

NEW CLASS A INDUSTRIAL PARK
Recently Completed Spec
Suites Available

P A R K
84

6 STATE-OF-THE-ART FACILITIES
Totaling ±525,110 SF



Ask Agents About Building Sale Opportunities

\$1.00/SF Broker + Tenant Bonus

for qualified lease deals

CLICK TO VIEW WEBSITE

Park 84 Industrial Park

NEC Birch Lane and Madison Road | Nampa, ID

BOW RIVER
CAPITAL

CBRE

WORLD-CLASS DESIGN

Built for national attraction and exceptional regional service

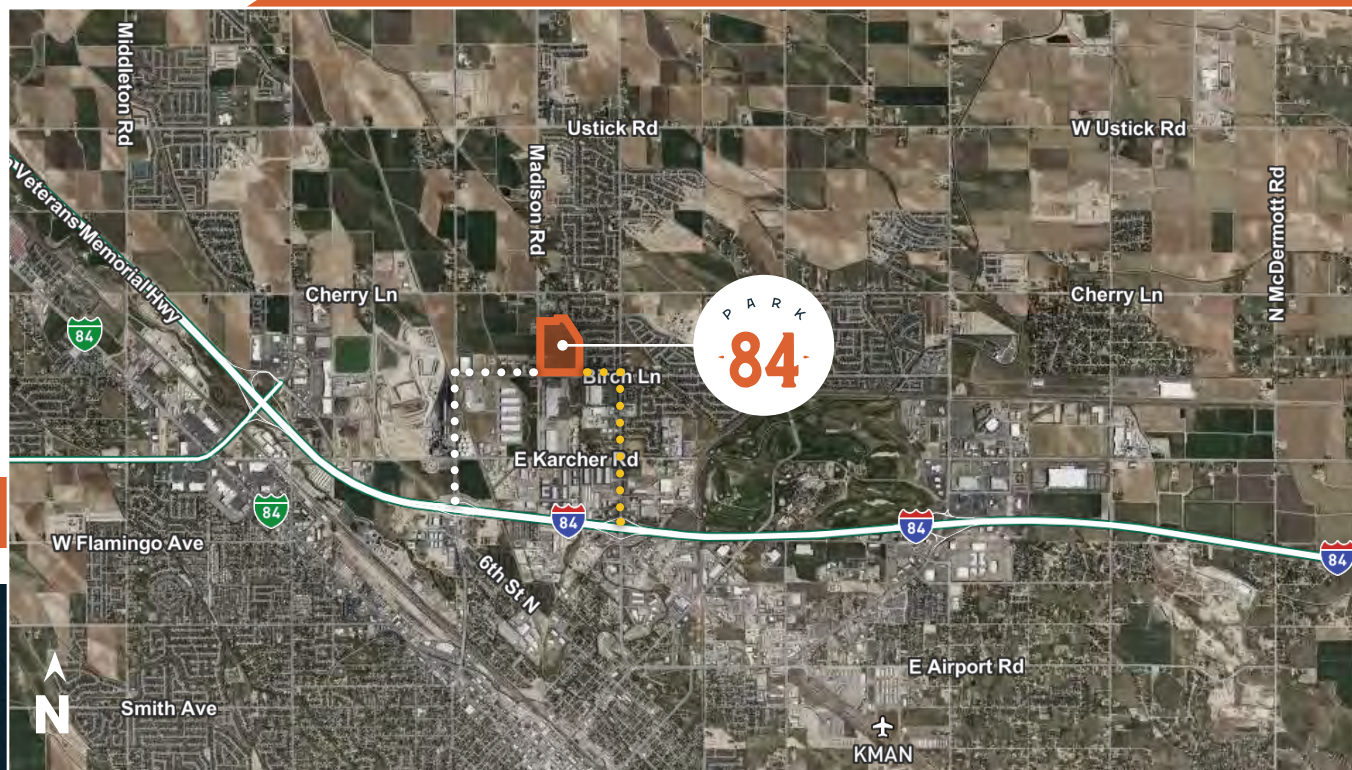
- **Strategic** central Treasure Valley location
- **Strong connectivity** to all corners of the Treasure Valley
- **Central Canyon County location** provides excellent labor supply
- **Flexible space options** – small bay showroom to big box distribution
- **Spec suite options** and **turnkey service**
- **Two strong access points** to Interstate 84

Distance to
Franklin Exit:

1.3 miles
3-minute drive

Distance to
Northside Exit:

1.35 miles
3-minute drive



PRICING: CONTACT AGENTS FOR DETAILS

PROPERTY HIGHLIGHTS



6 state-of-the-art
facilities totaling
±525,110 SF



32' clear height



Clerestory and
LED lighting



Zoned IL:
Light Industrial



Ample 480V
power available




ESFR sprinklers



Outdoor storage
and trailer
parking available

PROPERTY OVERVIEW



 = Leased

Building	Building Size	Divisibility	Spec Suites	Clear Height	Column Spacing	Building Depth	Truck Court Depth	Dock Doors	Grade-Level Doors	Estimated Delivery Date
Building 1**	±80,460 SF	±16,917 – 54,134	None	32'	52' with 60' speed bays	180'	135'	20	4	Completed
Building 3	±80,460 SF	±16,917 – 44,910	Two ±1,920 SF Offices	32'	52' with 60' speed bays	180'	135'	20	4	Completed
Building 4	±80,460 SF	±27,794	One ±1,920 SF Office	32'	52' with 60' speed bays	180'	135'	20	4	Completed
Building 5	Fully Leased									
Building 6	±72,360 SF	±16,917 – 72,360	None	32'	52' with 60' speed bays	180'	135'	17	4	Completed
Building 7**	±130,910 SF	±24,700 - 130.910	None	32'	52' with 60' speed bays	190'	135'	37	4	Completed

Ask Agents About Building Sale Opportunities**

P A R K

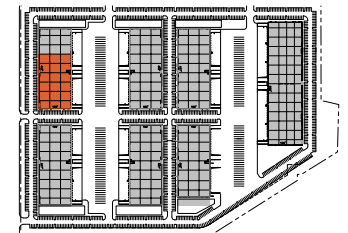
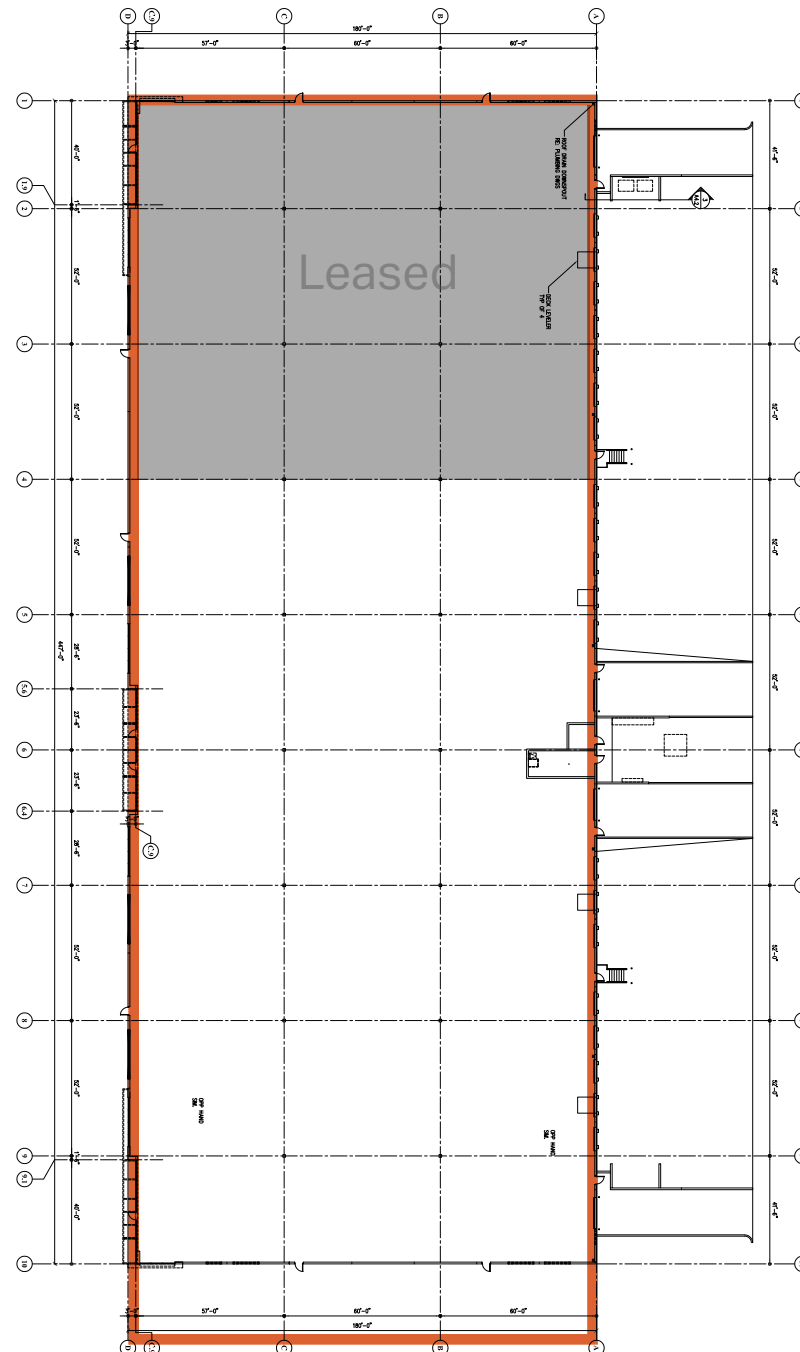
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Building 1 Details

- **Available:** ± 54,134 SF
- **Size:** ±80,460 SF
- **Divisibility:** ±16,917 SF
- **Clear Height:** 32'
- **Column Spacing:** 52' with 60' speed bays
- **Building Depth:** 180'
- **Truck Court Depth:** 135'
- **Dock Doors:** 20
- **Grade-Level Doors:** 4
- **Power:** 480v/277 2,000 amp service
- **Parking:** 2.06/1,000 SF
- **Trailer Parking:** Available

Building 1

8400 Birch Lane | Nampa, Idaho



P A R K

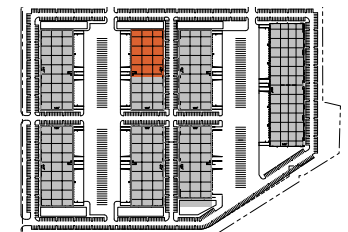
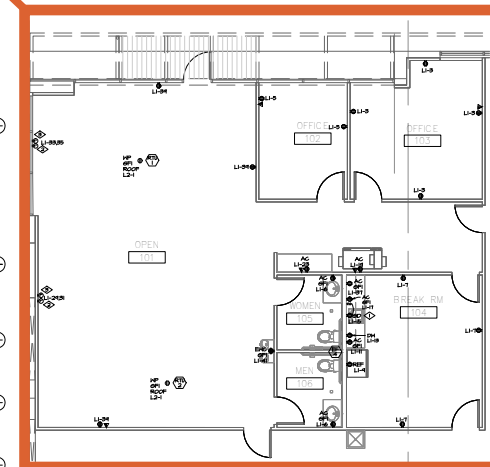
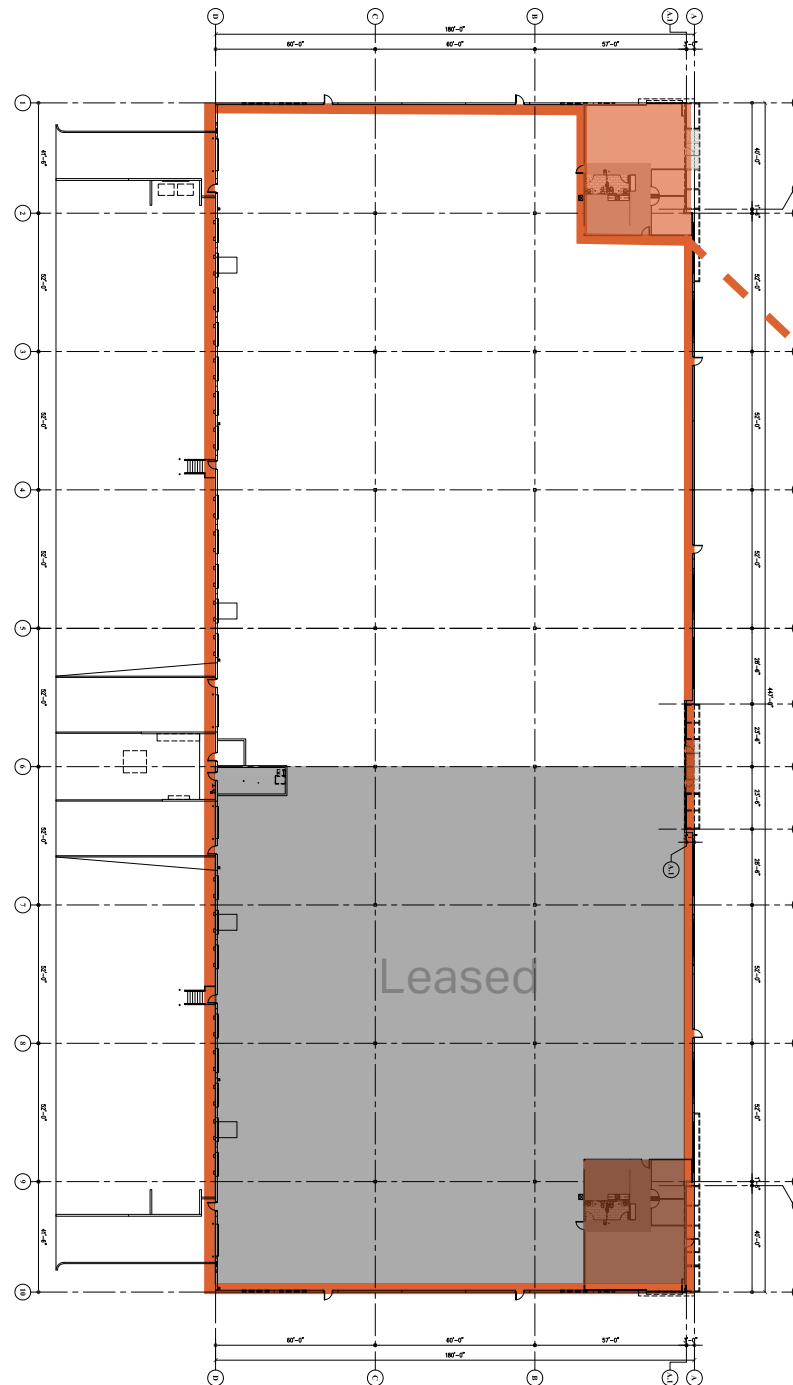
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Building 3 Details

- **Available:** ±44,910
- **Size:** ±80,460 SF
- **Divisibility:** ±16,917 SF
- **Spec Office Suites:** 2 Offices, ±1,920 SF
- **Clear Height:** 32'
- **Column Spacing:** 52' with 60' speed bays
- **Building Depth:** 180'
- **Truck Court Depth:** 135'
- **Dock Doors:** 20
- **Grade-Level Doors:** 4
- **Power:** 480v/277 2,000 amp service
- **Parking:** 1.23/1,000 SF
- **Trailer Parking:** Available

Building 3

16620 Madison Road | Nampa, Idaho



P A R K

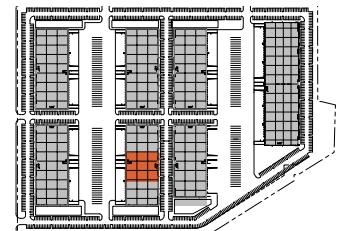
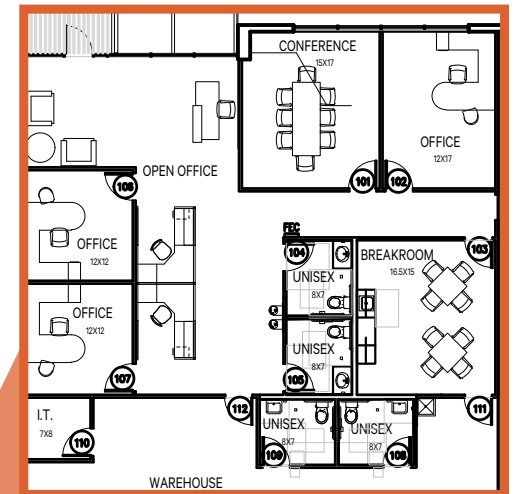
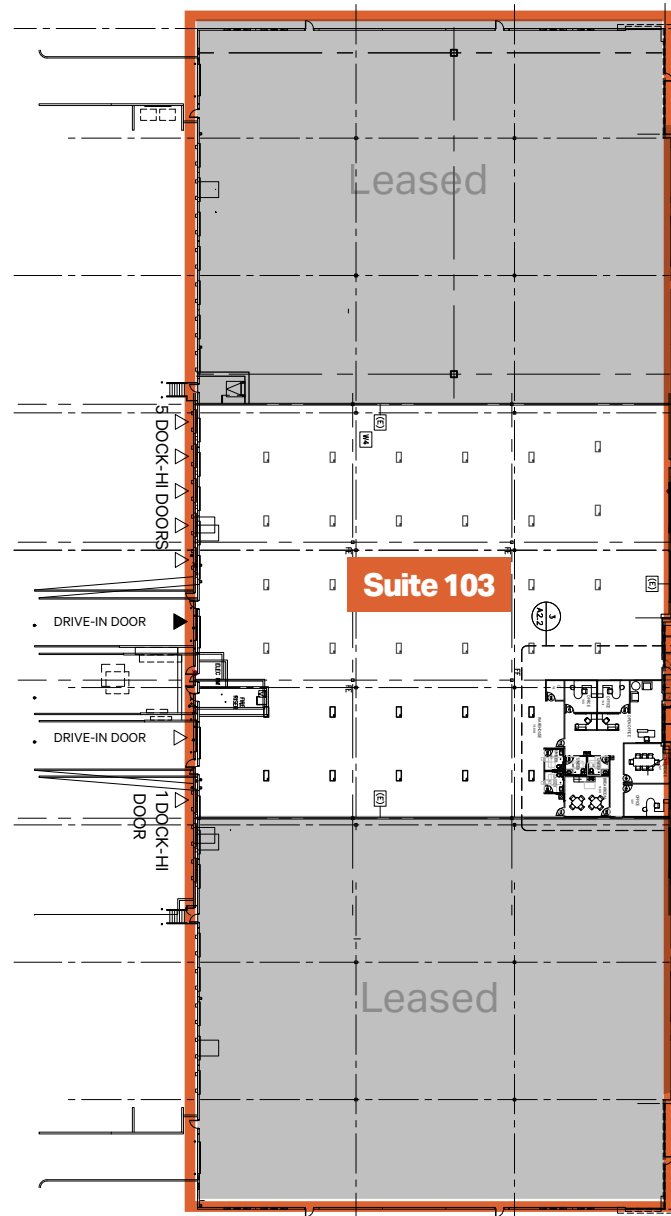
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Building 4 Details

- **Available:** ±27,794 SF
- **Size:** ±80,460 SF
- **Divisibility:** ±16,917 SF
- **Spec Office Suites:** 1 Office, ±2,165 SF
- **Clear Height:** 32'
- **Column Spacing:** 52' with 60' speed bays
- **Building Depth:** 180'
- **Truck Court Depth:** 135'
- **Dock Doors:** 20
- **Grade-Level Doors:** 4
- **Power:** 480v/277 2,000 amp service
- **Parking:** 1.01/1,000 SF
- **Trailer Parking:** Available

Building 4

16650 Madison Road | Nampa, Idaho



P A R K

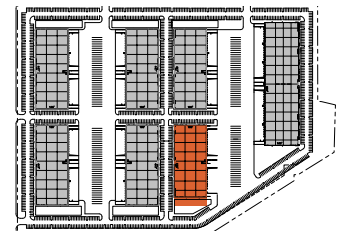
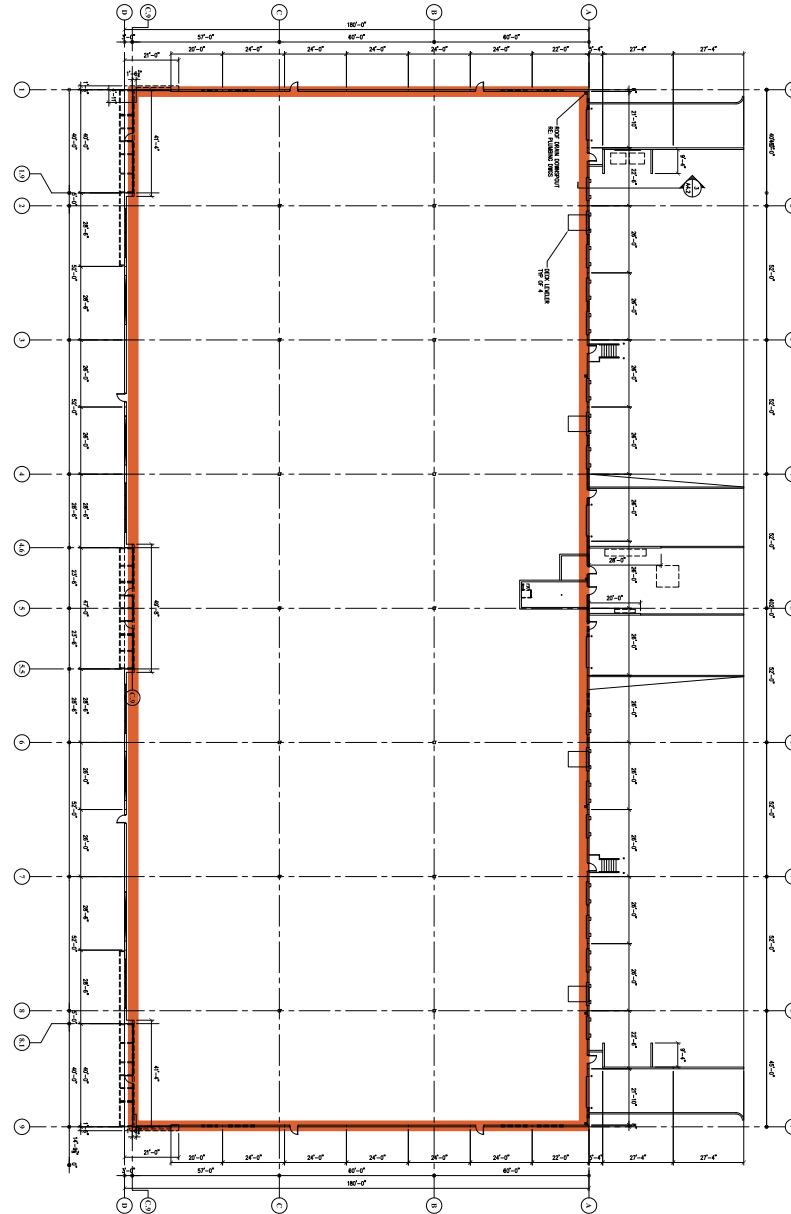
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Building 6 Details

- **Size:** ±72,360 SF Available
- **Divisibility:** ±16,917 SF
- **Clear Height:** 32'
- **Column Spacing:** 52' with 60' speed bays
- **Building Depth:** 180'
- **Truck Court Depth:** 135'
- **Dock Doors:** 17
- **Grade-Level Doors:** 4
- **Power:** 480v/277 2,000 amp service
- **Parking:** 1.17/1,000 SF
- **Trailer Parking:** Available

Building 6

16670 Madison Road | Nampa, Idaho



P A R K

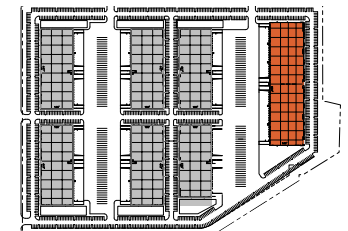
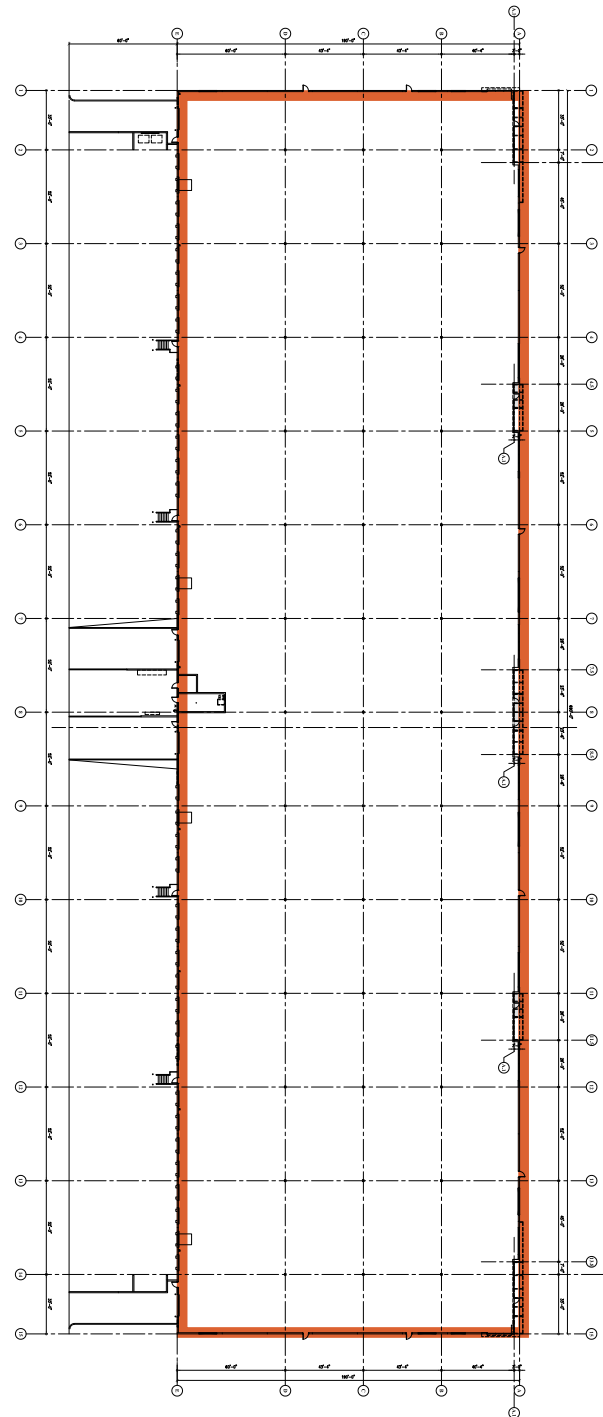
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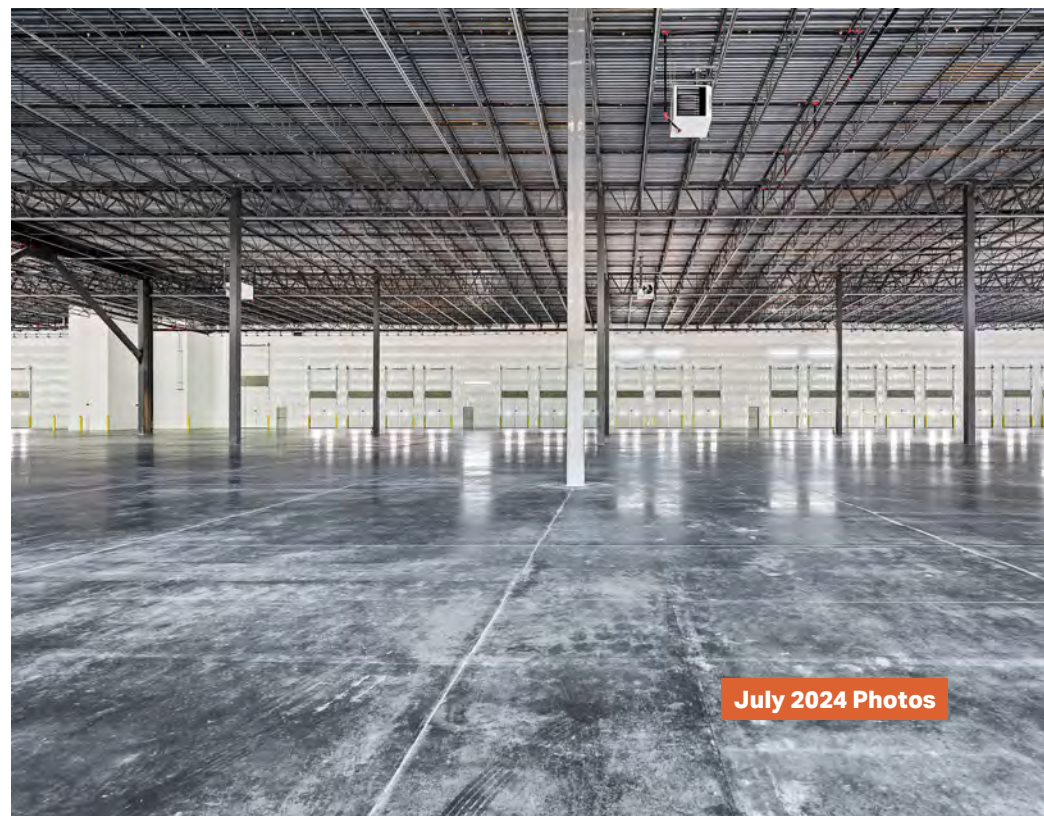
Building 7 Details

- **Size:** ±130,910 SF Available
- **Divisibility:** ±24,700 SF
- **Clear Height:** 32'
- **Column Spacing:** 52' with 60' speed bays
- **Building Depth:** 180'
- **Truck Court Depth:** 135'
- **Dock Doors:** 37
- **Grade-Level Doors:** 4
- **Power:** 480v/277 2,000 amp service
- **Parking:** 1.66/1,000 SF
- **Trailer Parking:** Available

Building 7

16740 Madison Road | Nampa, Idaho





July 2024 Photos

AREA MAP

Distance to Franklin Exit:

1.3 miles

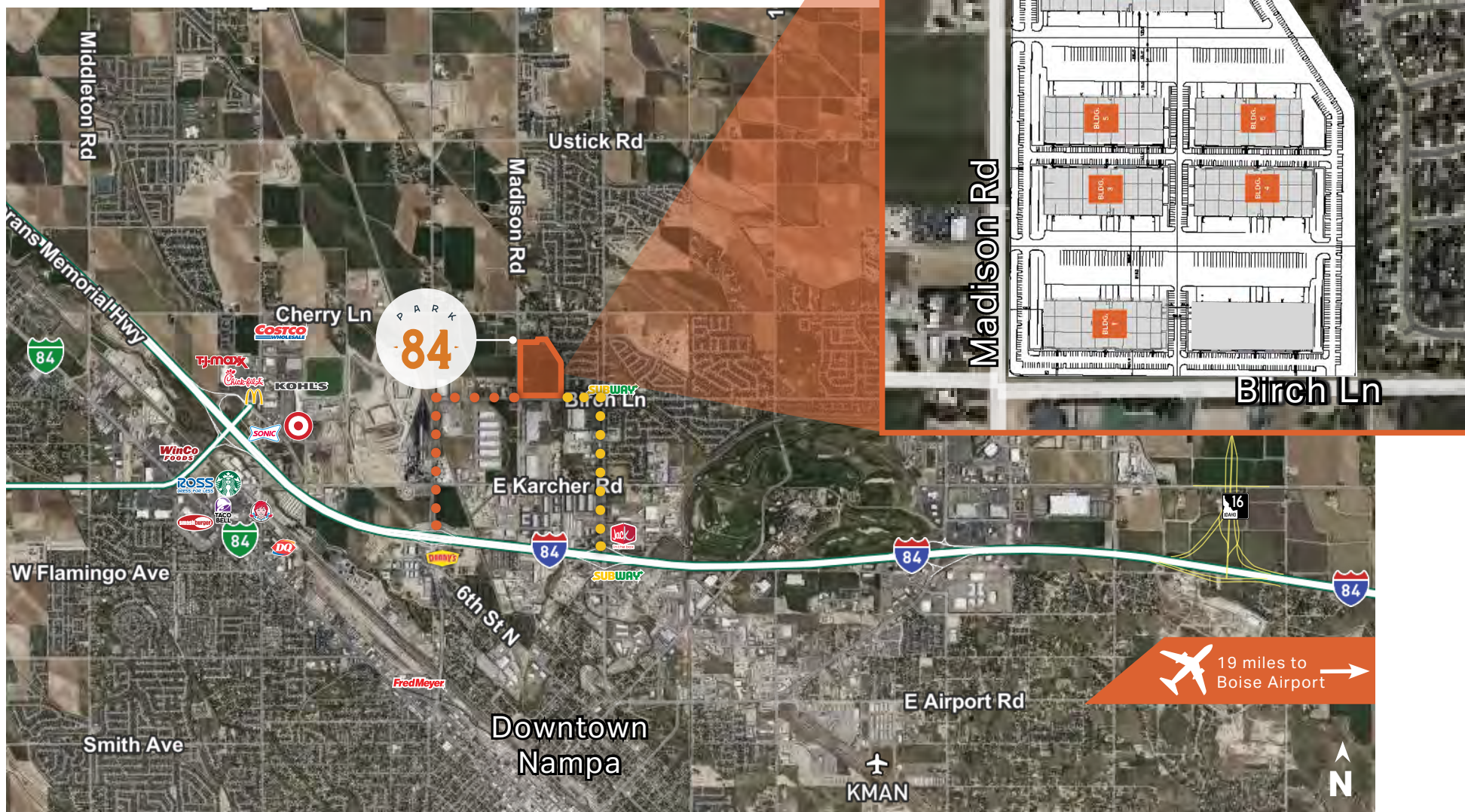
3-minute drive



Distance to Northside Exit:

1.35 miles

3-minute drive



Park
84



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