

NAMPA LOGISTICS CENTER

TBD Northside Boulevard, Nampa, ID

RAIL SERVED, CLASS A INDUSTRIAL PARK



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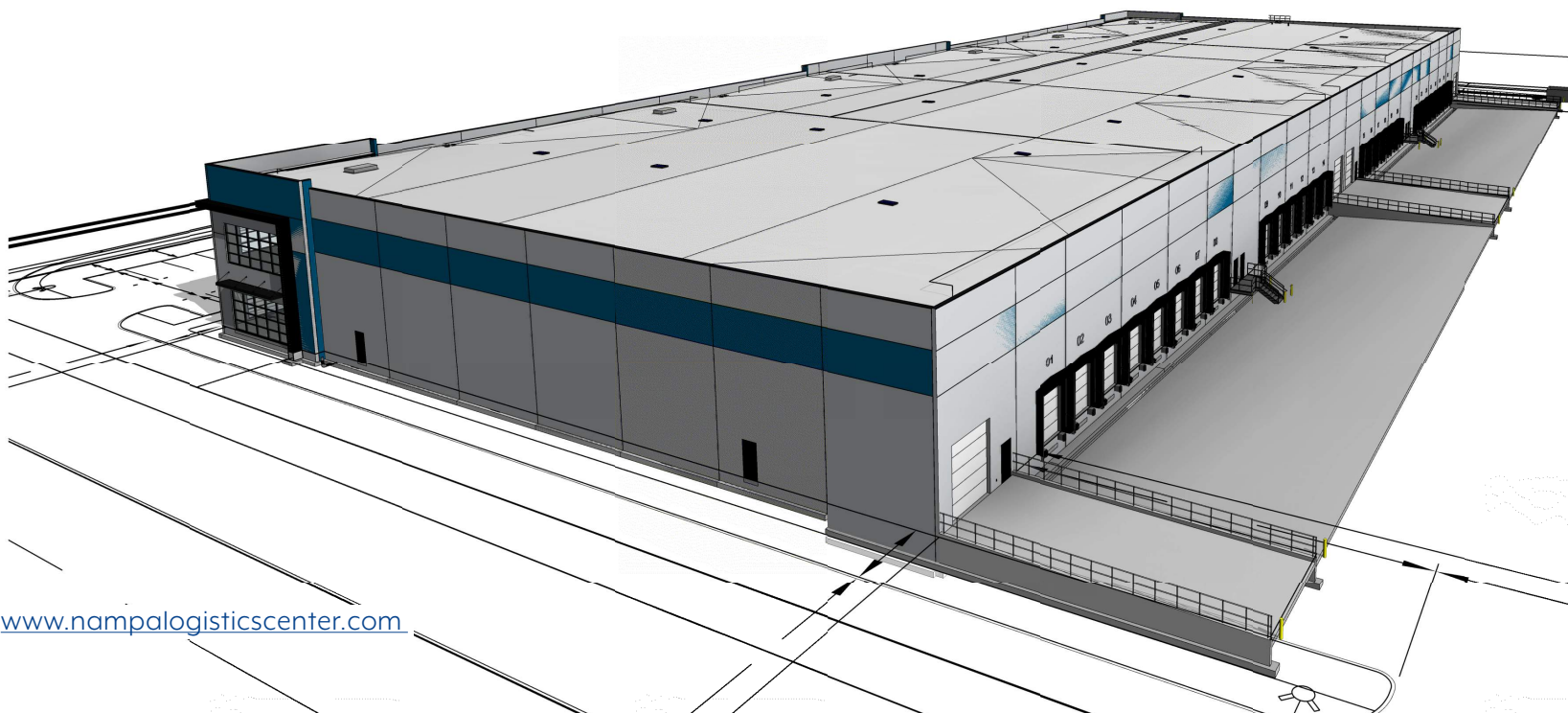
Property Overview

- 140-acre class A industrial park
- Located along Northside Blvd. between Cherry Ln. and Ustick
- 2 miles north of the newly constructed I84/Northside interchange
- Can accommodate tenants that require 15,000 SF and up to 2,021,790 SF and owner/users
- Annexed in the City of Nampa, ID and zoned light industrial (IL)
- Adjacent to an active rail spur
 - 4,000 LF of rail line serviced by UPRR
- Grade and dock loading available

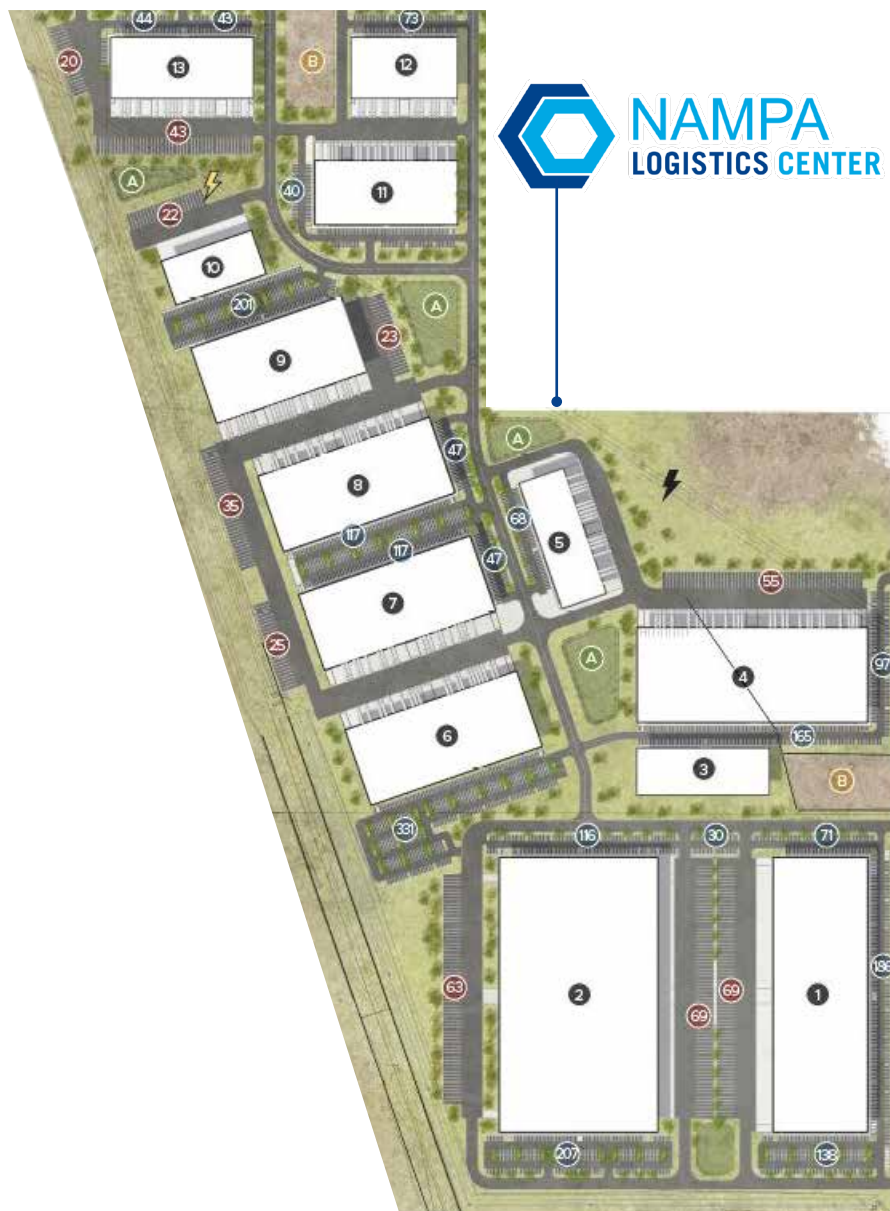


Property Details

Property Type:	Industrial	Grade Level Doors:	Yes
Building Size:	Thirteen (13) buildings in total Smallest building being 39,600 SF and the largest 468,520 SF	Dock High Doors:	Yes
Construction type:	Concrete Tilt	Fire Suppression:	ESFR
Land Size:	140 Acres	Parking:	1 Stall / 1,000 SF
Zoning:	IL – Light Industrial	Power:	480V 3 Phase
Yard:	Yard/trailer parking available	Lighting:	High Bay LED
Clear Height:	32' - 36'	Column Spacing:	50' x 54'

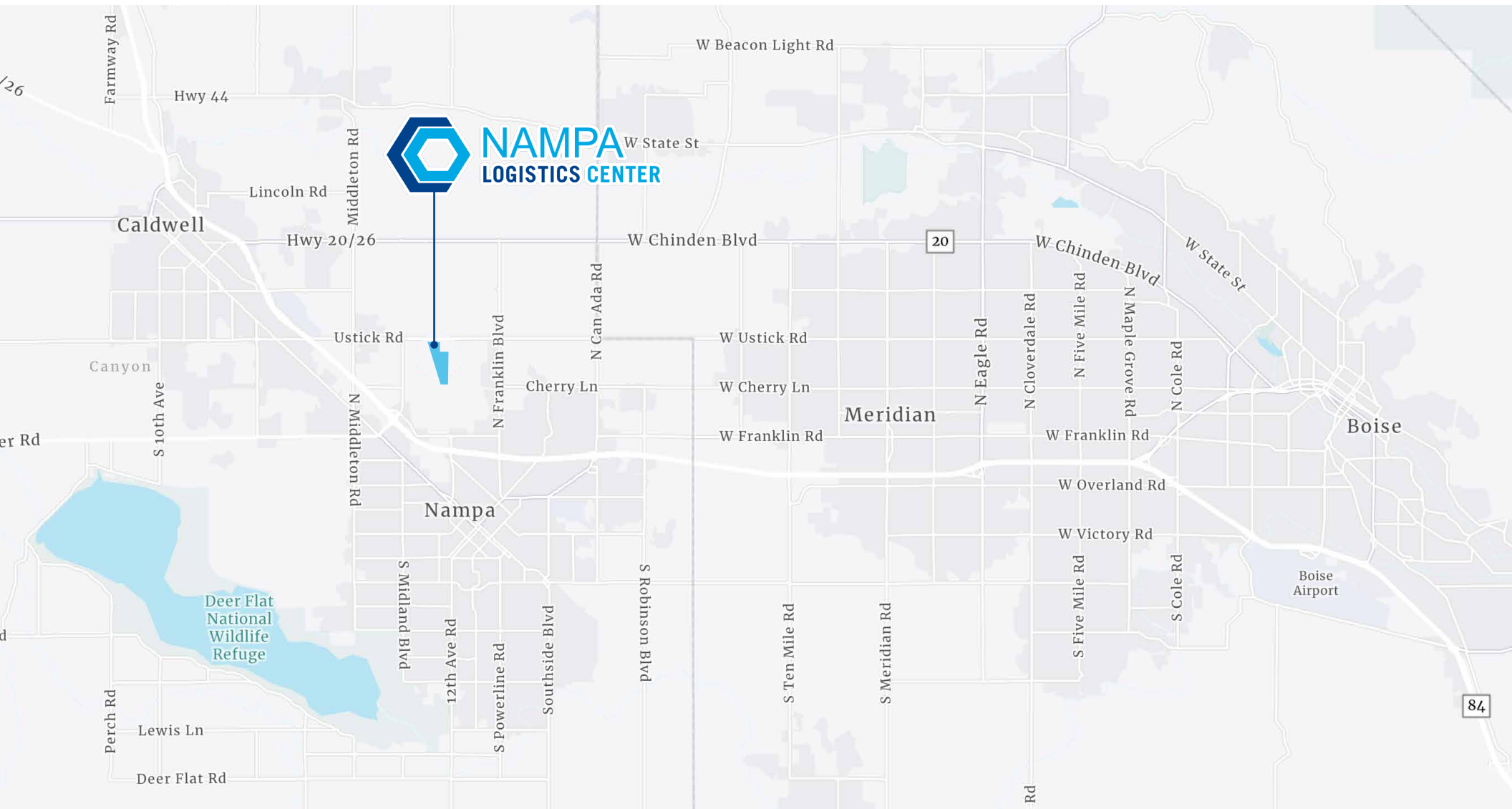


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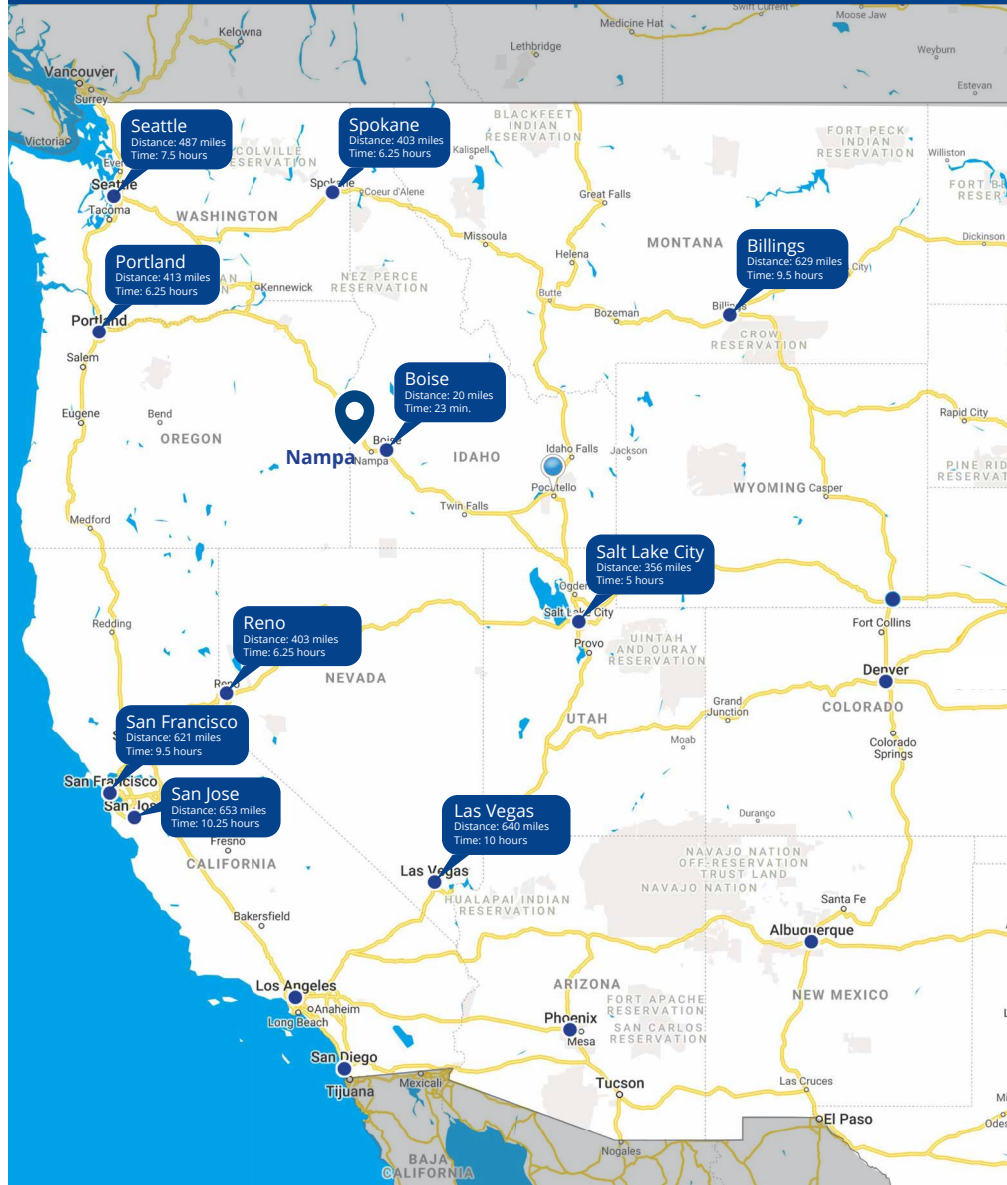


BUILDING 1	279,310 SF	310' X 901'	
BUILDING 2	468,520 SF	520' X 901'	
BUILDING 3	56,700 SF	150' X 432'	50' X 54' BAYS
BUILDING 4	234,300 SF	310' X 756'	50' X 54' BAYS
BUILDING 5	56,7000 SF	150' X 432'	50' X 54' BAYS
BUILDING 6	143,000 SF	260' X 594'	50' X 52' BAYS +60' SPEED BAY
BUILDING 7	156,000 SF	260' X 594'	50' X 52' BAYS +60' SPEED BAY
BUILDING 8	156,000 SF	260' X 594'	50' X 52' BAYS +60' SPEED BAY
BUILDING 9	130,000 SF	260' X 520'	50' X 52' BAYS +60' SPEED BAY
BUILDING 10	46,800 SF	150' X 312'	50' X 52' BAYS
BUILDING 11	98,280 SF	210' X 468'	50' X 52' BAYS +60' SPEED BAY
BUILDING 12	70,000 SF	200' X 350'	50' X 50' BAYS
BUILDING 12	96,600 SF	200' X 468'	50' X 52' BAYS

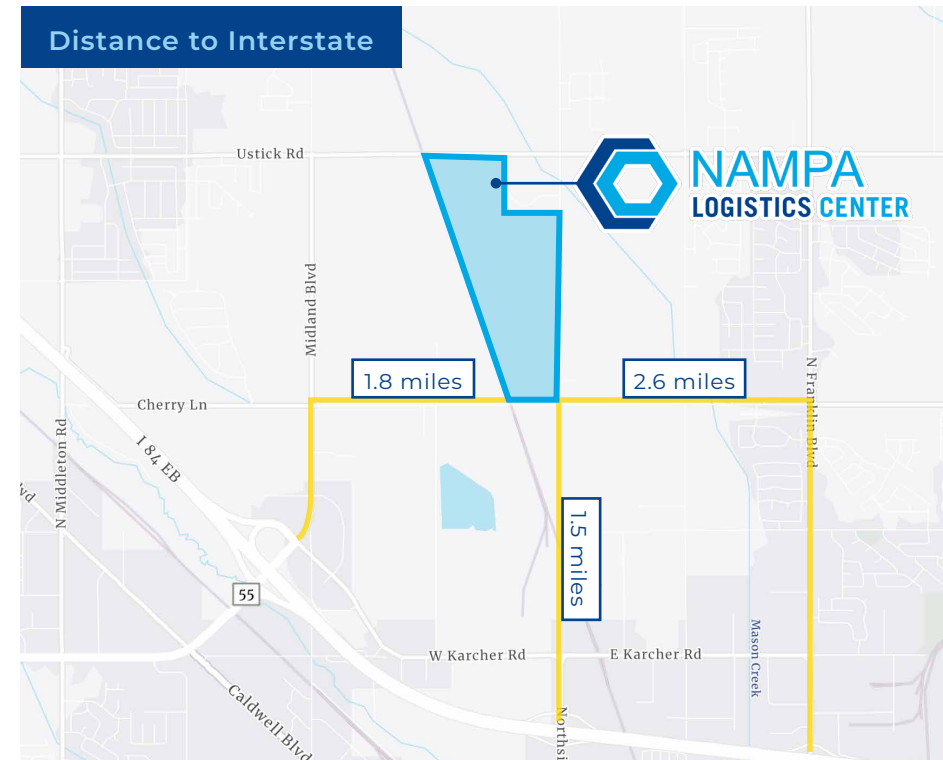
Location Map



One Day Drive



There are 50 motor freight companies serving the Boise Valley, traveling 5 interstates, 20 U.S. highways, and 30 state highways. More than 1,600 miles of rail line through Union Pacific and Burlington Northern Santa Fe provide connection points to Canada, Mexico and the U.S. These rail lines are aided by the State's regional line and six short line railroads. Annually, the rail system transports over 11 million tons of freight. (Source: Boise Valley Economic Partnership)



LOCAL AREA OVERVIEW CANYON COUNTY

Canyon County is tucked on the west end of the Treasure Valley in the heart of Idaho. Just minutes from the capital city of Boise, it features the perfect mixture of rural and urban living and one of the strongest agricultural economies in the entire state, including one of the fastest growing and premier wine regions in the world – the Snake River Valley.

The area's mild climate makes Canyon County a recreationist's dream with easy access to popular activities like skiing, snowboarding, hiking, fishing, hunting, boating, bicycling, camping, and golfing.

The educational opportunities are abundant with a variety of schools, as well as two fully accredited universities, Northwest Nazarene University.



33

MEDIAN
AGE



230k

ESTIMATED
POPULATION



425k

MEDIAN HOME
PRICE



#1

STATE FOR
ECONOMIC GROWTH
(U.S. NEWS, 2021)



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Quality of Life

Referred to as the “Treasure Valley”, the region is home to about 750,000 people. The workforce of roughly 404,000, live within a 45-minute draw area. Known for its extraordinary quality of life and affordable cost of living (currently one of the lowest in the western states, according to the ACCRA Cost of Living Index), the Valley is consistently ranked by Forbes, The Wall Street Journal, Livability and Inc. Magazine as one of the best places in the U.S. to live and work.

Commuting in the Valley

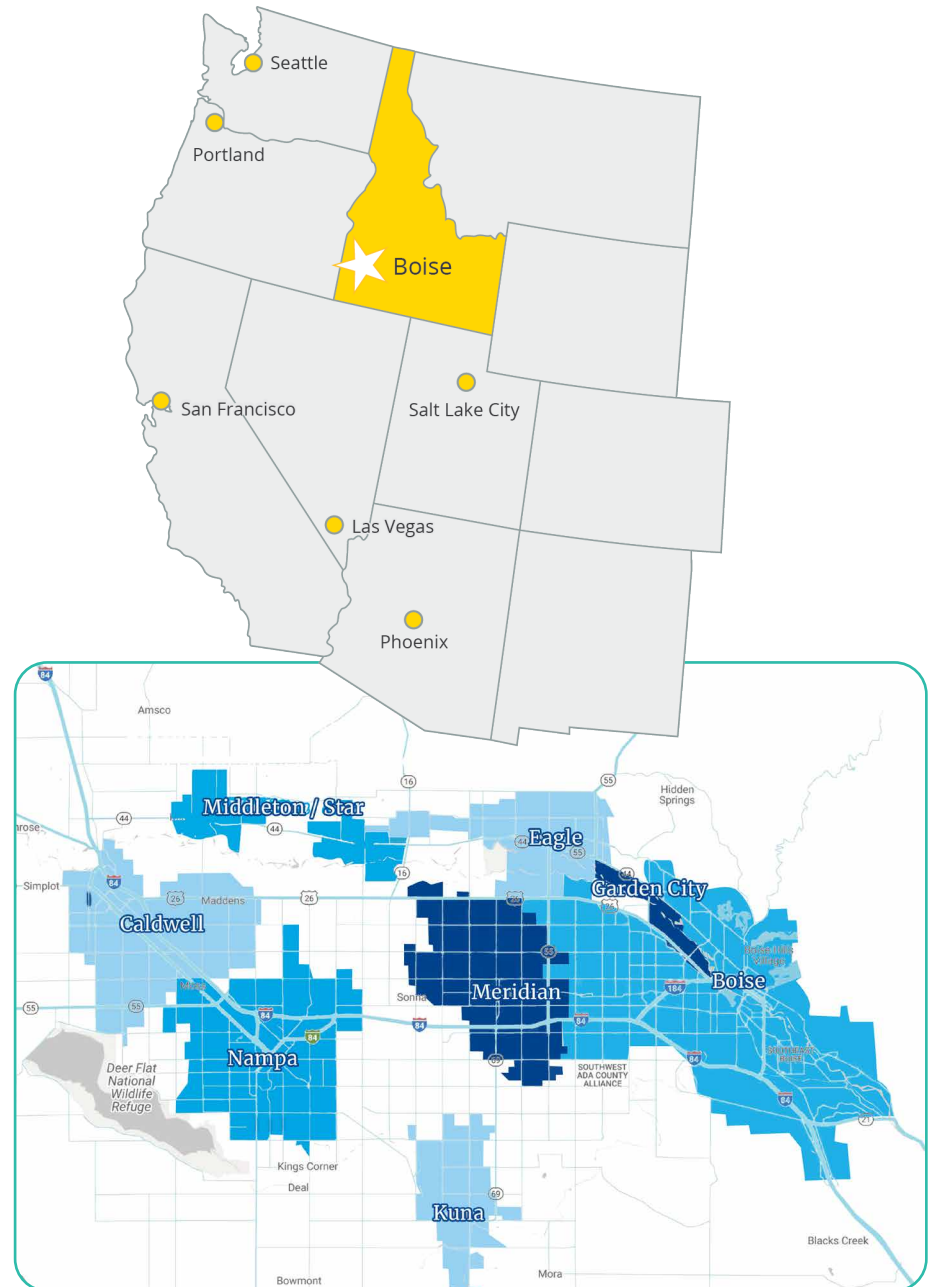
The major interstate serving the Treasure Valley is I-84, running through the metro area's major cities (Boise, Meridian, Nampa and Caldwell). Branching off to the northeast is I-184, which runs into downtown Boise. Daily commutes are easy, with several U.S. and state highways providing direct routes and minimal traffic. The average commute time is only 18 minutes. Public transportation is handled by ValleyRide, Treasure Valley Transit and ACHD Commuteride.

Recreation

The Boise River runs through downtown and is accessible through a greenbelt system with over 25 miles of bike paths and 850 acres of parks. Up in Foothills you'll find more than 135 miles of nationally acclaimed hiking and mountain biking trails that extend from the city up to Bogus Basin Ski Area. Only 17 miles from the city center Bogus Basin offers winter skiing and summer adventure. With world-class golf courses, hiking, fishing and mountain biking, the recreation opportunities are virtually unlimited within a 30-minute drive.

Diversity

The City of Boise has been recognized for its work welcoming over 800 new citizens (refugees) each year from over 20 foreign countries. Annual diversity events and resources include PRIDE activities, The Basque Cultural Center, Hispanic Cultural Center and the Black History Museum. More than 90 different languages are spoken in the Boise School District and the Mexican Consulate also has an office in Boise.



AREA OVERVIEW BOISE

Boise is Idaho's largest city and the anchor of the Treasure Valley where nearly half of Idahoans reside. The city has established a unique reputation for a high quality of life, a prosperous business community, a vibrant arts & culture scene, and world re-known recreation—in one unbeatable package.



Idaho was ranked the **3rd Best State Economy** by U.S. News & World Report.

The median sale price for a single-family home in Ada County **increased by 45%** from May 2020 to May 2021. In 2021, it passed \$500,000 for the first time ever.

Boise real estate appreciated **163%** over the last ten years, putting Boise in the top 10% of U.S. cities for real estate appreciation.



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