



**BUILD TO SUIT OR LEASE
RAIL-SERVED PROPERTY**

**IDAHO'S LARGEST
INDUSTRIAL PARK
NOW AVAILABLE!**

669 QUINN ROAD | POCA TELLO, ID

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TITAN CENTER IS A RARE, ONE-OF-A-KIND PROPERTY THAT CAN CATER TO ALL INDUSTRIAL TENANTS' NEEDS FROM MANUFACTURING, LOGISTICS, WAREHOUSING AND STORAGE TO LAY DOWN YARD. THE PROJECT COMPRISES 1.4 MILLION SQ. FT., 150 ACRES AND 23 BUILDINGS.

The site was the former Naval Ordnance Plant, has rich history and an exciting new identity to accommodate industrial, office and retail tenants of today.

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PROJECT HIGHLIGHTS

TYPE WAREHOUSE, DIST., MFG

FLOORS 8" REINFORCED CONCRETE, ABLE TO HOLD 2,000 LBS/SF LIVE LOAD & 50,400 LBS/SF DEAD LOAD

WALLS CONCRETE BLOCK/CORRUGATED SIDING

COLUMNS CONCRETE & STEEL

HEATING GAS FORCED AIR

SPRINKLERS DRY SYSTEM - ALL BLDGS

DECK CONCRETE - RIGID INSULATION WITH BUILD-UP ROOF

POWER 7,200-VOLT, 3,000-AMP SERVICE

WATER LINES 8"

SEWER 8"

NATURAL GAS 2"

PAVEMENT THE MAJORITY OF THE COMPLEX IS PAVED TO FACILITATE EASY TRANSPORTATION LOADING, PARKING AND VEHICLE MANEUVERING



KEY FEATURES

- 1.4 million total square feet in 23 buildings
- Rail-served property, fully-fenced and secure
- 150 acres of land, yard available, contact agent for details
- Overhead cranes available in some buildings
- Seven major manufacturing buildings
- Fifteen office and manufacturing buildings
- Buildings can be modified to suit tenant's needs
- Prepped outdoor storage areas ready for use
- Future mixed-used development planned on-site
- Close to remarkable recreational opportunities and major freeway interchanges
- Titan Center is Idaho's largest Industrial Park!



SPACE AVAILABLE



NOW AVAILABLE FOR LEASE

BLDG	BLDG	BLDG
6 7,360 SF	13 6,386 SF	36 83,500 SF
10 149,280 SF	16 100,735 SF	38 76,056 SF
12 43,080 SF	20 8,840 SF	

LEASE PENDING!

14* LEASING OFFICE REFERENCE
NO VACANCY AVAILABLE





SITE PLAN



The Titan Center delivers complete rail system access providing tenants the rare ability to transfer freight virtually anywhere in the country directly from the site.



Buildings provide spacious and well-planned interior layouts including ceilings up to 53' with durable concrete and steel construction.



On-site office buildings offer customizable buildouts in a conveniently central location for any service or product company within the Pocatello area.





BUILDING 10

TYPE OF BUILDING

Single story manufacturing warehouse building. Building will subdivide.

SIZE

Available: 149,280 SF

Total: 189,840 SF

Warehouse Manufacturing - 181,000 SF

Office Area - 7,000 SF

COLUMNS

15' x 60'

Concrete and steel construction

CEILING HEIGHT

2 bays - 28' outside

2 bays - 30' outside

1 bay - 38' center

LIGHTING

Sodium Vapor Industrial Fluorescent

CRANES

2 bays - 5 ton capacity

Hook height - 24'

2 bays - 10 ton capacity

Hook height - 26' and 36'

LOADING DOORS

Ground Level Loading:

• One 16' x 16'

• One 12' x 15'

• One 13' x 15'

• Two 17' x 18'

Dock High Loading:

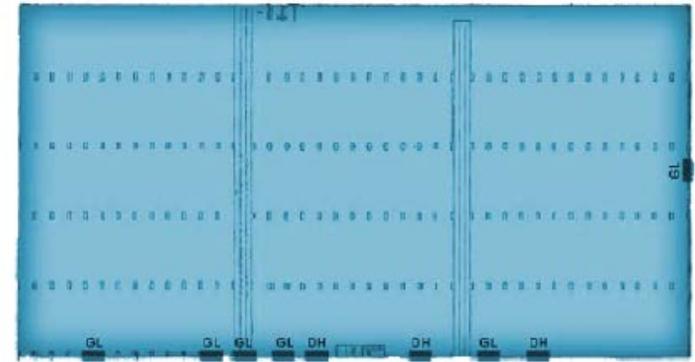
• One 10' x 10'

• One 10' x 12'

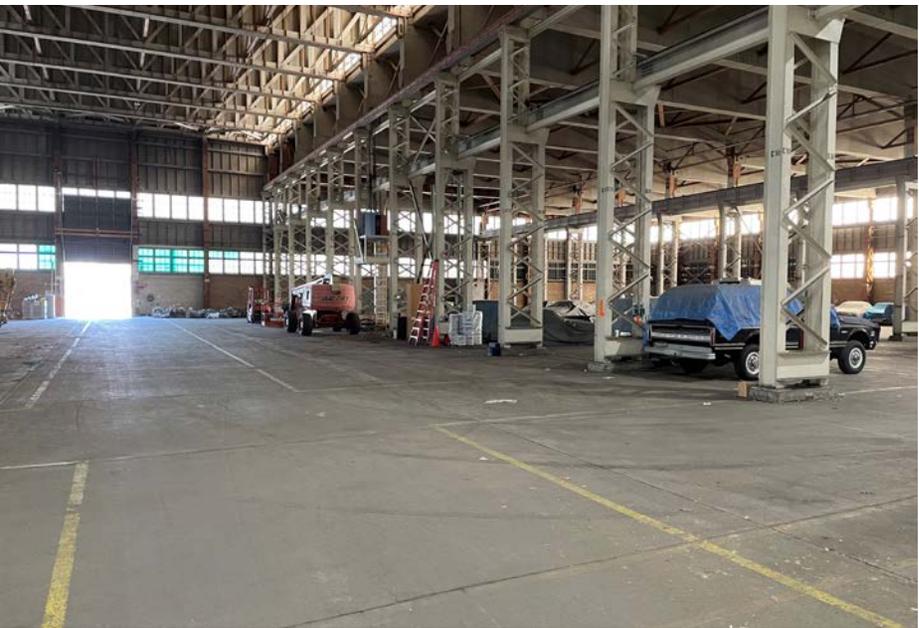
• Two 12' x 14'

RAIL SERVICE

Two rail spurs into the building at one third intervals, running the entire width of the building



BUILDING 10





LEASE PENDING!

BUILDING 12

BUILDING 12

TYPE OF BUILDING

Single story manufacturing warehouse building with outside crane.

SIZE

Available: 43,080 SF

Total: 102,590 SF

Warehouse Manufacturing - 89,200 SF

Office Area - 5,970 SF

Misc. Area - 7,420 SF

COLUMNS

21' x 76'

Concrete and steel construction

CEILING HEIGHT

28' 10"

39' 11"

LIGHTING

Sodium Vapor Industrial Fluorescent

CRANES

2 bays - 5 ton capacity

Hook height - 24'

2 bays - 10 ton capacity

Hook height - 26' and 36'

LOADING DOORS

Ground Level Loading:

• One 16' x 16'

• One 12' x 15'

• One 13' x 15'

• Two 17' x 18'

Dock High Loading:

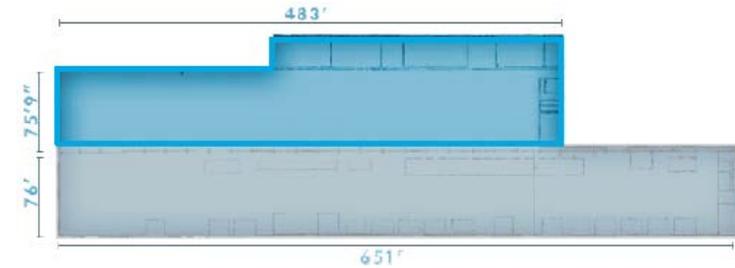
• One 10' x 10'

• One 10' x 12'

• Two 12' x 14'

RAIL SERVICE

Two rail spurs into the building at one third intervals, running the entire width of the building



BUILDING 12





BUILDING 13

TYPE OF BUILDING

Single story manufacturing warehouse building.

SIZE

Available: 6,386 SF

LIGHTING

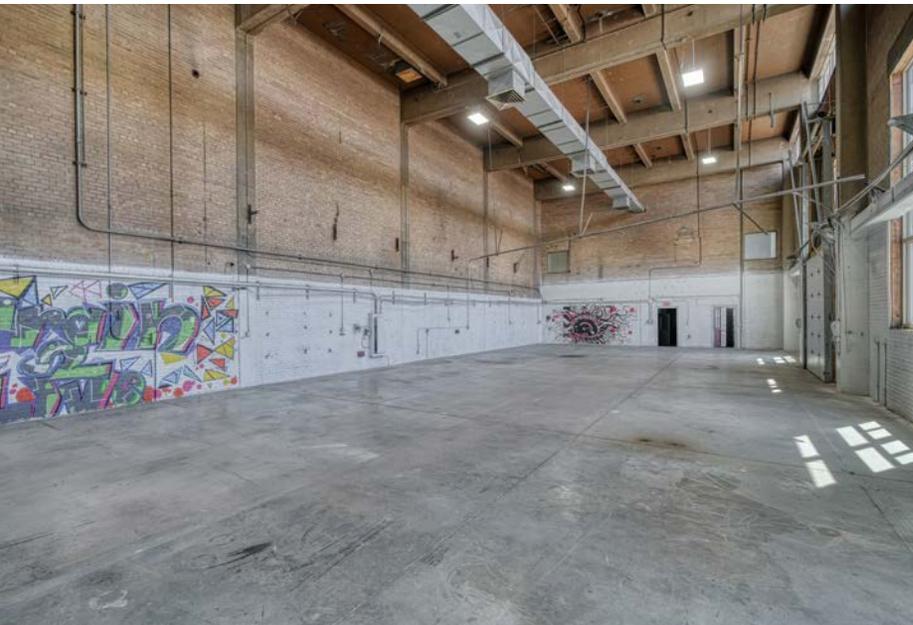
LED

LOADING DOORS

Ground Level Loading:
•TwoTotal



BUILDING 13





BUILDING 16

TYPE OF BUILDING

Single story manufacturing warehouse building with outside crane.

SIZE

Available: 100,735 SF

Total: 180,330 SF

Warehouse Manufacturing - 179,000 SF

Office Area - 7,000 SF

COLUMNS

29' - 40' - high bay 75'

LIGHTING

High Pressure Sodium Vapor

CRANES

- Four 25 ton
- One 45 ton

CRANE RAIL

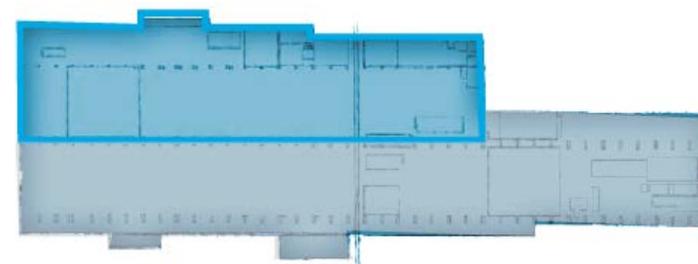
Outside crane rail
Length: 640' 3-rail accesses

LOADING DOORS

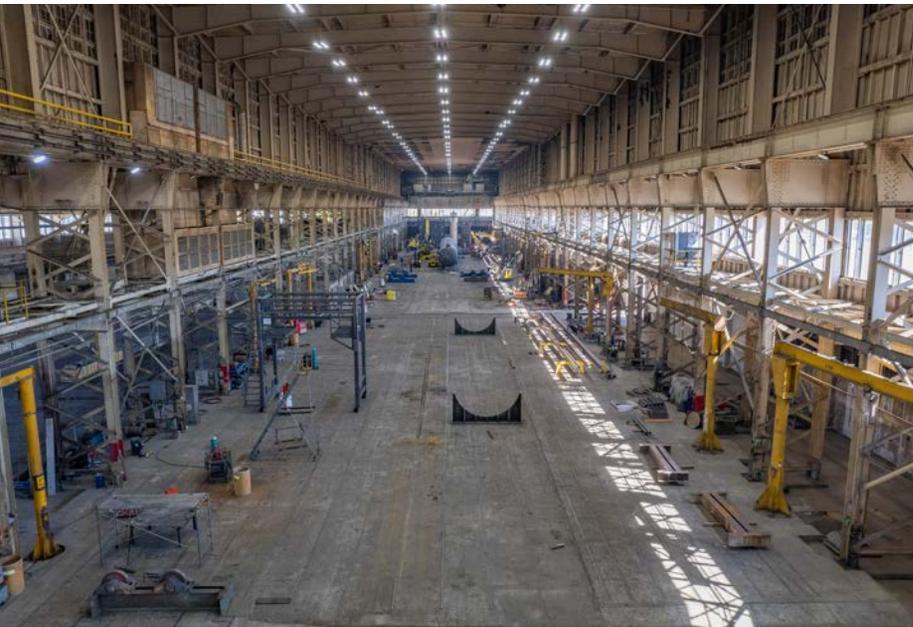
Southwest Bay - 12' x 14'
West Bay South - 14' x 16'
Northwest Lean-to - 14' x 16'
East Bay South - 20' x 30'
(w/canopy door)
West Door - 18' x 16'
East Door - 18' x 16'
West Side - 10' x 8'

RAIL SERVICE

Rail spurs run entire width of building



BUILDING 16





BUILDING 20

TYPE OF BUILDING

Single story warehouse building

LIGHTING

LED

SIZE

Available: 8,840 SF
Total: 8,840 SF

PARKING

15 Total

COLUMNS

12'

LOADING DOORS

Ground Level Loading:
·Six Total
·10' x 12'
·14' x 15'

YEAR BUILT

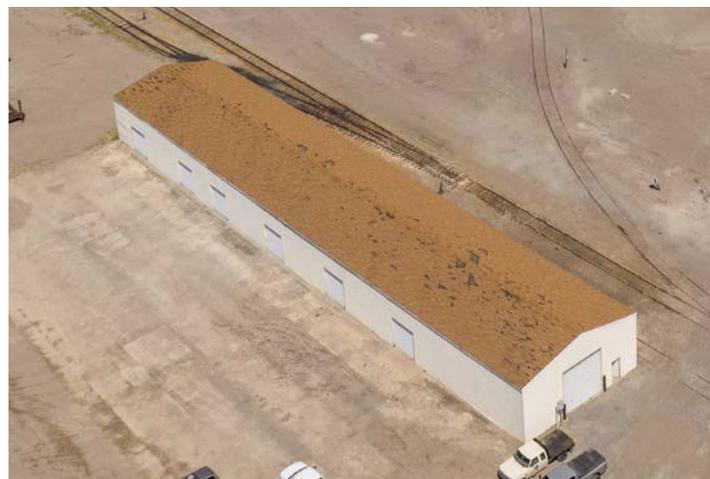
1942

CONSTRUCTION TYPE

Brick, Transite

CEILING HEIGHT

20'





BUILDING 36

TYPE OF BUILDING

Single story manufacturing warehouse building. Building will divide. Includes 27 offices and 4 conference rooms.

SIZE

Available: 83,500 SF

Total: 203,500 SF

Warehouse Manufacturing - 180,000 SF
Office Area - 23,500 SF

COLUMNS

22' x 60'
Concrete and steel construction

CEILING HEIGHT

32' Outer Bays
35' Middle Bays
43' Center Bays

LIGHTING

LED

HEATING

Gas Forced Air Furnace

CRANES

- Two 5 ton
- Four 15 ton
- Five 35 ton
- Two 50 ton

OVERHEAD DOORS

Ground Level Loading:

- Seven 12' x 12'
- One 12' x 14'
- One 19' x 23'
- One 19' x 24'

Dock High Loading:

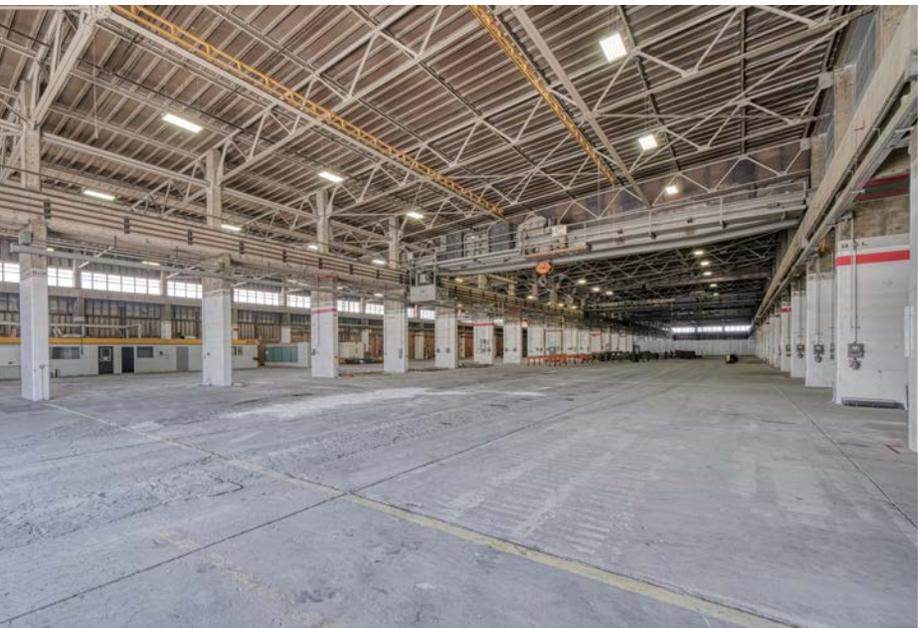
- Two 8' x 12'
- Four 12' x 14'

RAIL SERVICE

Two rail spurs - one through west end and one in center bay running 88'



BUILDING 36





BUILDING 38

TYPE OF BUILDING

Single story manufacturing warehouse building. Building will divide.

SIZE

Available: 76,056 SF

Total: 197,500 SF

Warehouse Manufacturing - 180,000 SF
Office Area - 18,500 SF

COLUMNS

22' x 60'

Concrete and steel construction

CEILING HEIGHT

32' outer bays
35' middle bays
43' center bay

LIGHTING

High Pressure Sodium Vapor

HEATING

Gas Forced Air Furnace

CRANES

- Two 5 ton
- Four 15 ton
- Four 35 ton
- Two 50 ton

OVERHEAD DOORS

Ground Level loading:

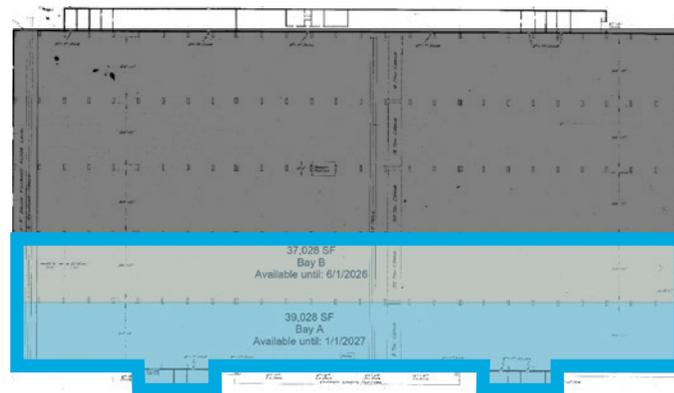
- Six 12' x 12'
- One 16' x 18'
- One 18' x 17'
- One 19' x 17'

Dock High Loading:

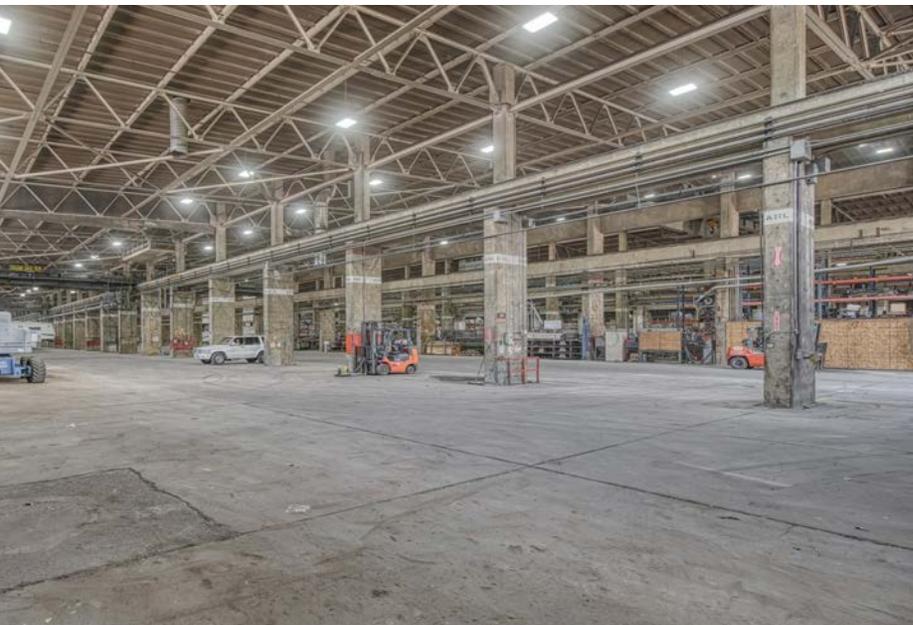
- Five 12' x 12'

RAIL SERVICE

Rail spur runs through the entire width of the building's west side



BUILDING 38







PINE RIDGE MALL

Walgreens HOBBY LOBBY JCPenney

GNC WELLS FARGO Olive Garden

Deseret Book Red Robin petco

planet fitness Bath Body Works Panera DISCOUNT TIRE Starbucks



POCATELLO SQUARE

Walmart LOWE'S PETSMART

OLD NAVY TEXAS HOME DEPOT Ashley HOMESTORE

ROSS DICK'S ULTA IHOP

JOANN TJ-maxx DICK'S

EXIT 61



POLE LINE ROAD

W QUINN ROAD

COSTCO
WHOLESALE

YELLOWSTONE AVE



AT THE CENTER OF COMMERCE



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