



Peregrine  
Commercial  
Group

# Stockyard Business Park

921 MAIN STREET, JEROME, IDAHO

A 56,000 SF multi-tenant  
cross dock facility

Build-to-suit options available!

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# Stockyard Business Park

## A PREMIER INDUSTRIAL HUB IN SOUTHERN IDAHO

Strategically located off Interstate 84, Stockyard Business Park is a 44-acre, multi-phase industrial development by Summit Creek Development (SCD). With multiple pad-ready sites and direct access to key regional markets, it's a prime opportunity for users looking to expand in Southern Idaho.

### COMING FALL 2026:

A 56,000 SF multi-tenant cross dock facility  
This state-of-the-art, concrete tilt facility will offer:

- Suites from 6,000 SF
- 8 dock high doors per suite (72 total)
- Office, restroom & break room
- ESFR fire suppression
- Ample trailer parking & concrete truck courts
- Central location near major transportation corridors

### SINGLE SOURCE. STREAMLINED EXPERIENCE.

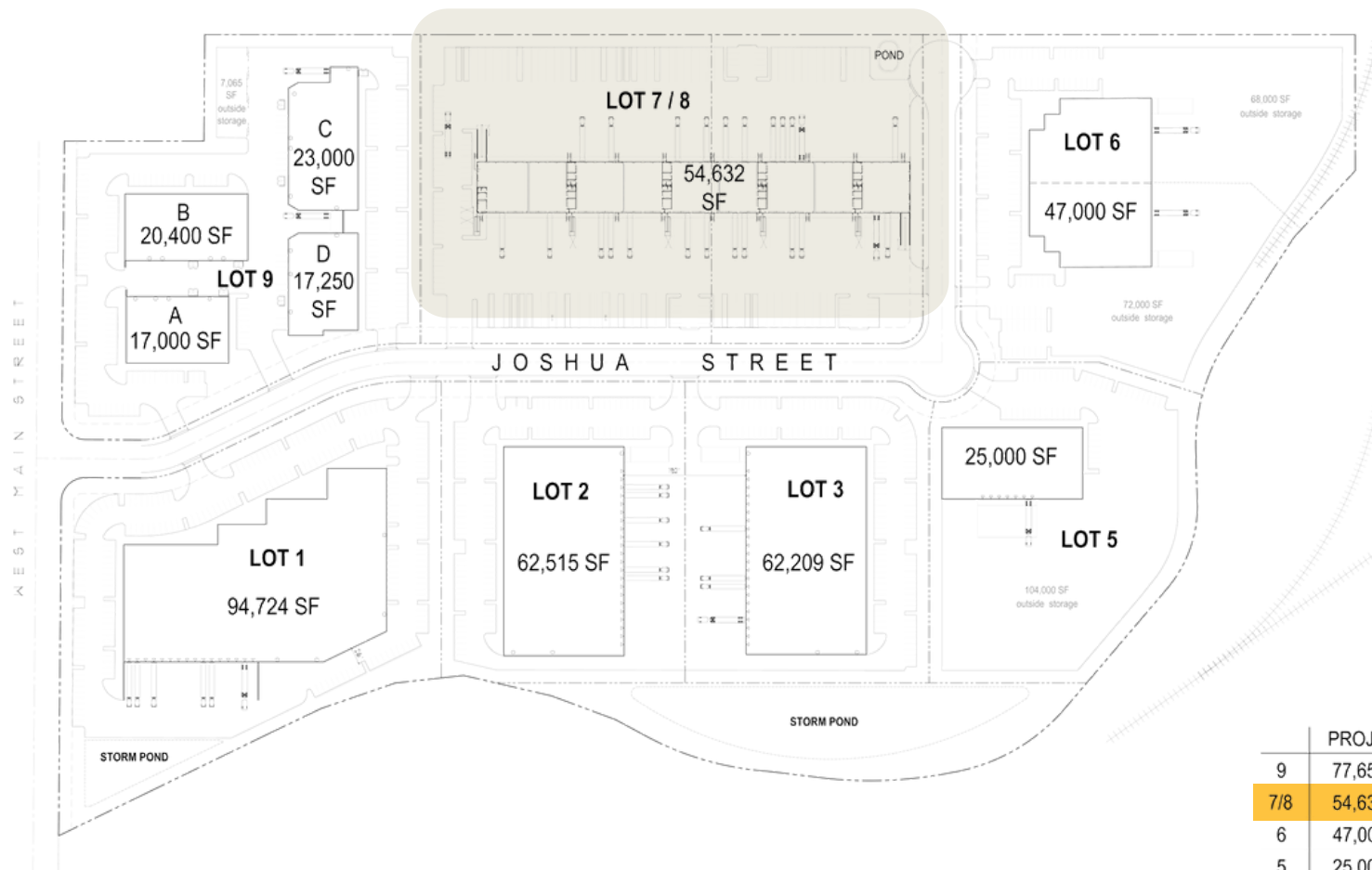
As developer, landlord, and general contractor, Summit Creek Development offers a seamless process—from lease negotiation to build-to-suit delivery—with a single point of contact. Need rail? It's available for qualified users.

With the ability to deliver from permit to occupancy in just 12 months, and over 200,000 SF leased in the past year alone, SCD is the largest industrial provider in the region.

Connect with Peregrine Commercial Group to learn more about locating your business at Stockyard Business Park.



# FULL SITE PLAN



|       | PROJECT AREA         | COVERAGE | PARKING             |
|-------|----------------------|----------|---------------------|
| 9     | 77,650 sf / 6.83 AC  | 27.51%   | 205 SP 2.6 SP/1000  |
| 7/8   | 54,632 sf / 8.86 AC  | 14.33%   | 89 SP 1.6 SP/1000   |
| 6     | 47,000 sf / 5.95 AC  | 18.1%    | 103 SP 2.19 SP/1000 |
| 5     | 25,000 sf / 4.01 AC  | 14.3%    | 40 SP 2.0 SP/1000   |
| 3     | 62,209 sf / 4.18 AC  | 34.24%   | 126 SP 2.0 SP/1000  |
| 2     | 62,515 sf / 4.16 AC  | 34.50%   | 117 SP 1.9 SP/1000  |
| 1     | 94,724 sf / 6.74 AC  | 32.12%   | 197 SP 2.1 SP/1000  |
| Total | 423,730 sf / 41.0 AC | 23.73%   | 877 SP 2.07 SP/1000 |



SITE PLAN

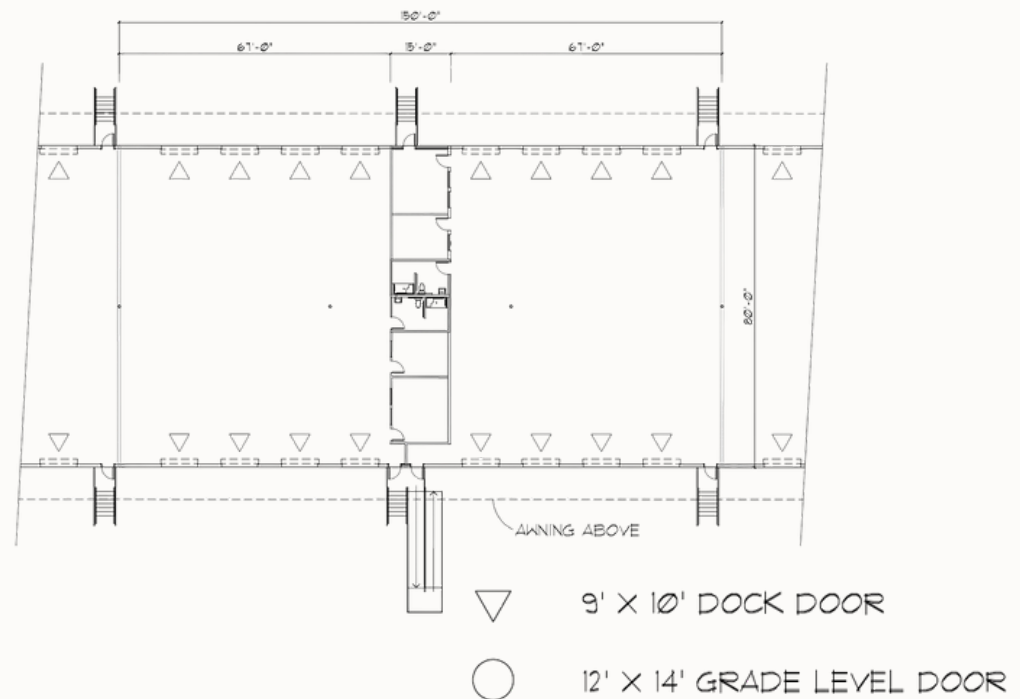
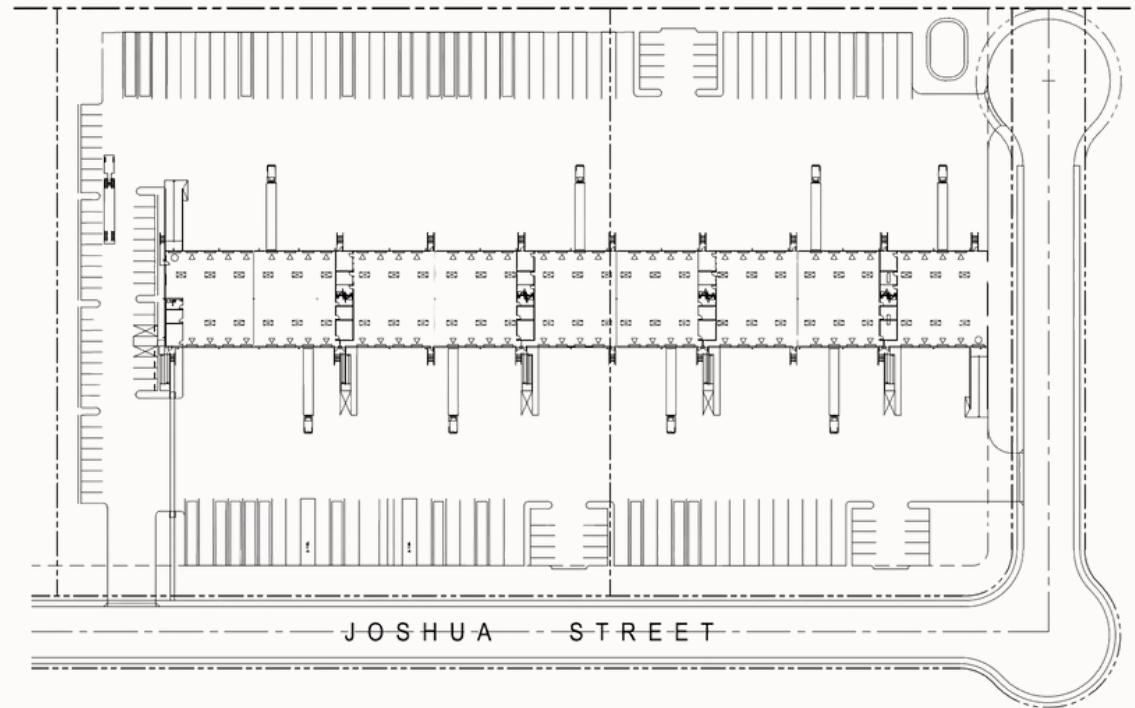


# Coming Soon

## Property Highlights

- New Construction commencing in 2025
- Cross dock space available
- Ample parking
- Less than 1 mile from I-84
- Concrete truck courts
- Build-to-suit available

## ENLARGED SUITE PLAN





# Smarter Construction = Better Business

Stockyard Business Park isn't just another industrial development – it's built with **Total Integrated Panel Systems (TIPS)**, an innovative wall system designed to perform better for tenants and the planet.

## What's in it for you?

### LOWER OPERATING COSTS

Built-in insulation (up to R-30) helps keep heating and cooling bills in check – without the hassle of pin-up insulation.

### LOWER CONSTRUCTION COSTS

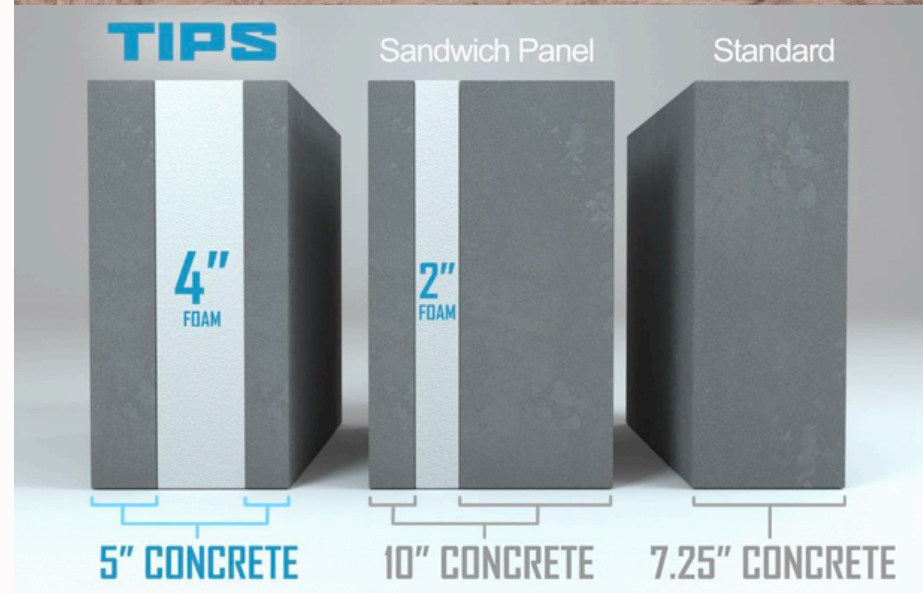
TIPS reduces material needs (50% less concrete + up to 90% less rebar), helping keep project costs down and timelines on track.

### DURABILITY

Clean, low-maintenance walls mean fewer repairs & less wear, and more uptime.

### SUSTAINABILITY

TIPS panels reduce concrete, rebar, water, and carbon by up to 50% – supporting corporate ESG goals from day one.



# LOCATION

