



**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

CONCRETE - RIGID INSULATION WITH BUILD-UP ROOF | ROOF UPGRADES WITH TPO OVER THE NEXT 3-5 YEARS

**DECK**

**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	SF	BLDG	SF	BLDG	SF
6	6,440 SF	16	98,735 SF	24	620 SF
10	183,010 SF	19	1,740 SF		
14	5,708 SF	20	8,840 SF		





# 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 6

## TYPE OF BUILDING

Single story manufacturing warehouse building. Building will subdivide.

## SIZE

Available: 6,440 SF  
Total: 6,440 SF

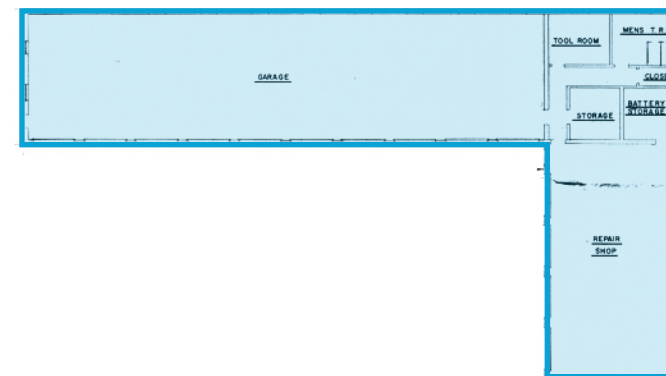
## CEILING HEIGHT

13' Garage Area  
17' Office Area

## LOADING DOORS

Ground Level Loading:

- One 12' x 16'
- One 12' x 11'
- Eight 9' x 10'





# BUILDING 10

## TYPE OF BUILDING

Single story manufacturing warehouse building. Building will subdivide.

## SIZE

**Available: 183,010 SF**

**Total: 183,010 SF**

Warehouse Manufacturing - 176,010 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:

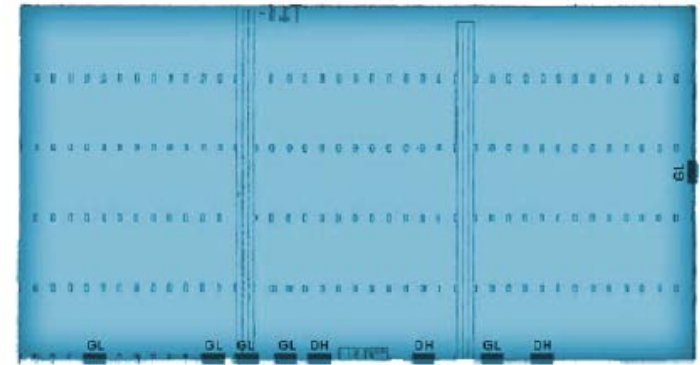
• One 10' x 10'

• 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



78,408 FT<sup>2</sup> / 627,264 FT<sup>3</sup>

78,408 FT<sup>2</sup> OF YARD SPACE

+627,264 FT<sup>3</sup> POTENTIAL  
WITH 8' YARD RACKS



36 SECONDS (5 MPH)

YARD SPACE ACCESSIBILITY  
WITHIN JUST 36 SECONDS  
FOR EFFICIENT STORAGE  
OPERATIONS





# BUILDING 16

## TYPE OF BUILDING

Single story manufacturing warehouse building with outside crane.

## SIZE

**Available: 98,735 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

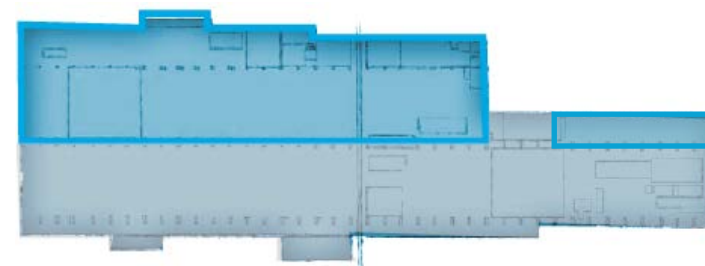
Outside crane rail  
Length: 640' 3-rail accesses

## 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 19

## TYPE OF BUILDING

Industrial, manufacturing, warehouse

## DOCK DOORS

Yes

## SIZE

Available: 1,740 SF  
Total: 6,530 SF

## RAIL SERVICE

Rail spurs run entire width  
of building

## BUILDING TYPE

Brick

## YEAR BUILT

1945

## YARD

Lay Down as Needed

## PARKING

Ample

## HEATING

Gas





# 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**

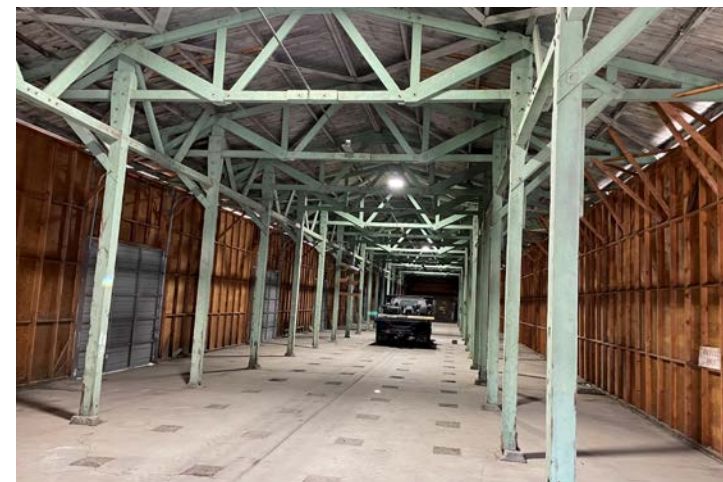
1942

## **CONSTRUCTION TYPE**

Brick, Transite

## **CEILING HEIGHT**

20'





# BUILDING 24

## TYPE OF BUILDING

Single story warehouse building

## SIZE

Available: 620 SF  
Total: 5,544 SF

## CONSTRUCTION TYPE

Brick, Transite

## CEILING HEIGHT

15'

## LIGHTING

LED

## LOADING DOORS

Ground Level Loading:  
· Four Total  
· 10'X12'







### PINE RIDGE MALL



2 MINUTES TO I-86

### POCATELLO SQUARE



EXIT 61



POLE LINE ROAD

W QUINN ROAD



MCKINLEY AVE

YELLOWSTONE AVE



# AT THE CENTER OF COMMERCE



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