

TOK

COMMERCIAL

IDAHO CENTER LAND

16079 EQUINE DRIVE / NAMPA, ID 83687



NAMPA GATEWAY FOR LEASE OR BUILD TO SUIT

CONTACT



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HIGHLIGHTS



- Easy access to Franklin Rd. and I-84.
- Across from new Amazon Fulfillment Center.
- Surrounded by retail, restaurants, hospitality, and office.
- 16079 Equine Drive would allow for a $\pm 8,170$ SF building.

DETAILS



PARCEL	ACRES	BLDG SIZE	RATE
16079 Equine Dr.	0.93	$\pm 8,170$ SF	CONTACT AGENT
SUBMARKET	Idaho Center		
ZONING	GB-1		
LEASE TERMS	10+ Years		
LEASE RATE	Contact agent		

UPDATED: 10.1.2025

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SITE MAP

HIGH TRAFFIC LOCATION, NEAR FORD IDAHO CENTER



UPDATED: 10.1.2025

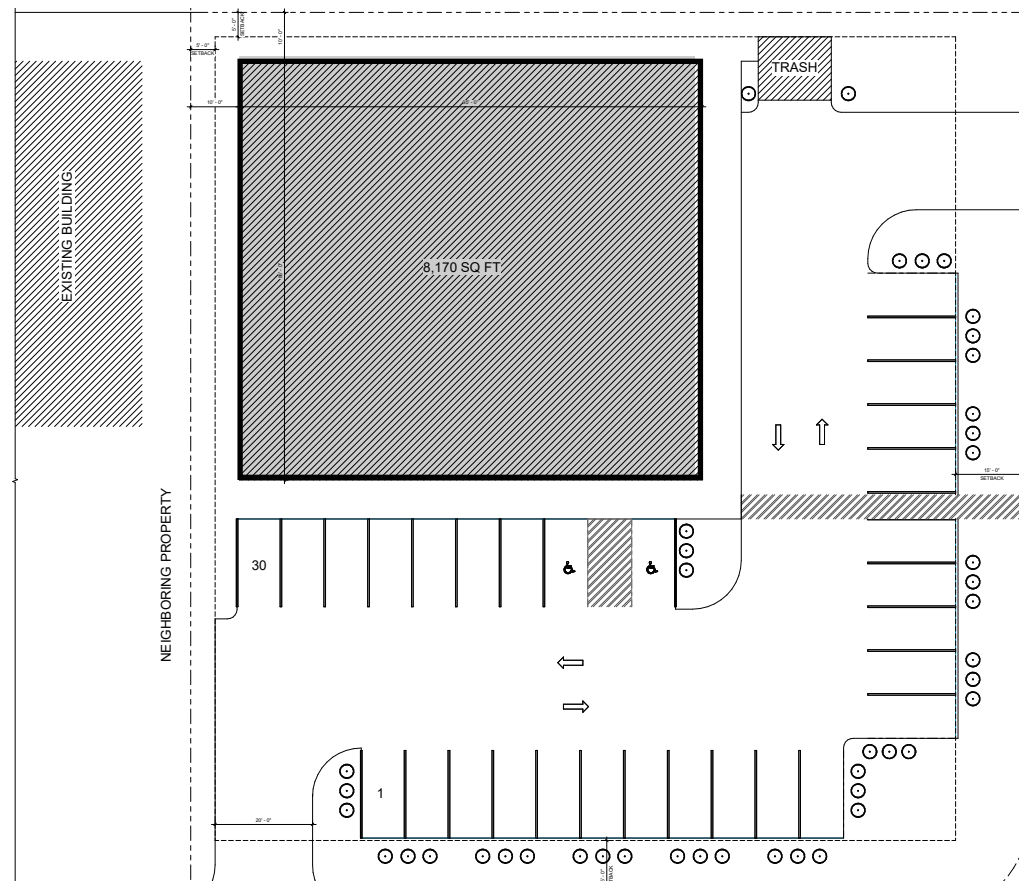
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CONCEPTUAL RENDERINGS



CONCEPTUAL SITE PLAN

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ZONING DISTRICT GATEWAY BUSINESS DISTRICT

The **GB (Gateway Business) District** is established to allow for the consistent development of areas surrounding community gateways or entryways. It is designed to ensure that uses developing in these areas are compatible in nature and appearance and are encouraged to feature high standards of architecture, landscaping and site planning.

The **GB-1 District** is intended for mixed use, primarily commercial, development allowing a variety of highest and best land use alternatives with flexible development standards. The GB-2 district also allows for a mixing of development types, but is further intended to allow medium to high density residential projects within a mixed use neighborhood with a limiting of allowable industrial uses.



LOCATED WITHIN MINUTES OF HIGH TRAFFIC RETAILERS



**200 ACRE PLANNED MIXED USE &
CLASS A INDUSTRIAL DEVELOPMENT**

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