

# 16810 NORTHSIDE BOULEVARD Nampa, ID

Asking Price: \$38,500,000 | \$148 PSF | Year 1 CAP: 5.6% | Market CAP: 6.5%



Class A Industrial Building Totaling 260,000 SF  
**100% Leased** to Amalgamated Sugar Company  
2025 Construction

A CBRE National Partners  
Investment Opportunity





# EXECUTIVE SUMMARY

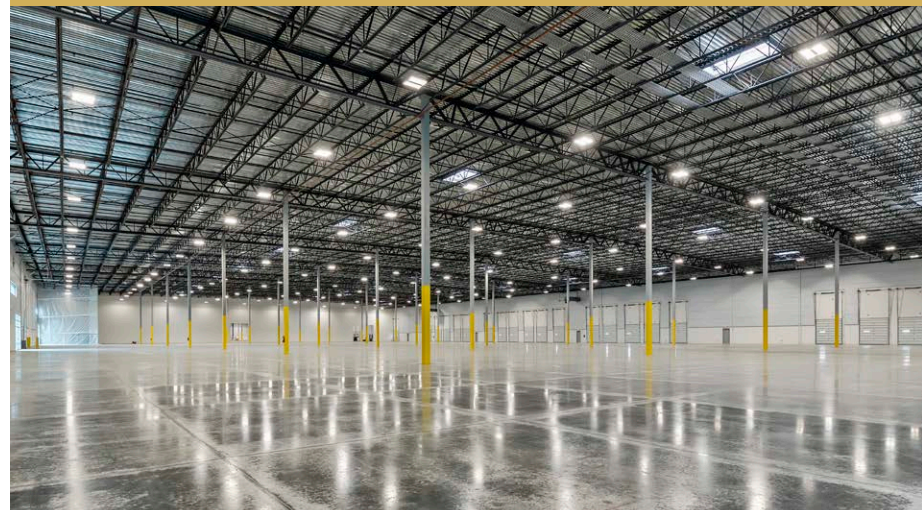
**CBRE is pleased to present** the opportunity to acquire 16810 Northside Blvd. ("The Property"), a brand new, 260,000 SF industrial building on 13.4 acres in Nampa, ID. The Property features best in class specs including a 151' truck court, excess trailer parking, 32' clear height, LED lighting, and ESFR fire suppression.

The recently completed property is 100% net leased through July, 2030 to Amalgamated Sugar Company, one of the largest sugar producers in the United States. The mission critical Property is across the street from Amalgamated Sugar's ±540,000 SF sugarbeat refining plant, where it will serve as a warehouse and distribution center through its distribution arm, National Sugar Marketing. The nearby manufacturing plant is one of three in Idaho and is central to Amalgamated Sugar's operations, making 16810 Northside Blvd. critical to their supply chain operations.

Nampa is one of the fastest growing industrial submarkets in the Western U.S., with tenant demand bolstered by strong population growth and quick access to affluent communities between Meridian and Nampa via the I-84 freeway. There is a rare opportunity to acquire a brand new industrial building with stable cash flow in the most desirable submarket in Boise.



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## Property at a Glance:



**16810 NORTHSIDE BLVD.**  
NAMPA, ID



**100%**  
LEASED



**260,000 SF**  
RENTABLE AREA



**32'**  
CLEAR HEIGHT



**2025**  
CONSTRUCTION

# INVESTMENT HIGHLIGHTS

## PROPERTY & LOCATION HIGHLIGHTS



### Brand New Class A Construction

- Best in class features include a 32' clear height, 151' truck court, 53 DH doors & 6 GL doors, trailer parking, LED lights with motion sensors, and ESFR



**Highly Profitable Tenant in Mission Critical Location:** This is a storage and distribution facility for the Amalgamated Sugar's ±500K SF refining plant across the street.

- **Amalgamated Sugar** - produces 12% of the United States' sugar annually
- **Across the street** from Amalgamated Sugar's ±500,000 SF factory; in operation since 1942
- **High likelihood** of renewal
- **Amalgamated Sugar's products** are sourced and refined in the U.S., limiting the company from tariff impacts
- **Food & Beverage** is one of the most insulated industries from economic uncertainty
- **Easy access** to the Nampa/Meridian population: 4 Minutes to I-84



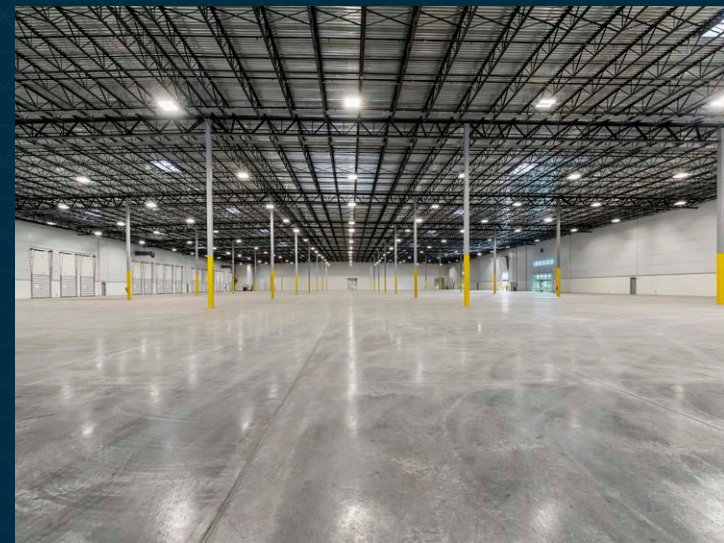
### 14% Below Market Rents of \$0.80 PSF

- Market rents increase to \$0.85-\$0.90 PSF with a multi-tenant strategy
- 3.3% vacancy rate in buildings under 100K SF, 490 bps lower than the market average



### Leasing Flexibility

The building's divisibility to 28,000 SF hits the sweet spot of tenant demand in Nampa, where buildings under 50K SF have a 1.7% vacancy rate





# LOCATION HIGHLIGHTS



## A+ Nampa Location

- Nampa is one of the fastest growing industrial markets in the Western U.S. with 2024 net absorption totaling 8.4% of the market base.
- Industrial development in North Nampa includes Stow's 550K SF factory, Tractor Supply's 860K SF distribution center, and large scale speculative developments by Adler and Bow River
- Significant residential construction to the north will continue to fuel population growth and industrial demand
- Excellent freeway access: 5 minutes to two I-84 interchanges



## High Growth Market

- Boise is one of the fastest growing cities in the U.S. with 8.6% population growth expected over the next 5 years
- Ideal location for Food & Beverage tenants given high population growth and affluent neighborhoods between Nampa and Meridian
- Nampa is the fourth fastest growing submarket in the Western U.S. with a 8.2% growth rate in 2024 (net absorption/market base)



## Micron Plant Expansion

- Micron recently announced plans for a second fab in Boise, bringing the total planned investment to \$50 billion over the next 20 years.
- The project will continue to bolster industrial demand from supporting companies and contractors

**16810 NORTHSIDE BLVD**

**AMALGAMATED  
SUGAR PLANT**  
0.5 Miles

 Path to Freeway

 Freeway Entrance





# CLASS A DISTRIBUTION FACILITY



**Brand New** 260,000  
SF Industrial Building



**Immediate access** to high-growth  
Nampa population and 1.3 miles to I-84



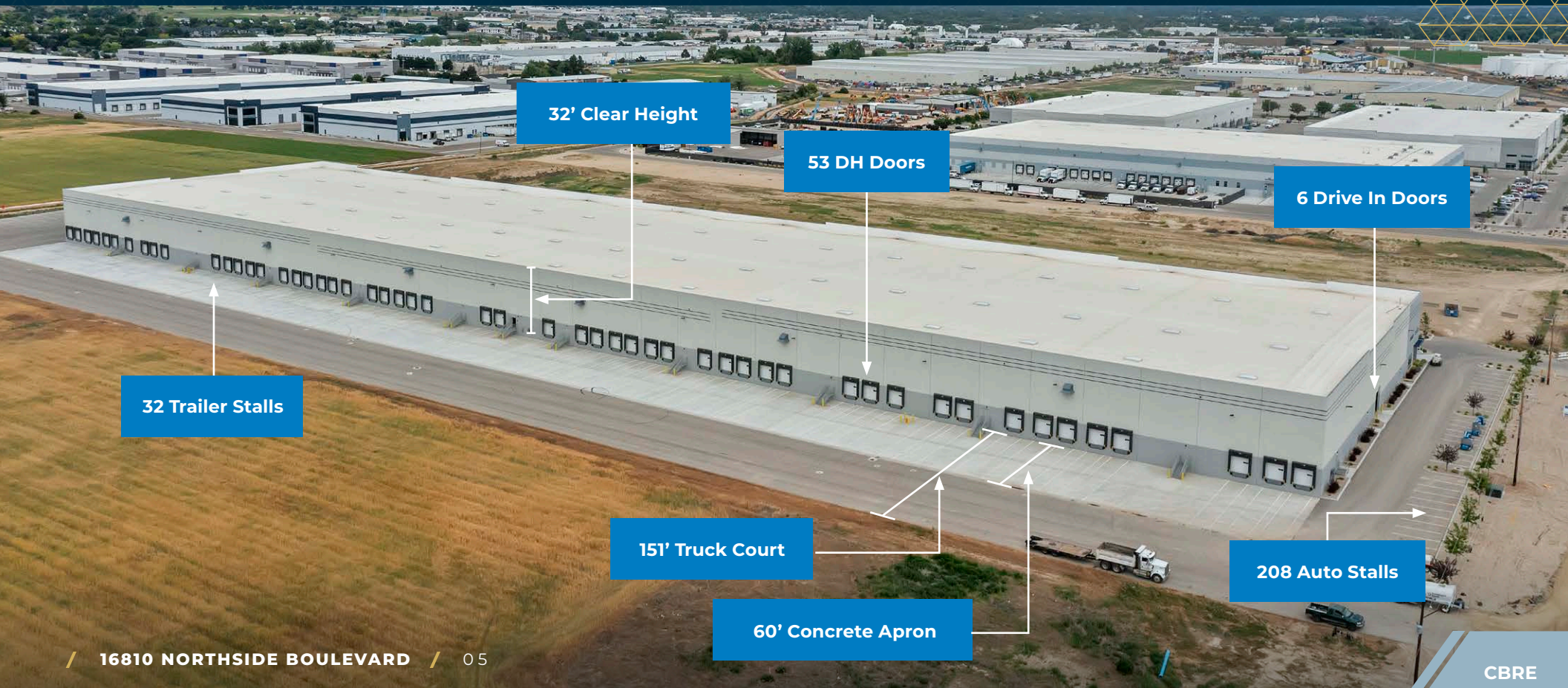
**Modern Features:**  
ESFR, LED with motion sensors



**Divisible down**  
to **28,000 SF**

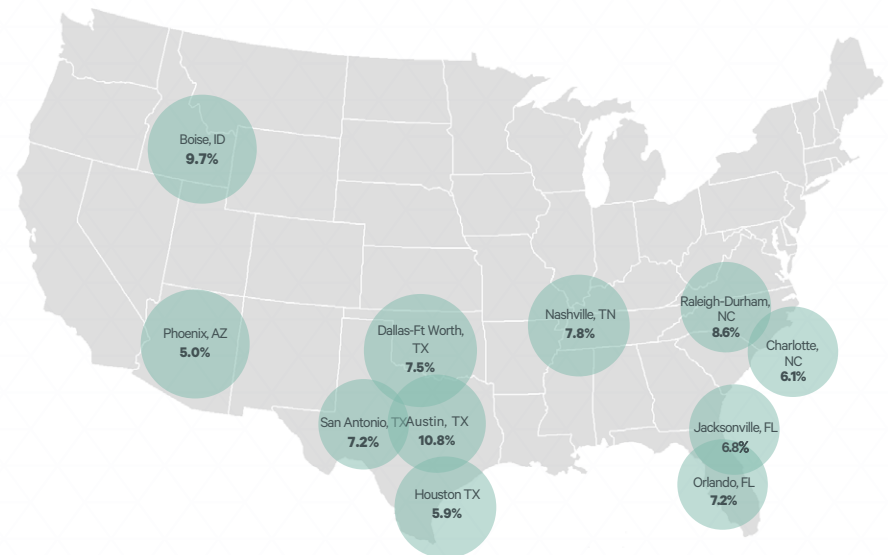
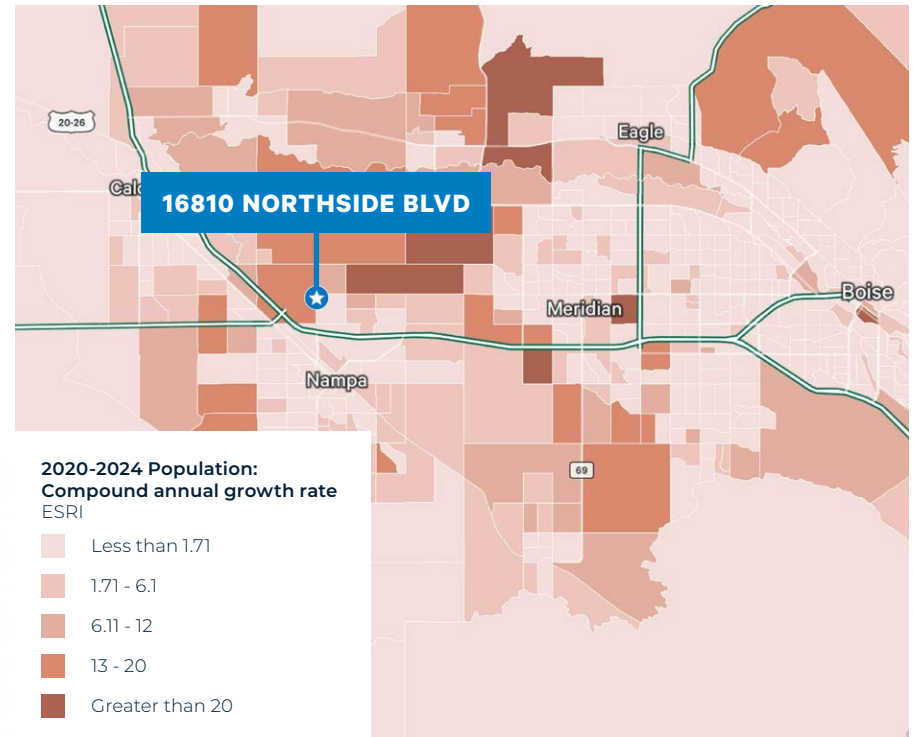


**Light Industrial zoning (IL)**  
allows for a wide variety of industrial uses



# STRATEGIC HIGH-GROWTH NAMPA LOCATION

- North Nampa submarket is experiencing a surge in industrial and commercial growth, making it a prime location for manufacturing and distribution users.
- The submarket is witnessing significant tailwinds with major investments in manufacturing distribution, retail, housing and public infrastructure.
- The Stow Company and Johnson Thermal Systems have recently opened large-scale facilities, while Tractor Supply has announced an 860,000 sq ft regional distribution center
- Leading developers like Bow River and Adler are further fueling the expansion with new speculative space as well as significant build-to-suits.
- A strong retail presence, including the Treasure Valley Marketplace, and booming residential construction, North Nampa offers unparalleled opportunities for businesses seeking a dynamic and growing market.
- The property's proximity to the Union Pacific rail line Nampa (ten minute drive) allows for convenient bulk distribution



Source: CBRE Research. Depicts CBRE tracked industrial markets with 900,000 population or higher.  
Note: Growth is for the MSA the market is located in.



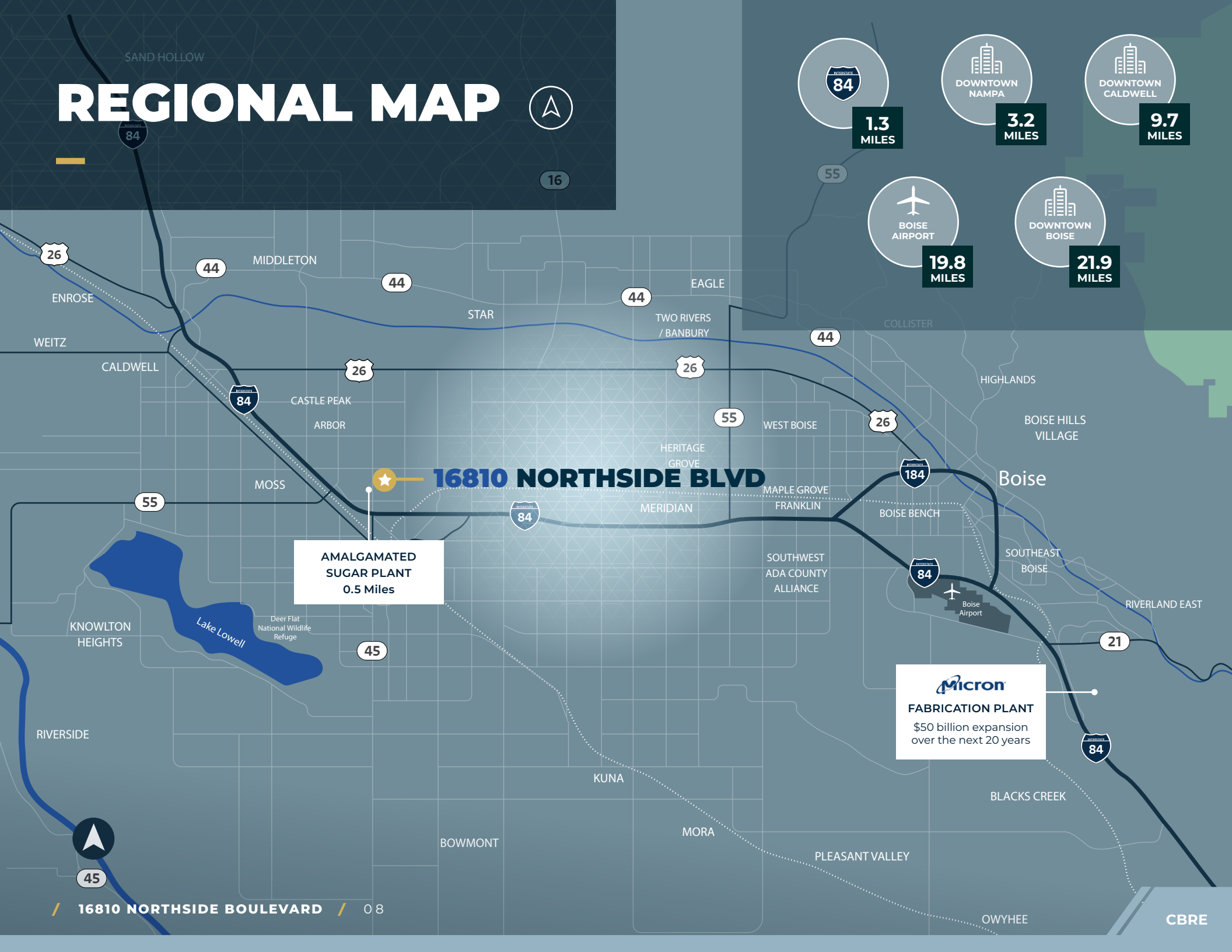
# MICRON PLANT EXPANSION BOLSTERING INDUSTRIAL DEMAND

- **Massive expansion project** of Micron's Boise Fabrication plant 23 miles southeast of 16810 Northside Blvd is underway
- **The \$15 Bn expansion project** recently expanded in scope with the announcement of a second fab, bringing the total planned investment to \$50 Bn over the next 20 years
- **Micron is building** America's first dynamic random-access memory, or DRAM, manufacturing plant
- **Micron predicts** the Boise fab will employ 2,000 people and lead other employers to create an additional 15,000 jobs including suppliers, contractors and others around Idaho
- **Micron intends** to invest \$200 Bn of gross capex by 2030 for U.S. domestic leading-edge memory manufacturing through 2030

[Click HERE for more information](#)





# REGIONAL MAP





# LOCAL MAP

-  Path to Freeway
-  Freeway Entrance



AMALGAMATED  
SUGAR PLANT  
0.5 Miles

**16810 NORTHSIDE BLVD**

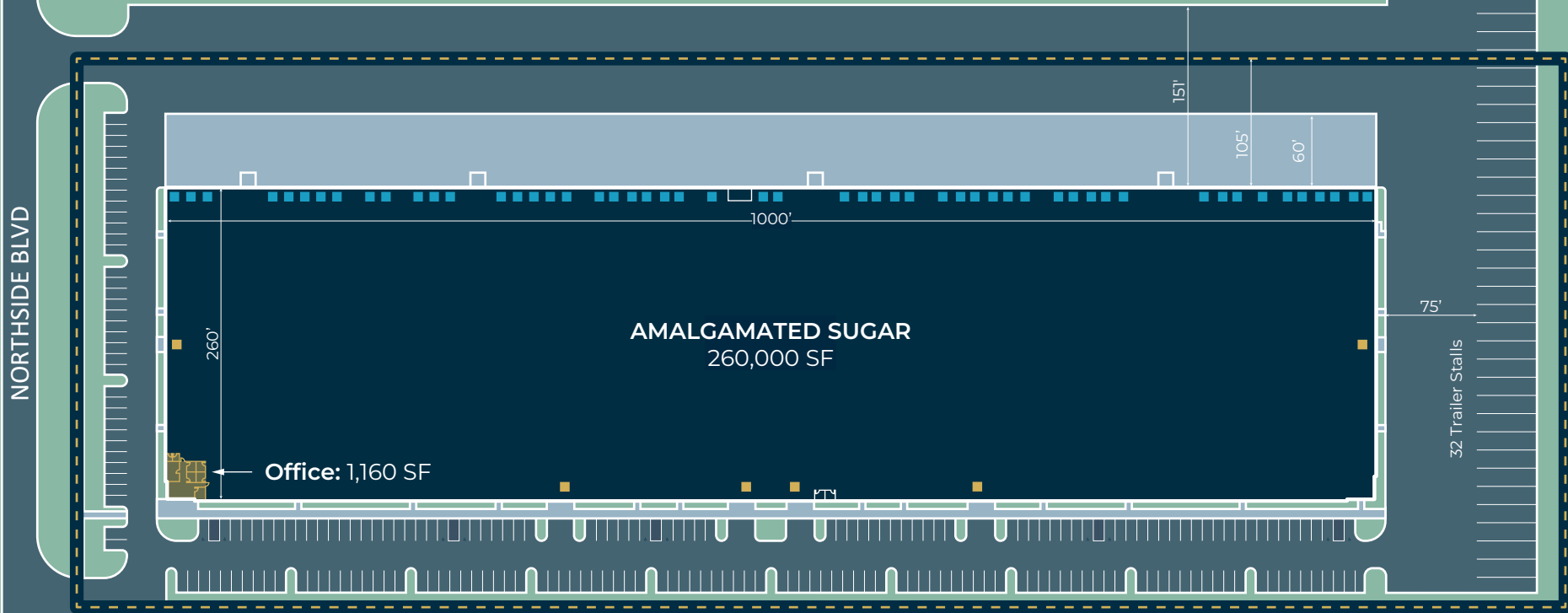
**NAMPA**



# SITE PLAN



- Drive-In Door
- Dock Door





# 16810 NORTHSIDE BOULEVARD

Nampa, ID

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