

REFLECTIONS LIGHT INDUSTRIAL

NEW INDUSTRIAL BUILDING FOR SALE | 0 RAILROAD STREET | NAMPA, ID 83687



9,900 SF INDUSTRIAL BLDG WITH AMPLE YARD

EARLY BUYER HAS THE OPPORTUNITY TO CUSTOMIZE BUILDING TO FIT THEIR NEEDS

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HIGHLIGHTS

Excellent visibility and access from Happy Valley Road with easy connectivity to I-84 and Garrity Boulevard

0.69 acres of yard space for outdoor storage and operations

Strong owner-user opportunity with flexible purchase options

Potential future easement, exact location to be determined

January 2027 delivery date

SALE PRICE:	\$2,590,000
PRICE/SF	\$262/SF
PROPERTY TYPE:	Light Industrial
LOT SIZE:	0.92 Acres
BUILDING SIZE:	9,900 SF
ZONING:	BC- Community Business
POWER:	3-Phase

DETAILS

CONTACT



UPDATED: 4.14.2026

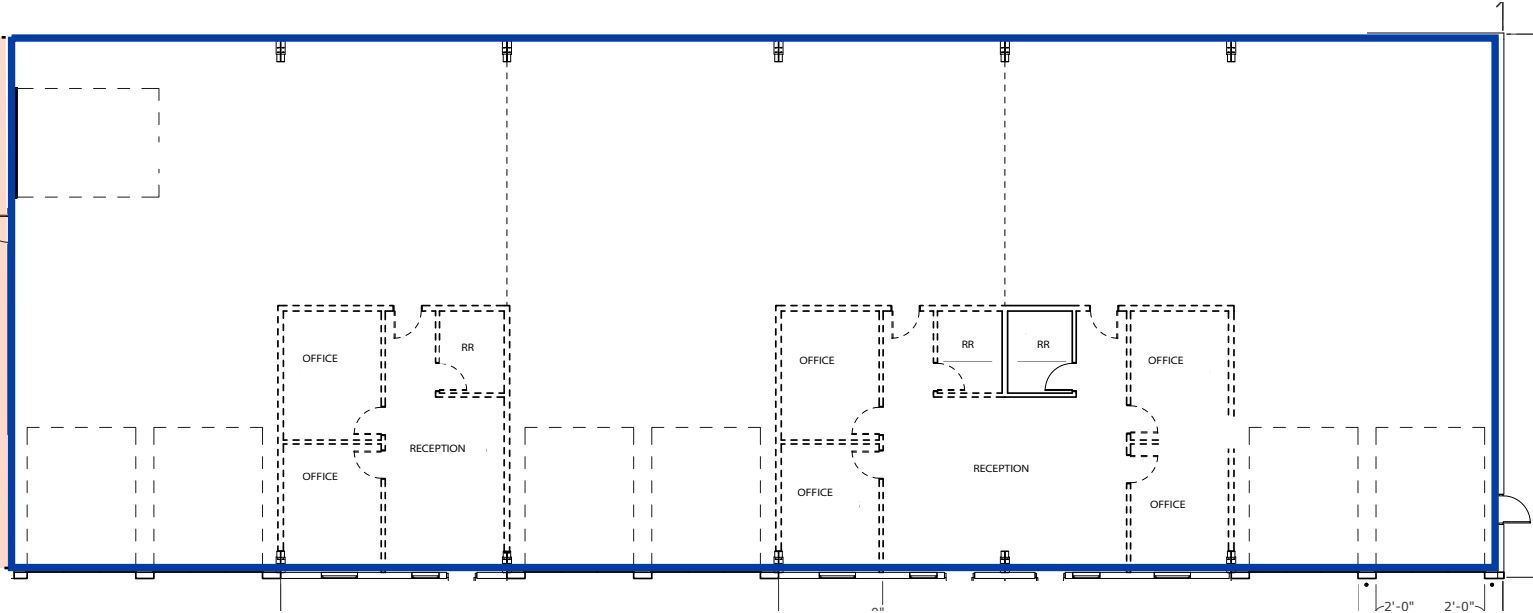
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BUILDING THREE | FLOOR PLAN

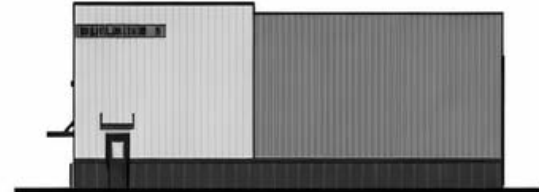
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SECURED OUTDOOR STORAGE



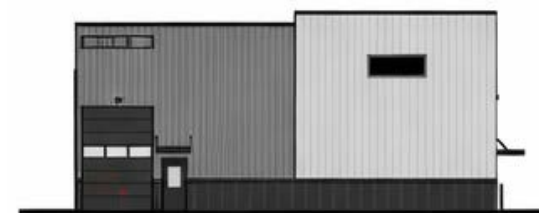
NORTH VIEW



EAST VIEW

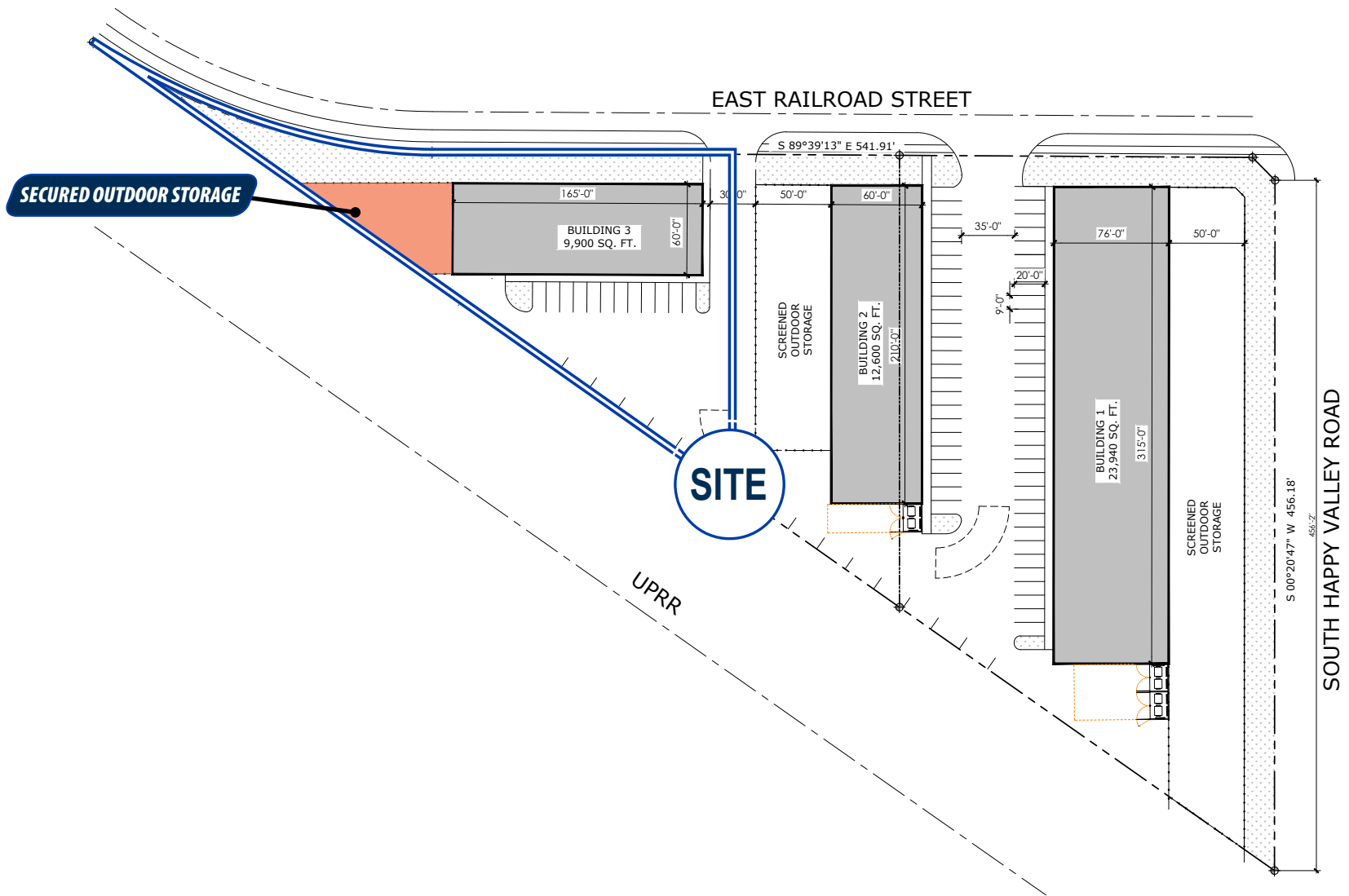


SOUTH VIEW



WEST VIEW

SITE PLAN





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 »](#)

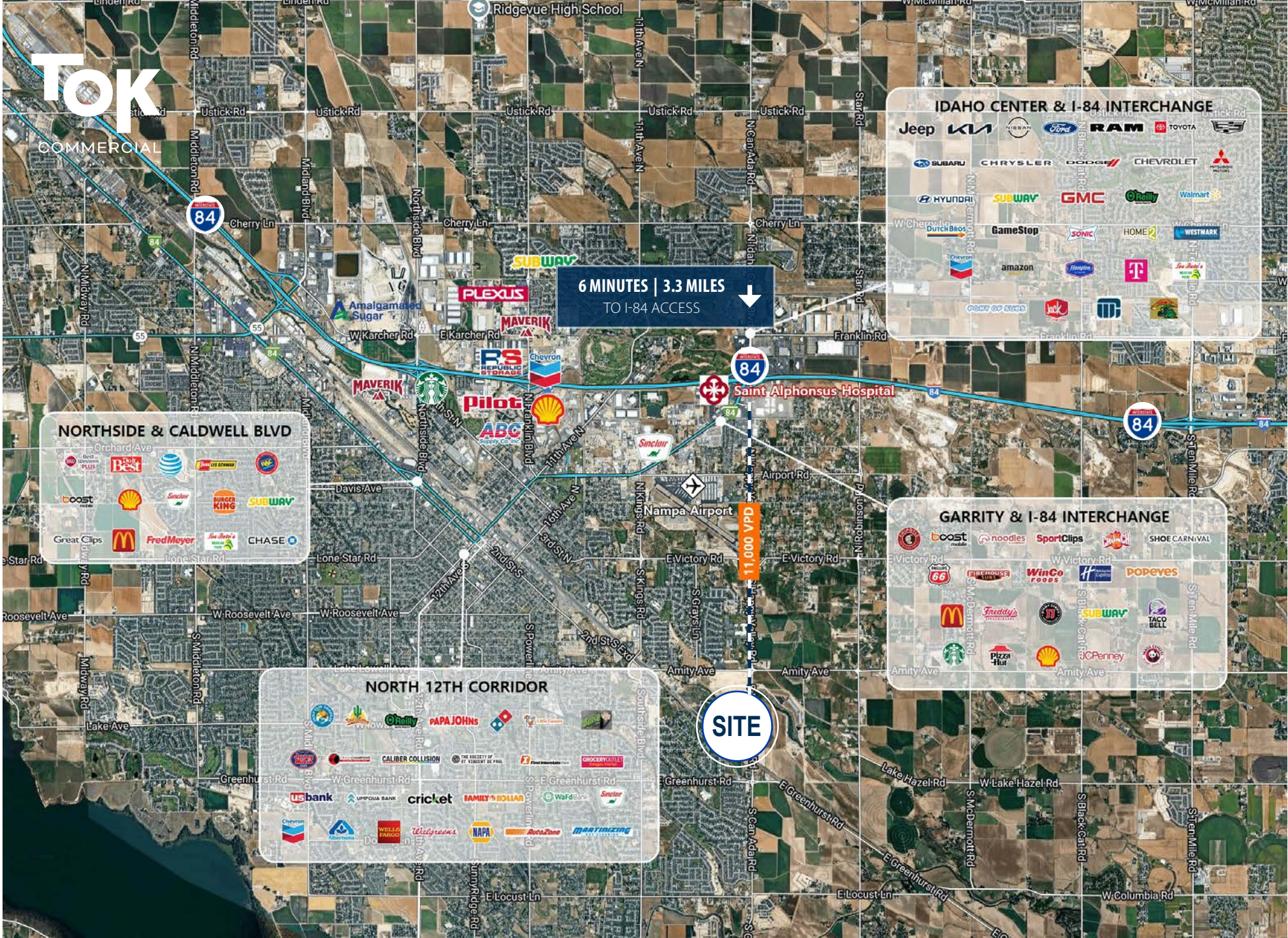




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TOK COMMERCIAL



6 MINUTES | 3.3 MILES
TO I-84 ACCESS

SITE

DAILY VOLUME OF 11,000 VPD

IDAHO CENTER & I-84 INTERCHANGE

- Jeep, KIA, NISSAN, Ford, RAM, TOYOTA, Chevrolet
- Subaru, Chrysler, Dodge, Chevrolet, Mitsubishi
- Hyundai, Subway, GMC, G'Relly, Walmart
- GameStop, Sonic, Home Depot, Westmark
- Amazon, Target, Dollar General

GARRITY & I-84 INTERCHANGE

- Boost Mobile, Noodles, Sport Clips, Shoe Carnival
- McDonald's, Freddy's, WinCo Foods, Popeyes
- Subway, Taco Bell, JCPenney
- Starbucks, Pizza Hut, Shell

NORTHSIDE & CALDWELL BLVD

- Best Western Plus, Best, AT&T, Dunkin' Donuts, Firestone
- Shell, Sinclair, Burger King, Subway
- Great Clips, McDonald's, Fred Meyer, Chase

NORTH 12TH CORRIDOR

- Wells Fargo, Papa John's, Caliber Collision, Cricket
- US Bank, Umpqua Bank, Family Dollar, NAPA
- AutoZone, Martini, Wells Fargo, NAPA