



NORTHSIDE LOGISTICS CENTER

NEW CONSTRUCTION INDUSTRIAL PARK
40,570 SF TO 229,430 SF
216 SHANNON DRIVE NAMPA, ID | 83687



**BROKER
BONUS
INCENTIVE**

\$10,000 GIFT CARD AVAILABLE 

**AVAILABLE FOR
IMMEDIATE OCCUPANCY!**

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DEVELOPED BY **LDK
VENTURES**



LAYDOWN YARD UP TO ~4.92 ACRES AVAILABLE

TOK
COMMERCIAL



Northside Logistics Center is a new, master-planned industrial development by LDK Ventures, a premier real estate development company in the Western United States.

This 42 acre development offers tenants a rare industrial opportunity, in the extremely low-vacancy Boise MSA industrial market. The park delivers just under 600,000 square feet of state-of-the-art, Class A industrial space.

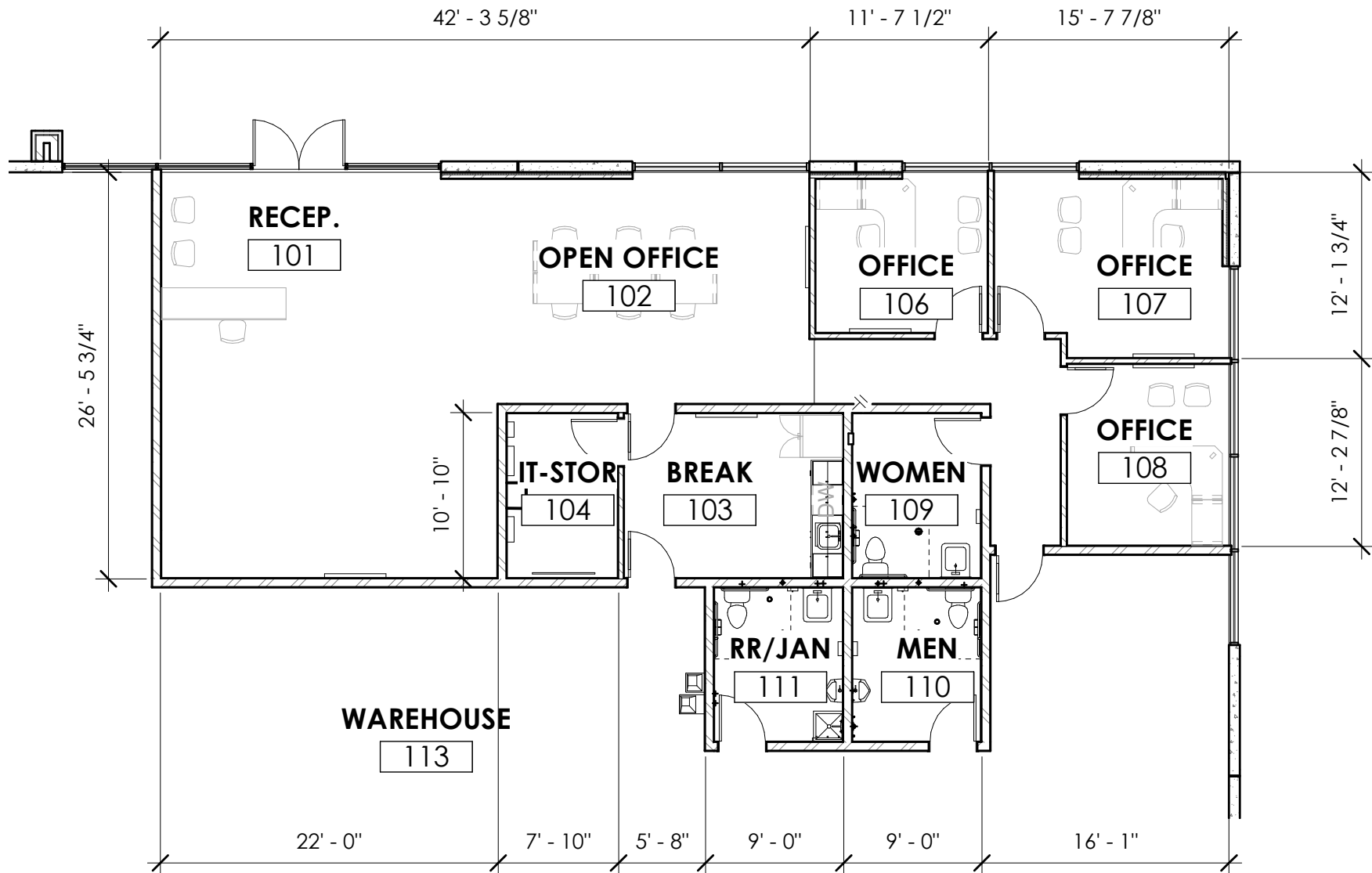
This front park, rear load building is equipped with dock high and grade level doors, on-site trailer parking, ample outdoor storage and 32' of clear height.

With 1,800 feet of freeway frontage, the park is ideally positioned minutes from the freeway for immediate truck access and high visibility. Direct access to the Northside interchange, with easy connectivity to Karcher interchange and Caldwell Blvd.

Located in a path of rapid growth, the property benefits from significant area development now and in the near future.

Northside Logistics Center provides an incomparable opportunity for tenants looking to grow or establish themselves in a high-growth market. This development allows for flexibility in sizing and expansion, making this property well-suited for a variety of warehouse, manufacturing, flex, outdoor storage users, and more. This project is now leasing and available immediately!

PROPOSED SPEC OFFICE PLANS (EAST END OF BUILDING)



OFFICE SPACE



2 MINUTES [0.4 MILE] COMMUTE TO I-84
DIRECTLY OFF OF I-84
AT EXIT 35



SITE

TREASURE VALLEY MARKETPLACE

AMALGAMATED SUGAR



TRUCK WASH

2.2 ACRES

2.72 ACRES

SHANNON DR

EXIT 35

INTERSTATE 84

CALDWELL BLVD

KARCHER RD

EXIT 33

INTERSTATE 84

NORTHSIDE BLVD

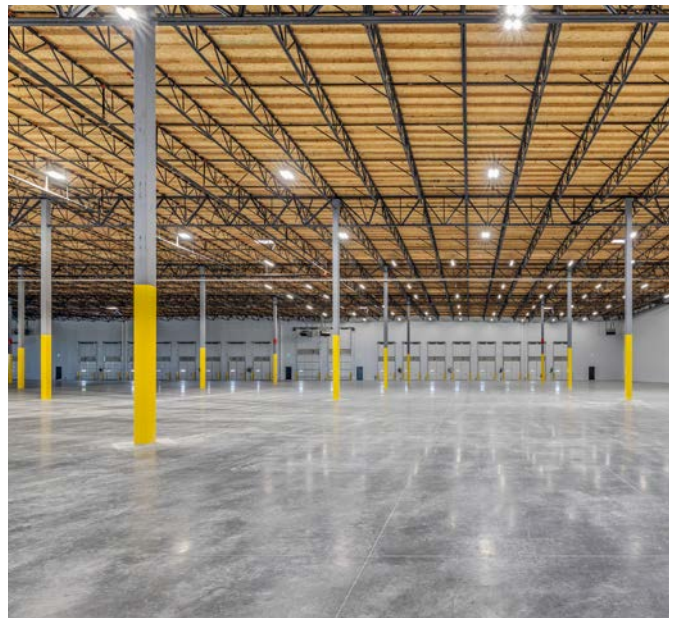
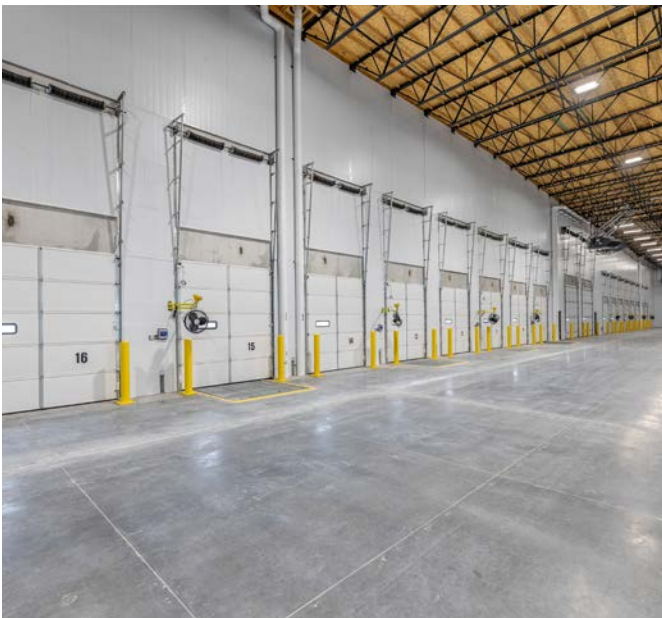
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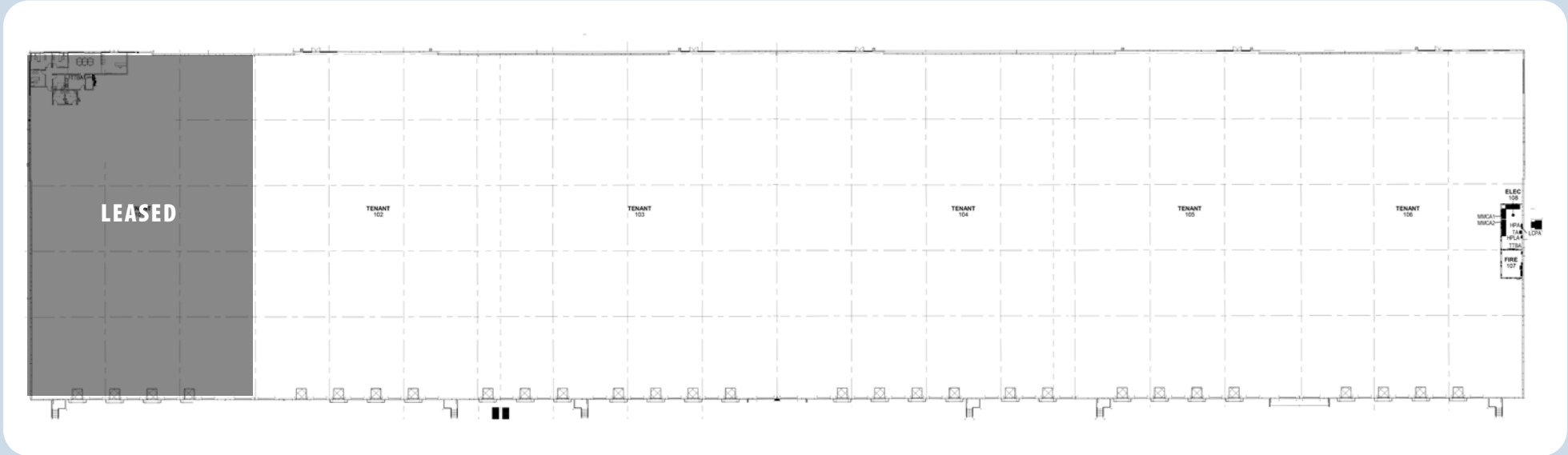
PRIME INTERSTATE ACCESS!





INTERIOR FLY-THRU! ✨





FLOOR PLAN PHASE I

	CLEAR HEIGHT	COLUMN SPACING	BUILDING DEPTH	TRUCK COURT DEPTH	BUILDING POWER	DOCK DOORS [9'x10']	GRADE DOORS [12'x14']	PARKING SPACES
BUILDING 1	32'	52'	250'	132'	480/277 V/5000 AMPs 3 PHASE	58	6	TBD

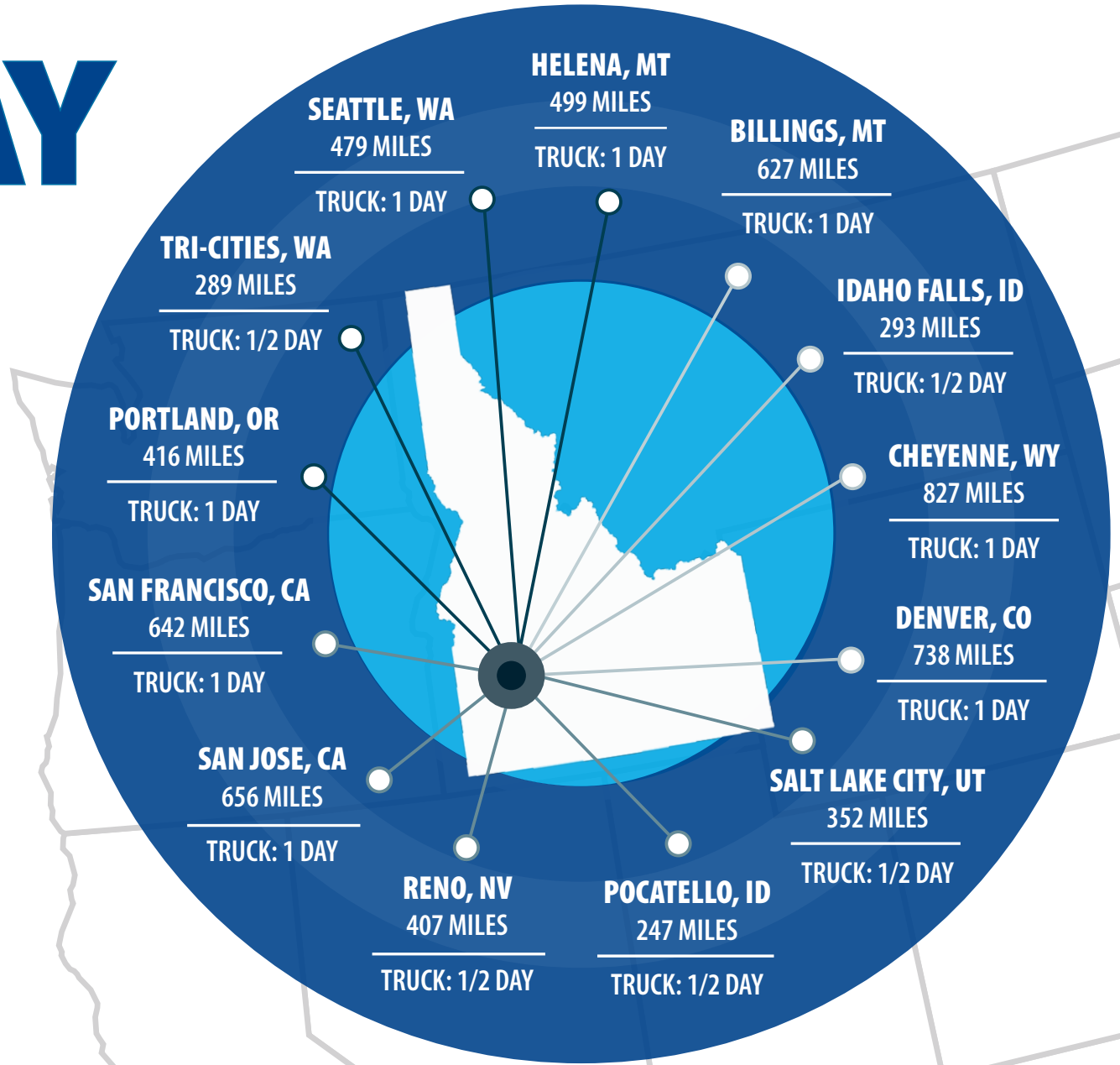
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IMMEDIATE OCCUPANCY!**

CONTACT AGENTS FOR PRICING

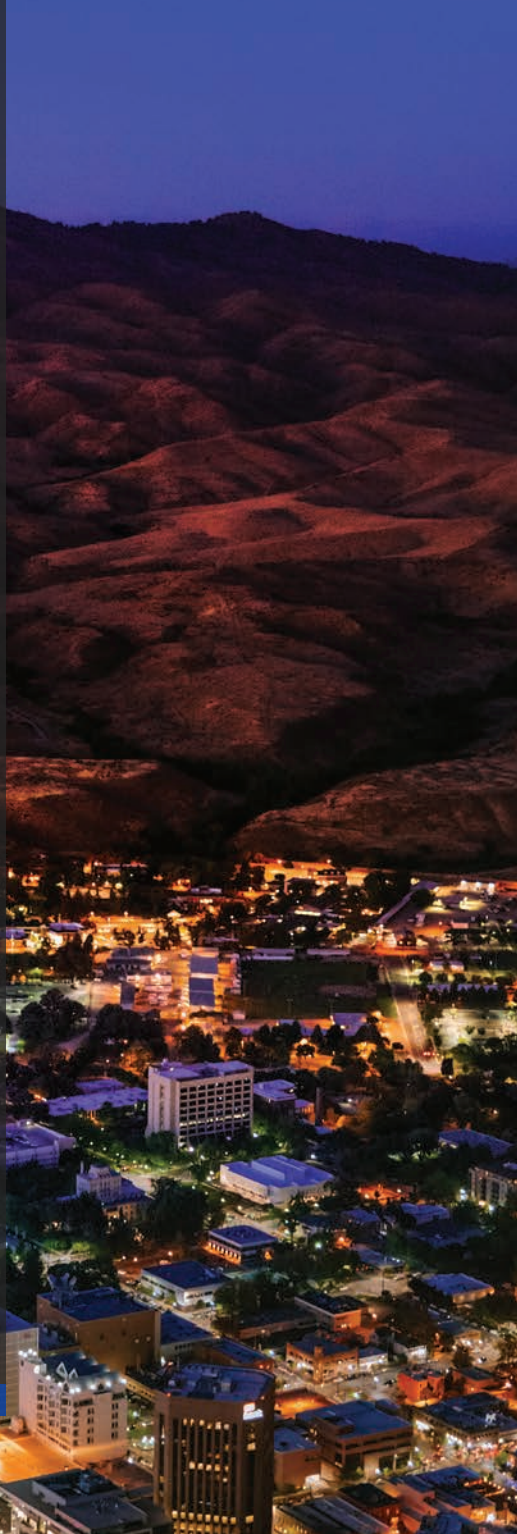
ONE DAY DRIVE TO EVERYTHING IN THE WEST

The Treasure Valley is home to a variety of the leading manufacturing, distribution and agricultural companies, including Micron Technology, J.R. Simplot Company, Amazon, Albertsons, WinCo Foods, Boise Cascade and many more.

The Treasure Valley is also unique in its geographical location, serving as a primary corridor for major distribution with only a one day drive or less to most distribution hubs across the Western States.



The Boise Valley ...
World famous for its agriculture, the area has an equally vibrant environment for a variety of industries.



The Boise Valley is home to Idaho's capitol and serves as the center of commerce, politics, population, cultural events, and the blue field that personifies the Boise State Broncos. As a high desert community resting at the foot of the mountains, it is surrounded by thriving bedroom communities rich in their own histories and economies, bringing the metro area population to approximately 845,864. Experts estimate the MSA population will exceed 1,075,000 by 2050.

Although Idaho is world famous for its agriculture, it has an equally vibrant economic environment for high-tech, healthcare, education, transportation, service, tourism, and retail industries. Many nationally and globally recognized corporations have a home in the valley, including Micron Technology, Hewlett Packard, Amazon, Albertsons, J.R. Simplot Company, MotivePower, Materne, LambWeston, and many others.

Forbes consistently ranks the Boise Valley as one of the top places in the country to not only do business, but also for raising a family, entertainment, recreation and its high quality of life.

Top Employers

St. Luke's Health System	16,000 +
Walmart	9,000 +
Saint Alphonsus Health System	6,000 +
Albertson's	5,500 +
Micron Technology, Inc.	5,500 +
Boise State University	5,000 +
Amazon	5,000 +
West Ada School District	4,500 +
Boise School District	3,000 +
J.R. Simplot Company	3,000 +

Source: 2024 Idaho Dept of Labor

845,864

Population:
Metro Area (2024)

#6

Best Large City to Start a
Business:
Boise
(WalletHub, 2023)

#3

Best Performing City:
Boise
(Milken Institute, 2024)



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The Boise Valley
**Serves as the center of
commerce, politics, and
cultural events for the
region.**

TOK

COMMERCIAL

WASHINGTON

OREGON

CALIFORNIA

NEVADA

UTAH

MONTANA

WYOMING

The Boise Valley
**A centrally positioned
destination location
for industry and talent
relocation.**



27

Nonstop Destinations:
Boise Airport (2025)

4.9

 MILLION

Travelers per year:
Boise Airport (2024)

18

 MINUTES

Average commute time:
Boise Valley (BVEP, 2024)