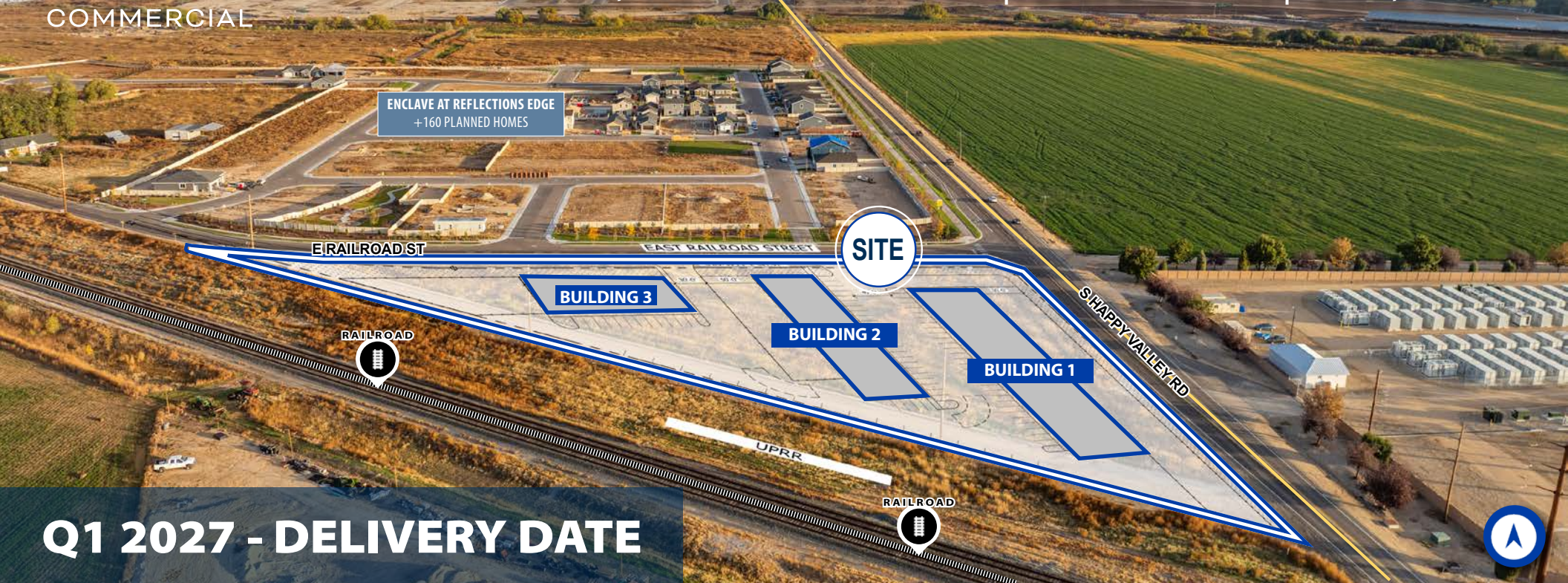


# REFLECTIONS LIGHT INDUSTRIAL

FOR SALE, FOR LEASE & BUILD-TO-SUIT | 0 RAILROAD STREET | NAMPA, ID 83687



**Q1 2027 - DELIVERY DATE**

**SEAN EDWARDS**  
208.412.7763  
sean@tokcommercial.com

**SAM MCCASKILL, CCIM**  
208.947.0804  
sam@tokcommercial.com

CONTACT



HIGHLIGHTS



- Excellent visibility and access from Happy Valley Road with easy connectivity to I-84 and Garrity Boulevard
- Ample yard space for outdoor storage and operations
- Strong owner-user opportunity with flexible purchase options
- Buildings available individually or collectively
- Lease sizes from ±2,500 SF up to full buildings
- Build-to-Suit (BTS) options available

**PG. 2 HAS ADDITIONAL OFFERING DETAILS**

### LEASE INFORMATION

SPACE	SIZE	RATE
Building 1*	22,040 SF	\$1.05 - \$1.15 /SF
Building 2*	12,600 SF	\$1.05 - \$1.15 /SF
Building 3	7,800 SF	\$1.15 /SF

**SALE PRICE:** Contact Agent  
**PROPERTY TYPE:** Light Industrial  
**EST. NNN:** \$0.25/SF NNN  
**LOT SIZE:** 3.695 Acres  
**BUILDING SIZE:** 42,440 SF  
**ZONING:** BC- Community Business  
**POWER:** 3-Phase  
**\*BLDG 1&2 DIVISIBILITY:** 2,500 SF

DETAILS



UPDATED: 2.13.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL  
 This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



# OFFERING SUMMARY

## FOR LEASE

**2,500 - 5,000 SF**

RATE: \$1.15/SF

**5,001 - 22,040 SF**

RATE: \$1.05/SF

**PRE-LEASING AVAILABLE!**

**\*BUILDING 3 CANNOT BE DEMISED**

## BUILD-TO-SUIT

**LEASE RATES VARY  
DEPENDING ON BUILD OUT**  
(CONTACT AGENT FOR MORE DETAILS)

## FOR SALE

**CONTACT AGENT  
FOR SALE PRICE**

**OFFERING TERMS:**  
OPEN TO SELLING ENTIRE PROJECT  
UPON COMPLETION  
BUILDINGS CAN BE SOLD SEPERATELY

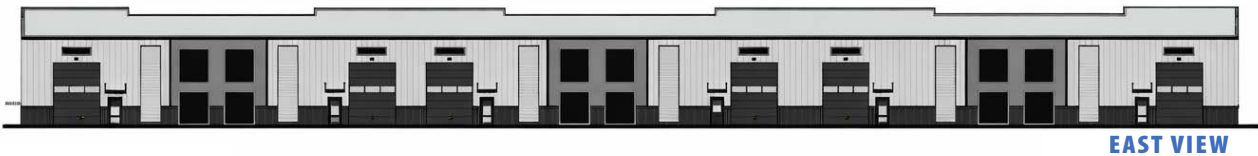
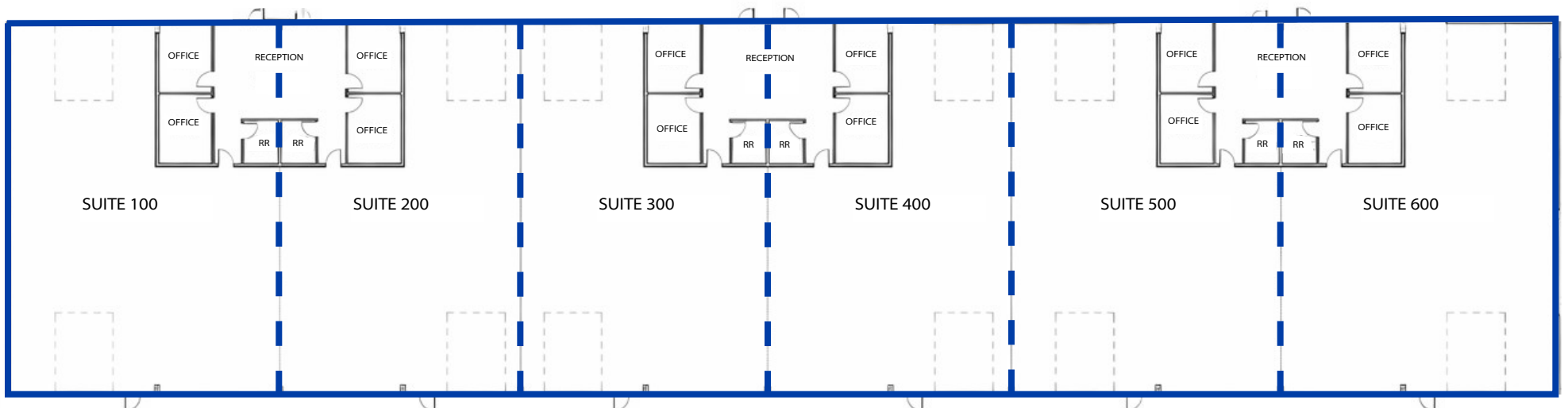
UPDATED: 2.13.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL  
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

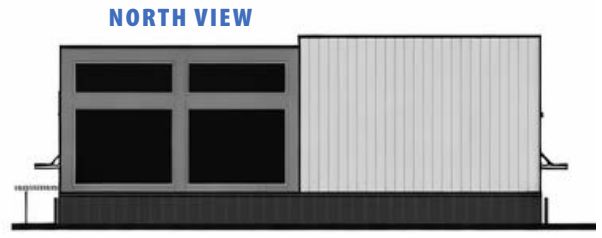
**TOK**COMMERCIAL.COM



# BUILDING ONE | FLOOR PLAN



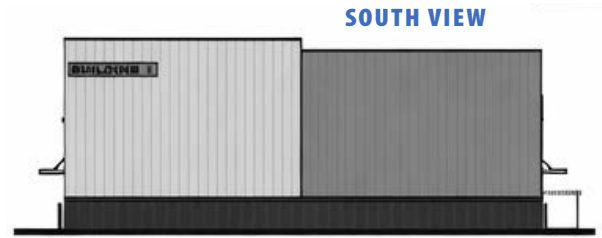
EAST VIEW



NORTH VIEW



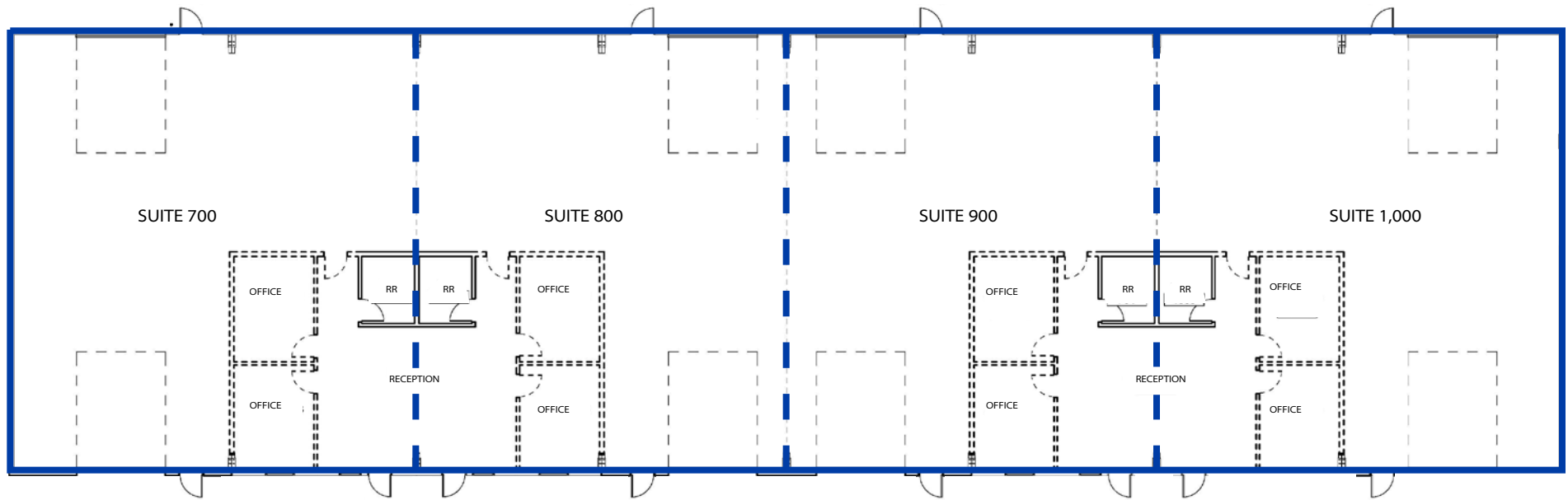
WEST VIEW



SOUTH VIEW



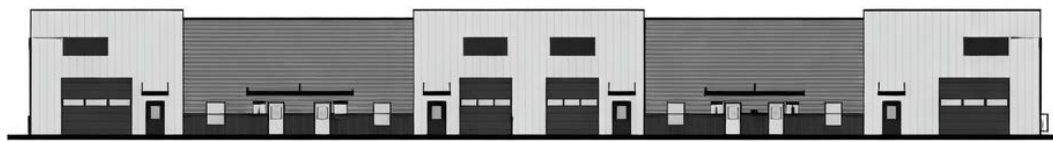
# BUILDING TWO | FLOOR PLAN



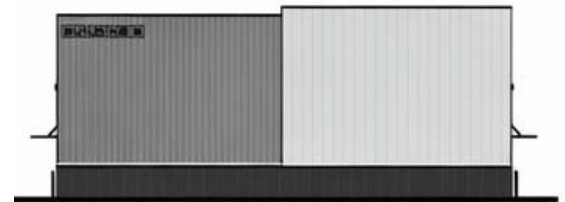
**NORTH VIEW**



**EAST VIEW**



**SOUTH VIEW**

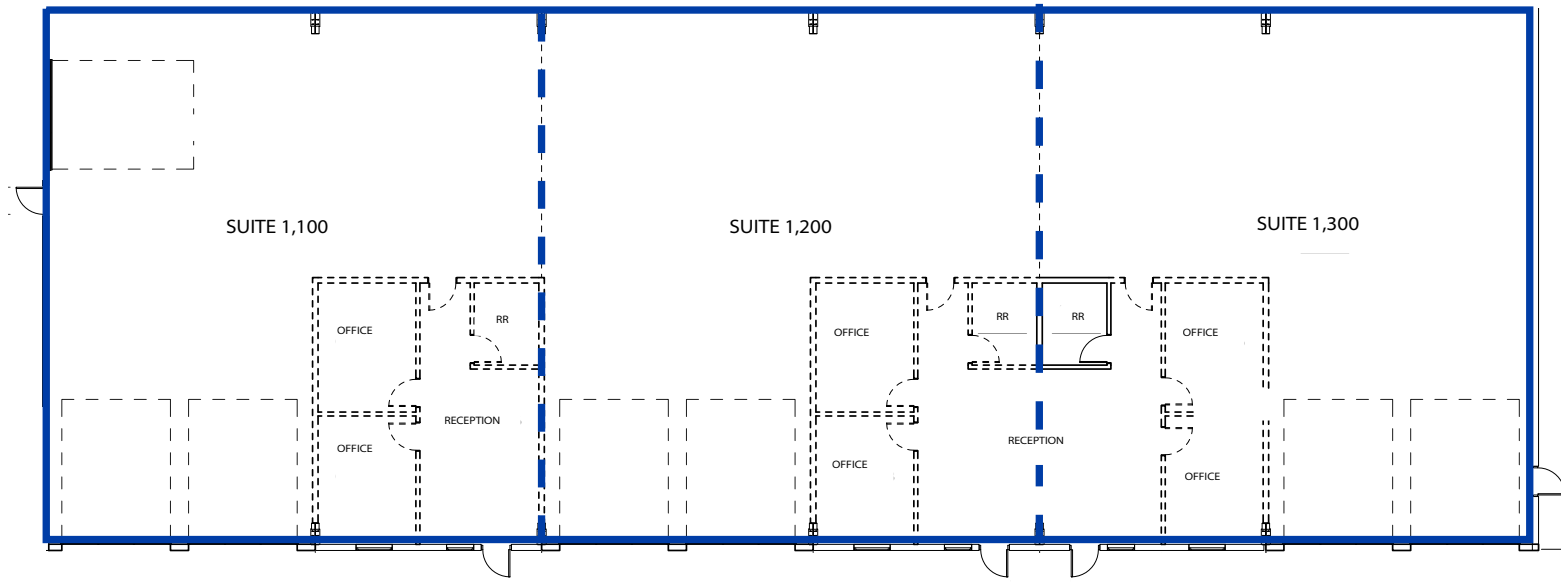


**WEST VIEW**

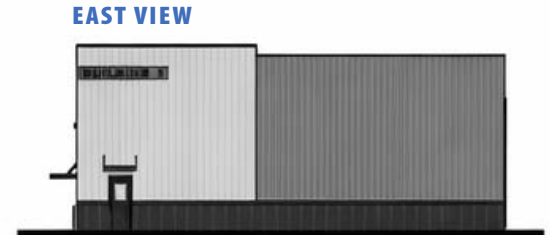




# BUILDING THREE | FLOOR PLAN



**NORTH VIEW**



**EAST VIEW**



**SOUTH VIEW**



**WEST VIEW**



# PROPERTY ZONING

## B-C, COMMUNITY BUSINESS

The BC Community Business District is intended to create, preserve and enhance areas with a wide range of retail sales and service establishments serving both long- and short-term needs in compact locations typically appropriate to commercial clusters near intersections of major thoroughfares. This district also includes some non-commercial development such as conditional multi-family.

[ADDITIONAL ZONING INFO »](#)





UPDATED: 2.13.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM

# TOK

COMMERCIAL

6 MINUTES | 3.3 MILES  
TO I-84 ACCESS

### IDAHO CENTER & I-84 INTERCHANGE

Jeep KIA NISSAN Ford RAM TOYOTA

SUBARU CHRYSLER DODGE CHEVROLET

HYUNDAI SUBWAY GMC G'Relly Walmart

GameStop SONIC HOME WESTMARK

amazon

Jack

### NORTHSIDE & CALDWELL BLVD

Best Buy PLEXIS

boost mobile

Shell Sinclair BURGER KING SUBWAY

Great Clips McDonald's Fred Meyer CHASE

### GARRITY & I-84 INTERCHANGE

boost mobile noodles SportClips SHOE CARNIVAL

McDonald's Freddy's SUBWAY TACO BELL

Pizza Hut Shell JCPenney

### NORTH 12TH CORRIDOR

us bank

cricket FAMILY \$ DOLLAR

NAPA AutoZone

**SITE**

11,000 VPD

UPDATED: 2.13.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL  
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

TOKCOMMERCIAL.COM