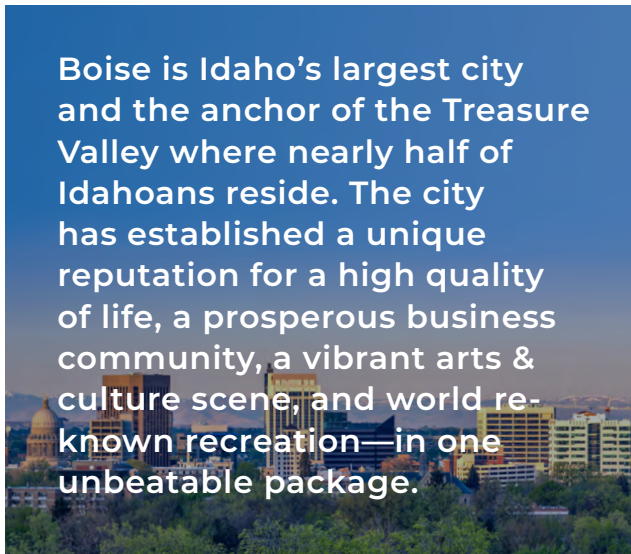


#1

STATE FOR
ECONOMIC GROWTH
(U.S. NEWS, 2021)



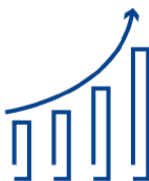
Area Overview Boise



Idaho was ranked the **3rd Best State Economy** by U.S. News & World Report.



The median sale price for a single-family home in Ada County **increased by 5.4%** from October 2021 to October 2022.



Boise real estate appreciated **163%** over the last ten years, putting Boise in the top 10% of U.S. cities for real estate appreciation.

#2
Fastest Growing State - Idaho
2026 **Census** Bureau

#3
Best State to Move to in the U.S. - Idaho
JUL 2024 **ConsumerAffairs**

#3
Best State Overall - Idaho
2026 **U.S. News**

#4
Best State Economy - Idaho
2026 **U.S. News**

#3
Best State for Quality of Life - Idaho
2025 **Forbes**

#1
State in Five-year GDP Growth - Idaho
2025 **Forbes**

Tier 1
Job Growth - Treasure Valley
2025 **MILKEN INSTITUTE**

Tier 1
Wage Growth - Treasure Valley
2025 **MILKEN INSTITUTE**

#1
Top State in GDP Growth - Idaho
2024 **Forbes**

Best Places to Live in the U.S. - Boise
APR 2024 **Money**

#4
Best State Capital to Live in- Boise
FEB 2024 **Idaho Statesman**

#3
Best Performing Large City - Boise
FEB 2024 **MILKEN INSTITUTE**

#1
Median Household Income Growth - Idaho
2024 **SMALL BUSINESS REVIEW**

#1
Best Places to Invest in Real Estate in 2023 - Boise
JUL 2023 **Norada** REAL ESTATE INVESTMENTS

#2
Fastest-Growing US States- Idaho
2023 **World Population Review**

#1
Best Small Cities In America for Raising a Family- Boise
JUN 2023 **pheabs**