



NORTH RANCH LOGISTICS

BUILDING 1

Spec Office Available | Suite 108
\$0.80 SF + NNN
FOR A QUALIFIED LEASE TERM



ONLY TWO UNITS REMAINING!

DEVELOPED BY  at industrial

CBRE

PROJECT OVERVIEW

The North Ranch Logistics Park, a significant new development by AT Industrial, offers 305,295 square feet of Class A industrial space with flexible configurations.

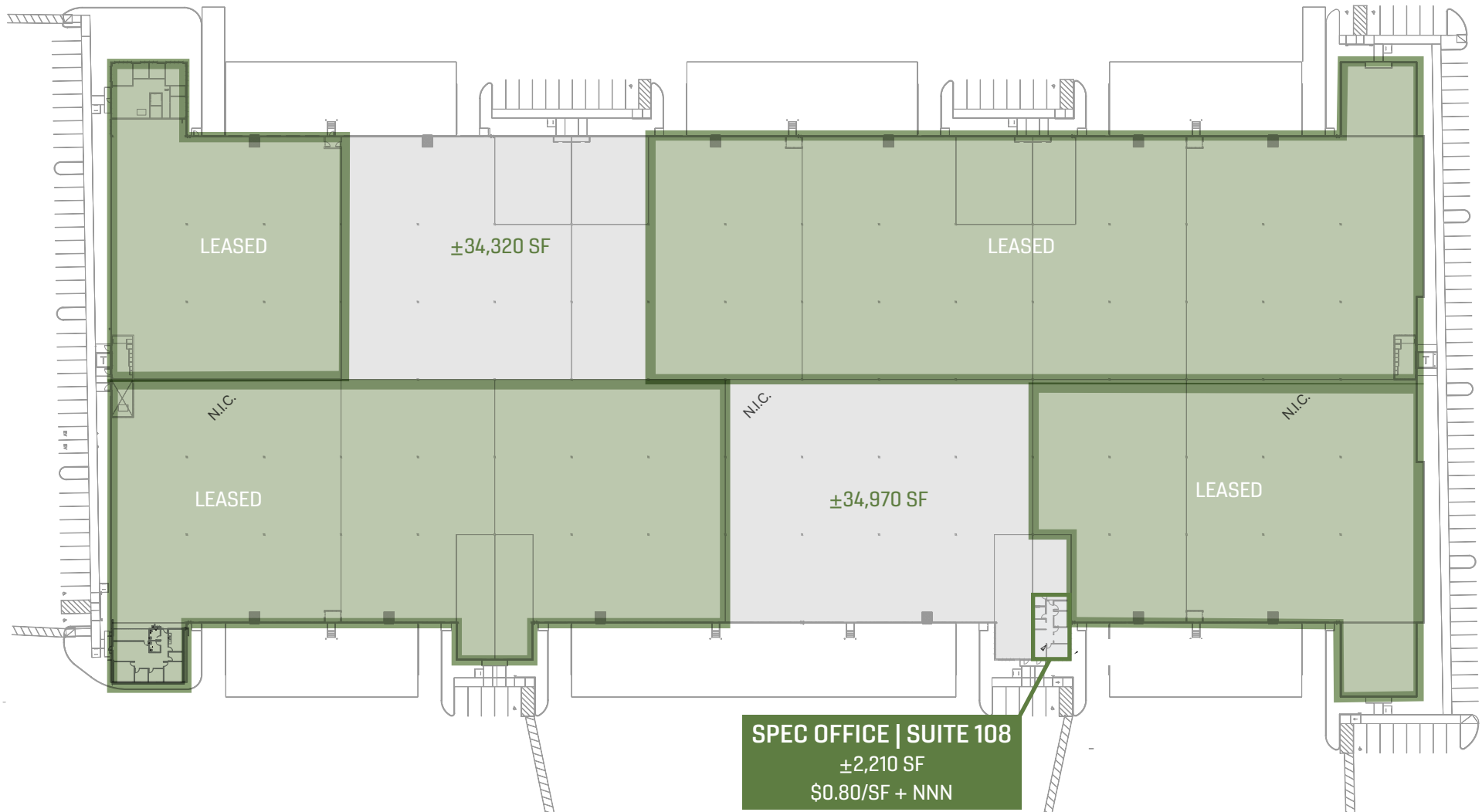
Submarket	Caldwell / Boise MSA	Zoning	M-1. Light Industrial
Property Type	Industrial	Available	Shell complete
Building Size	±305,295 SF	Dock High Doors	67
Divisibility	±28,860 SF – ±37,180 SF	Grade Level Doors	12 - 12' x 14'
Sprinklers	ESFR	Parking	1.3/1000
Power	Two (2), 3000A 480/277v Panels	Office Space	Built-to-suit, one (1) existing - see page 4
Clear Height	32'	Lease Rate	Contact Agent
Column Spacing	52' x 52'	Incentives	Relocation allowance of up to \$50,000*



**Lease in excess of 50,000 SF, to be utilized for tenant's moving expenses.*

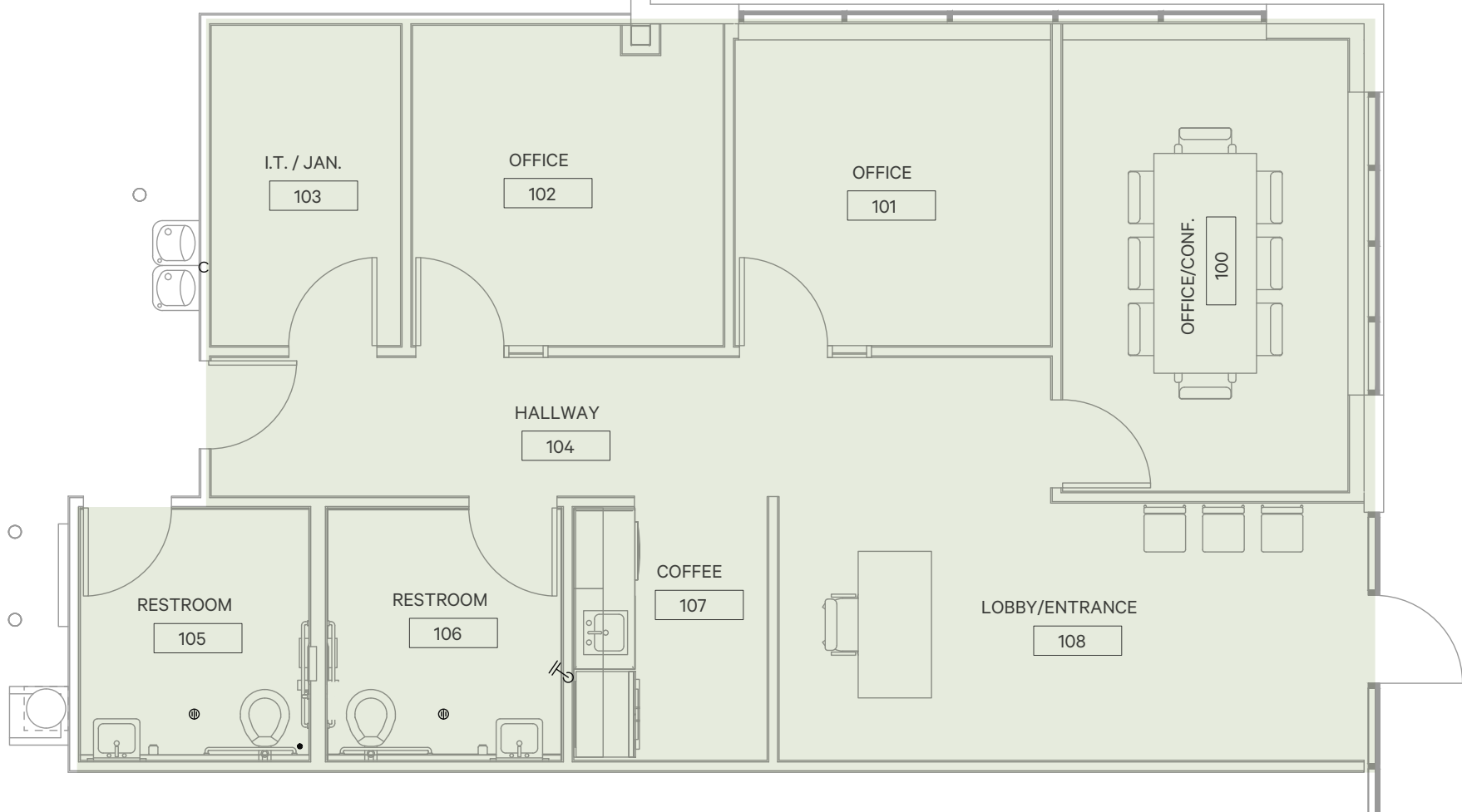
BUILDING PLAN

TURNKEY SPEC OFFICE AVAILABLE



SPEC OFFICE

SUITE 108 - ±2,210 SF



PROPERTY AMENITIES

North Ranch Logistics Building 1 is the ideal choice for industrial users, situated in a foreign trade zone just east of Caldwell and on the western edge of the Boise MSA. As part of the master-planned North Ranch Business Park, this property offers:



FLEXIBLE SPACE
CONFIGURATIONS TO
SUIT YOUR NEEDS



32-FOOT CLEAR
HEIGHTS FOR
EFFORTLESS
OPERATIONS



CROSS-DOCK
FUNCTIONALITY
FOR STREAMLINED
LOGISTICS



AMPLE POWER
AND EASY TRUCK
MANEUVERABILITY



A CENTRAL LOCATION
IN A RAPIDLY
EXPANDING BUSINESS
CORRIDOR



OFFICE, RETAIL,
INDUSTRIAL, AND FLEX
SPACES



SURROUND YOURSELF
WITH GROWTH AND
OPPORTUNITY



DIRECT ACCESS
TO TWO MAJOR
TRANSPORTATION
ARTERIES: INTERSTATE
84 AND HIGHWAY
20/26



AERIAL MAP



GATEWAY TO THE WEST

A HUB OF OPPORTUNITY

Unlock the Power of Proximity in the Boise Valley

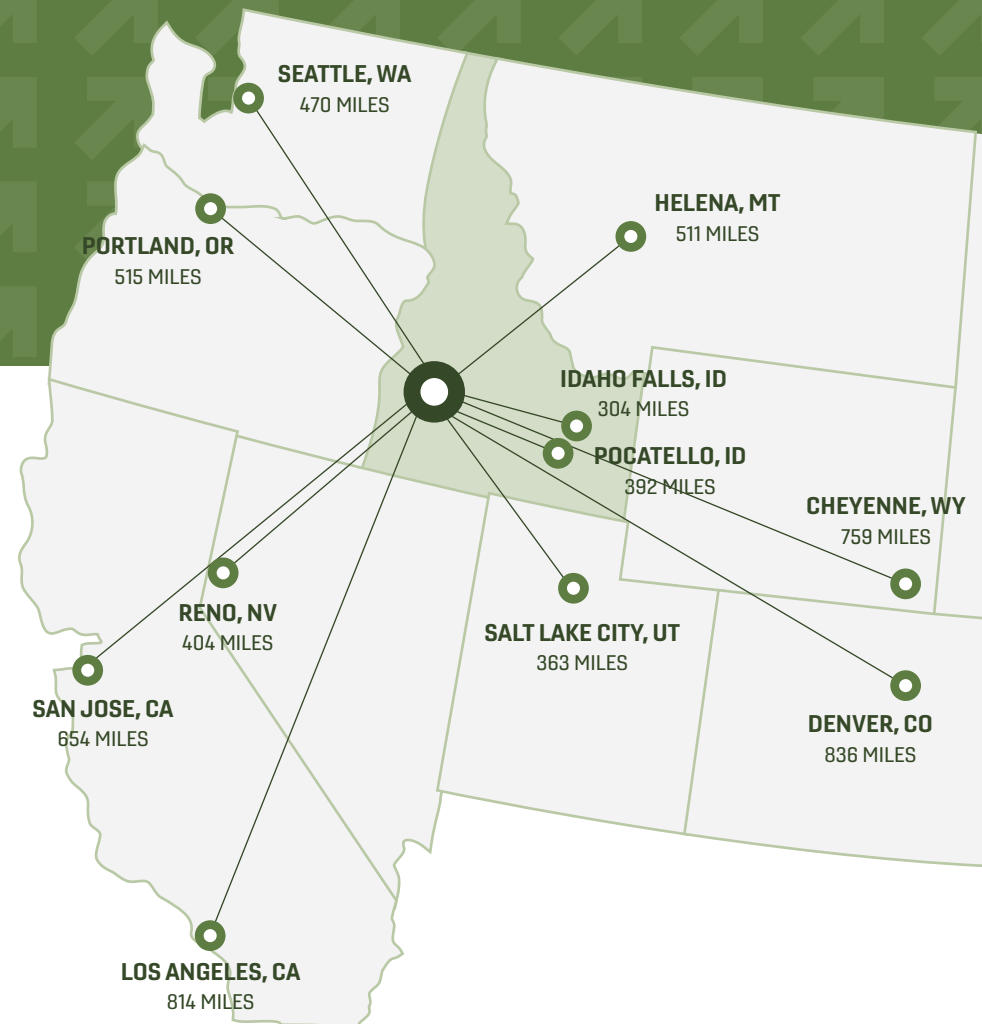
Strategically located with access to a network of top-tier manufacturing, distribution, and agricultural companies – all within a one-day drive or less.

THE BOISE VALLEY IS THE PERFECT HUB FOR YOUR BUSINESS, WITH:



And many more industry leaders just around the corner!

As the primary corridor for major distribution, the Boise Valley offers unparalleled connectivity. With North Ranch Logistics Bldg. 1 situated at the signalized intersection of Highway 20/26 and Smeed Parkway, you'll be mere minutes away from Interstate 84 – the perfect location to fuel your business growth.







NORTH RANCH

LOGISTICS

BUILDING 1

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