

VANTAGE

INDUSTRIAL

AT THE SUGAR DISTRICT

A TURNKEY R&D FACILITY | 1406 N GALLERIA DRIVE | NAMPA, IDAHO

FOR SALE OR LEASE

SALE PRICE

\$15,500,000

(\$150 PSF)

LEASE RATE

\$1.10/SF NNN

VIEW VIRTUAL
FLY-THROUGH



TOK COMMERCIAL
REAL ESTATE

GAVIN PHILLIPS SIOR | 208.401.4101 | gavin@tokcommercial.com
MIKE GREENE SIOR, CCIM | 208.447.8867 | mikeg@tokcommercial.com

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SALE PRICE
\$15,500,000 (PSF \$150)

LEASE RATE
\$1.10 SF/NNN

SUBMARKET: Idaho Center

ZONING: BC-Community Business

YEAR BUILT: 2009, Remodeled in 2023

CONSTRUCTION TYPE: Concrete Tilt

LOT SIZE: 5.9 Acres

BUILDING SQUARE FOOTAGE: 103,459 SF

BUILDING CLASS: A

LOCATION CLASS: A

OFFICE SF: 28,672 SF

WAREHOUSE SF: 74,787 SF

DOCK DOORS: 2 (8' x 10')

GRADE DOOR: 1 (20' x 16')

CLEAR HEIGHT: 18'

PARKING: Ample

POWER: 3,000 amps | 277/480 | 3 Phase

FIRE SUPPRESSION SYSTEM: Yes

COLUMN SPACING: 40'

2026 EST. NNNS: \$0.28/SF/Mo.

HIGHLIGHTS

- Approximately 103,459 SF advanced manufacturing and corporate operations facility.
- Situated on approximately 5.9 acres with extensive on-site employee parking.
- Large fully conditioned production and assembly environment designed for a wide array of manufacturing uses.
- Integrated R&D, shipping, storage, engineering, and administrative offices under one roof.
- Executive offices, open workspaces, conference rooms, breakroom with kitchen, classrooms, and collaboration areas.
- Employee-focused amenities including locker rooms, showers, and gathering spaces.
- Loading and shipping capabilities to support manufacturing and distribution operations.
- Excellent Interstate 84 visibility with convenient access to I-84 and the future Highway 16 interchange.
- Surrounded by restaurants, hotels, healthcare, retail, and regional workforce amenities.
- Ideal for advanced manufacturing, electronics, aerospace, semiconductor-support, medical device, robotics, unmanned systems, and other high-value production users.
- Secure, paved and fenced yard area.



BUILDING OVERVIEW

OVERVIEW

1406 N Galleria Drive offers a rare opportunity to acquire an approximately 103,459 SF turnkey manufacturing and corporate operations facility in Nampa, Idaho. Designed to support production, engineering, and office operations under one roof, the property features a fully conditioned manufacturing environment, R&D space, executive offices, conference rooms, training areas, shipping, storage, and employee amenities. Ideal for technology, aerospace, semiconductor-support, medical device, and other precision manufacturing users.

LOCATION

Located in Nampa's Gateway area, the property offers excellent freeway visibility and immediate access to Interstate 84 and the future Highway 16 corridor. Nearby restaurants, hotels, healthcare, retail, and workforce resources provide a strong amenity base for employees while supporting convenient regional connectivity throughout the Treasure Valley.

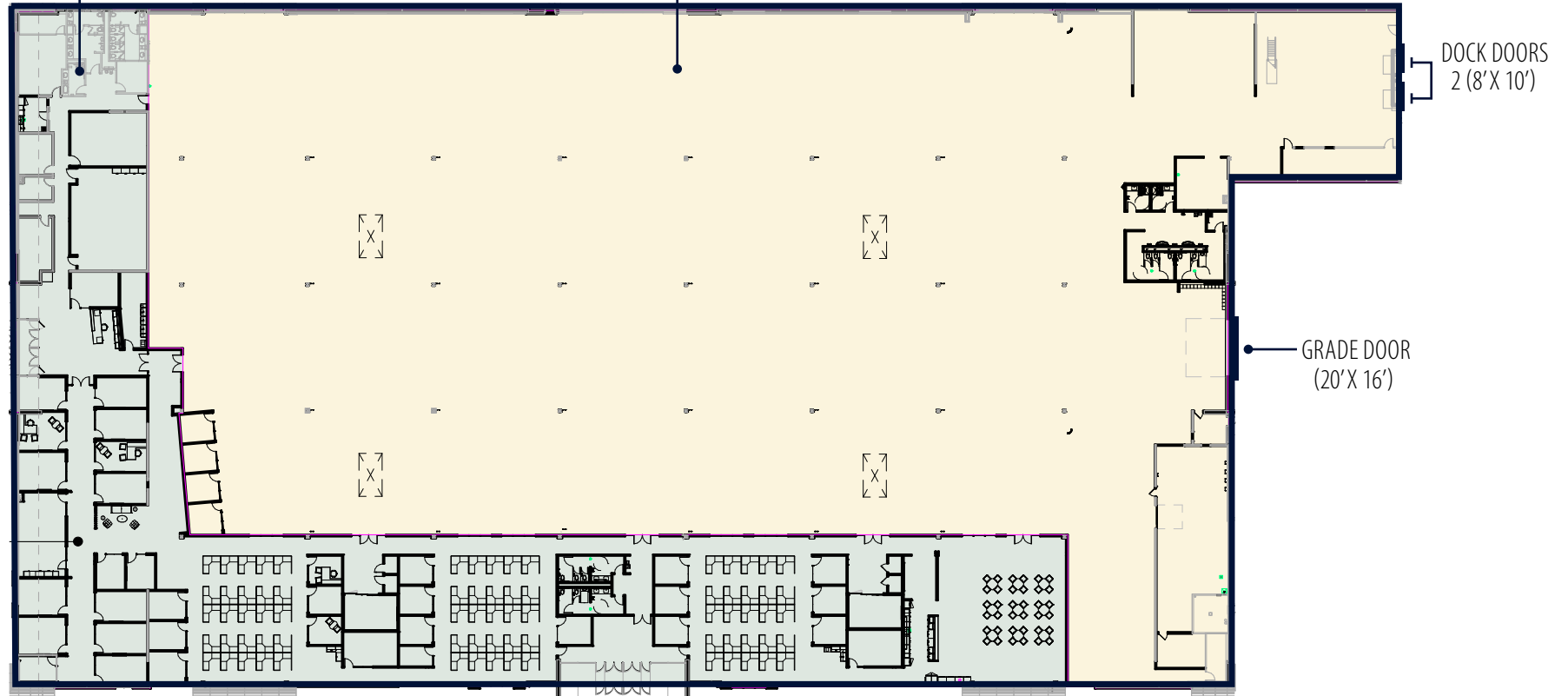


**SECURE YARD
AREA**

FLOOR PLAN

OFFICE | 28,672 SF

WAREHOUSE | 74,787 SF



EXTERIOR PHOTOS



VIEW VIRTUAL
FLY-THROUGH



FENCED & PAVED OUTSIDE STORAGE



INTERIOR PHOTOS



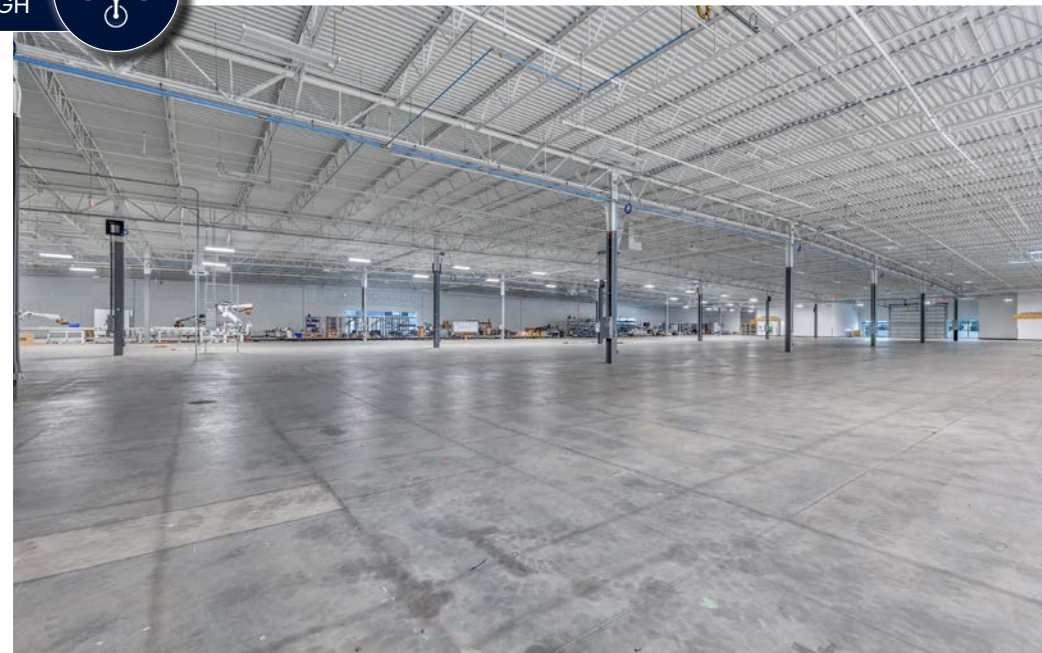
VIEW VIRTUAL
FLY-THROUGH



INTERIOR PHOTOS



VIEW VIRTUAL
FLY-THROUGH



WHY NAMPA, IDAHO?

Nampa, Idaho, is the largest city in Canyon County and the second-largest city in the state. Located in the heart of the Treasure Valley, Nampa offers a strategic location with convenient access to Interstate 84, the Boise metropolitan area, and major transportation corridors throughout the Western United States.

Home to more than 115,000 residents, Nampa is one of Idaho's fastest-growing communities. The city has a median age of approximately 34 years and a median household income of about \$73,000, supported by a diverse and expanding workforce.

Nampa's economy is driven by manufacturing, food processing, healthcare, education, agriculture, and logistics, making it a key employment center within the Treasure Valley. The city is home to major employers and benefits from its proximity to regional industry leaders, while offering a business-friendly environment, competitive operating costs, and a high quality of life.

Residents enjoy an abundance of parks, outdoor recreation, and year-round community events, along with attractions such as the Ford Idaho Center, Lake Lowell, the Nampa Greenbelt, and Northwest Nazarene University. Combining a strong economic foundation with continued residential and commercial growth, Nampa continues to attract businesses, investors, and residents seeking opportunity in one of the Northwest's most dynamic markets.

AREA OVERVIEW

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FASTEST GROWING CITY

IN THE U.S.

*U.S. CENSUS BUREAU, 2025



115,000

POPULATION



\$73,000

AVERAGE HOUSEHOLD
INCOME



3.5%

UNEMPLOYMENT
RATE

WEST VIEW

0.4 MILES | 2 MINUTES
TO I-84 ACCESS

SKY ZONE

Saint Alphonsus

POPEYES
LOUISIANA KITCHEN

Freddy's

Mister

TACO BELL

McDonald's

WinCo
FOODS

CHIPOTLE
MEXICAN GRILL

jcpenny

SHOE CARNIVAL

polaris swim school

WINGST

SITE

TOWNEPLACE
SUITES[®]
BY MARRIOTT

84

RETAIL, RESTAURANTS & SERVICES

Employees and visitors will love the walkable surroundings, featuring a diverse lineup of nearby restaurants, shops, and healthcare facilities. Plus, with immediate interstate on/off-ramp access right on the corner, commuting to and from surrounding markets is fast and seamless.

CLICK TO VIEW
360 ° AERIAL

360°
TOUR

EAST VIEW



BUSINESS SYNERGY & VISIBILITY

Positioned directly along I-84, this site offers high-visibility exposure and immediate freeway access for seamless logistics. The property benefits from strong surrounding commercial synergy, anchored by major regional neighbors including Amazon's fulfillment center, prominent automotive dealerships, and surrounding industrial developments.

LOCAL AERIAL

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1 MILE RADIUS



POPULATION
4,068
1 MI. RADIUS



HISTORIC ANN. GROWTH
2.8%
1 MI. RADIUS



AVG. HOUSEHOLD INC.
\$90,227
1 MI. RADIUS

3 MILE RADIUS



POPULATION
39,365
3 MI. RADIUS



HISTORIC ANN. GROWTH
3.4%
3 MI. RADIUS



AVG. HOUSEHOLD INC.
\$98,527
3 MI. RADIUS

5 MILE RADIUS



POPULATION
136,658
5 MI. RADIUS



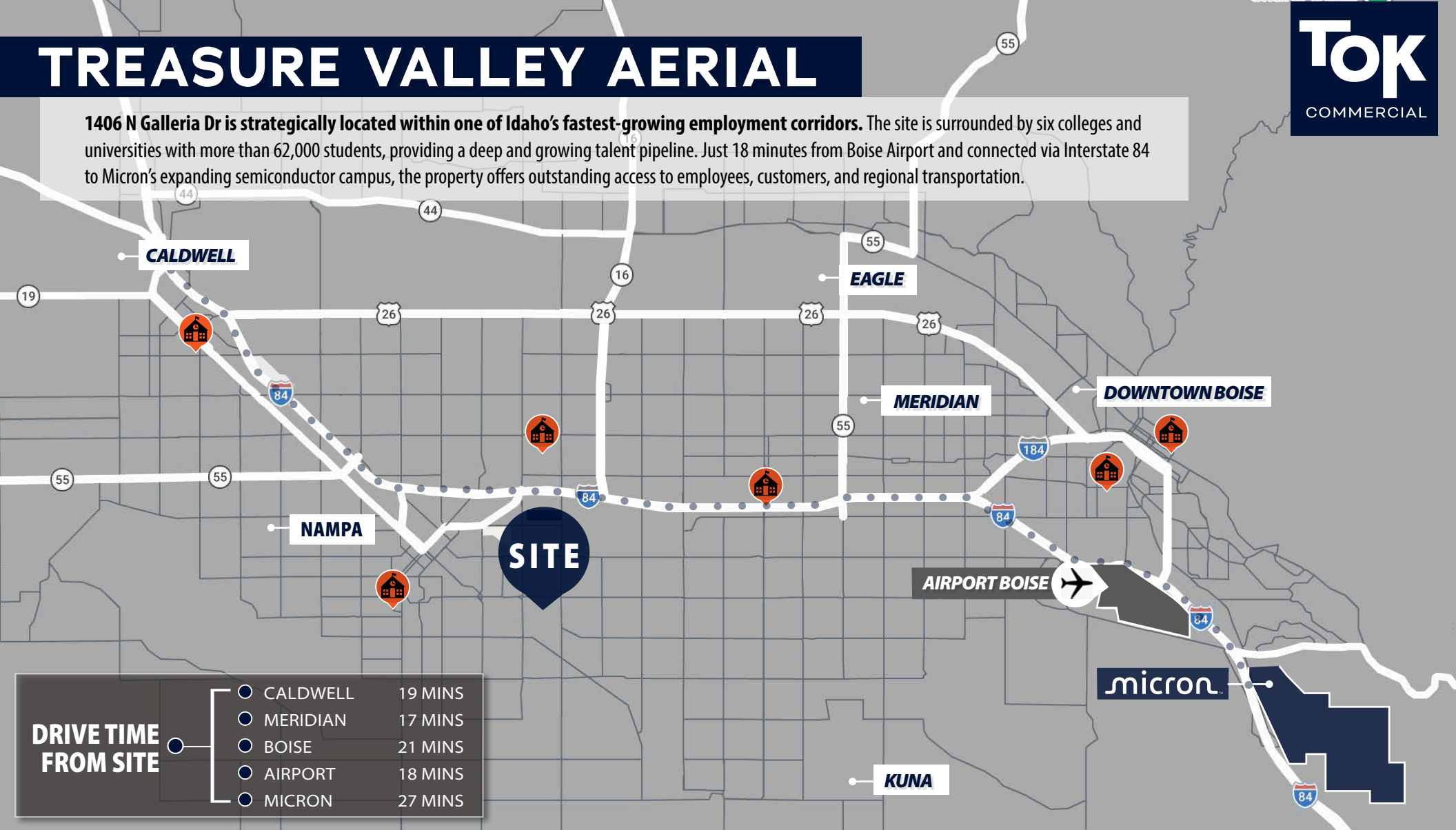
HISTORIC ANN. GROWTH
2.6%
5 MI. RADIUS



AVG. HOUSEHOLD INC.
\$110,488
5 MI. RADIUS

TREASURE VALLEY AERIAL

1406 N Galleria Dr is strategically located within one of Idaho's fastest-growing employment corridors. The site is surrounded by six colleges and universities with more than 62,000 students, providing a deep and growing talent pipeline. Just 18 minutes from Boise Airport and connected via Interstate 84 to Micron's expanding semiconductor campus, the property offers outstanding access to employees, customers, and regional transportation.



MICRON



\$50B
IDAHO INVESTMENT
COMMITTED



19,000+
JOBS CREATED
STATEWIDE



15MSF
CAMPUS
EXPANSION

COLLEGES



6
COLLEGES &
UNIVERSITIES



46.3%
HOLDING BACHELOR'S
DEGREE OR HIGHER



62,091
COLLEGE
STUDENTS

AIRPORT



15M
I-84 TRAFFIC
(ANNUAL)



5M
TRAVELERS
PER YEAR



26
NON-STOP
DESTINATIONS

ONE DAY DRIVE TO EVERYTHING IN THE WEST

Located in the heart of the Treasure Valley, Nampa has become one of Idaho's fastest-growing industrial and manufacturing markets. The region is home to many of the nation's leading employers, including Micron Technology, J.R. Simplot Company, Amazon, Albertsons, WinCo Foods, Boise Cascade, and numerous advanced manufacturing, food processing, and distribution companies.

Nampa offers exceptional access to the Treasure Valley's transportation network, with convenient connections to Interstate 84, regional rail service, and the Boise Airport. Its strategic location allows businesses to reach most major Western U.S. distribution hubs within a one-day drive, making Nampa an ideal location for manufacturing, logistics, warehousing, and regional distribution operations.

