

AHLQUIST.



IN PARTNERSHIP WITH THE COEUR D'ALENE TRIBE

PEREGRINE.

Buildings 1 and 2

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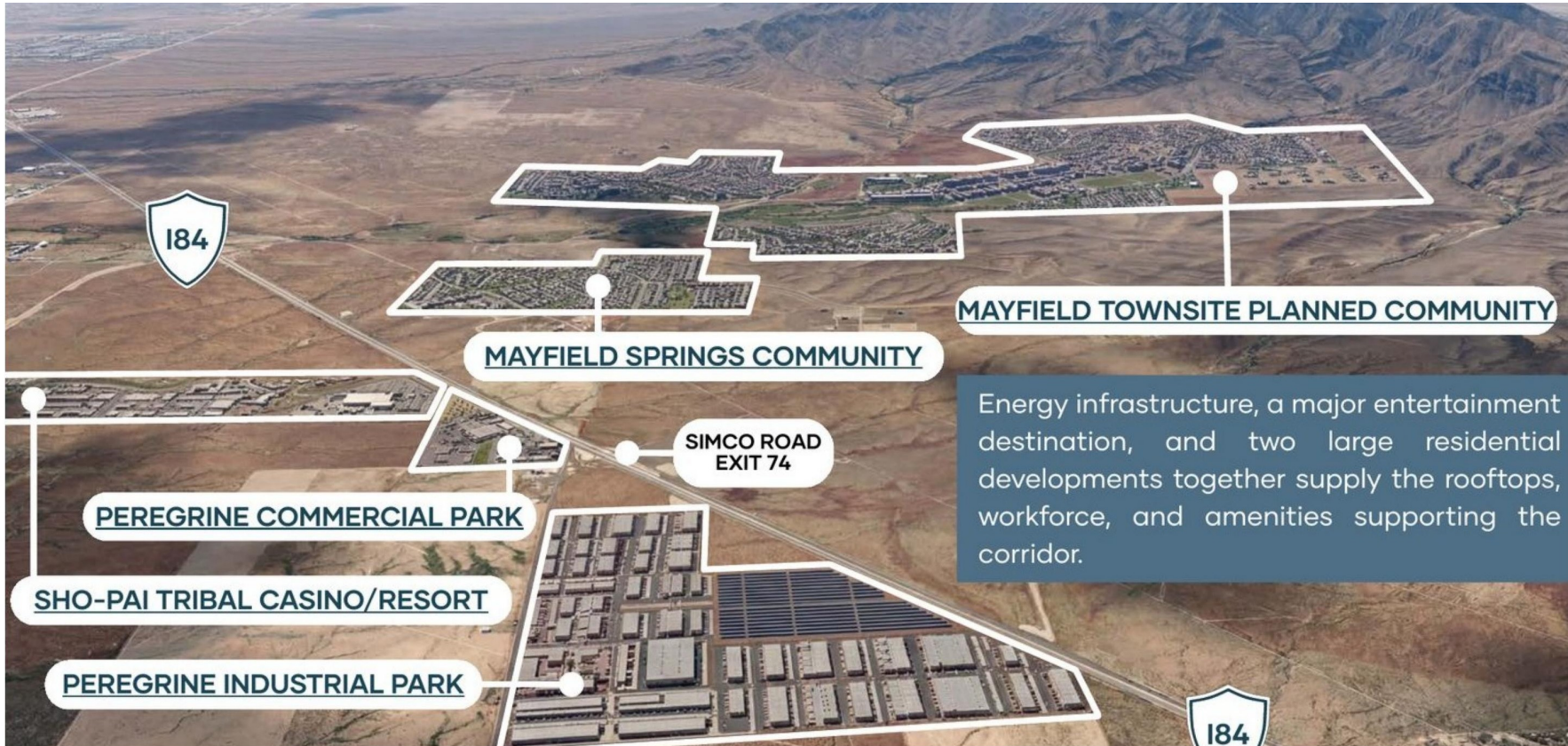
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SCAN HERE FOR
PROJECT VIDEO



The New Eastern Edge for the Treasure Valley

The Treasure Valley is expanding eastward, and the corridor along Interstate 84 at Simco Road is emerging as one of the directions that growth is taking. Within a single contiguous area, plans for energy, industry, hospitality, and residential development are converging. Together, these projects suggest a submarket that is no longer hypothetical, and Peregrine is positioned at its geographic and strategic center.



EARLY MOVER ADVANTAGE

The casino land acquisition and Micron's second-fab announcement have not yet been widely connected to this interchange. Tenants and investors who move now establish position before the corridor is repriced.

Proximity to Micron

Direct access from Interstate 84 at the Simco Road exit (Exit 74). Peregrine sits roughly 12 minutes from Micron's Boise campus — closer to the region's largest employer than Nampa, Caldwell, or much of the established Treasure Valley industrial base.

DRIVE TIME TO MICRON	TIME
Peregrine (Exit 74)	~12 min
Nampa	~50 min
Caldwell	~55 min

DRIVE TIME TO PEREGRINE	TIME
Boise Airport (BOI)	~15 min



FUTURE CORRIDOR ● SOUTH ADA CONNECTIVITY STUDY

ITD and COMPASS are studying a new east-west corridor extending Meridian Road south to Kuna-Mora Road and east to I-84 near the Blacks Creek interchange. Peregrine sits directly along the proposed alignment, positioning it as a future logistics access point for the southern Treasure Valley.

Site Infrastructure ● Build-Ready

The water rights, the power adjacency, the entitlements, and the geotech are in place at Peregrine, accelerating any user's path to operations. Backed by Idaho's right-to-work environment, no inventory tax, and TRI incentives for qualifying job-creating projects.

WATER

- Decreed Rights:** ~1,000 acre feet (~325M+ gal/year)
- Wells:** Two licensed deep commercial wells
- Quality:** Potable, clean for industrial use
- Investment:** \$3M in existing well infrastructure
- Conversion:** Ag-to-industrial transfer ready

FIBER & GAS

- Fiber:** RTI fiber line traverses site
- Natural Gas:** Williams Northwest Pipeline on-site
- Distribution:** Intermountain Gas tap planned

POWER

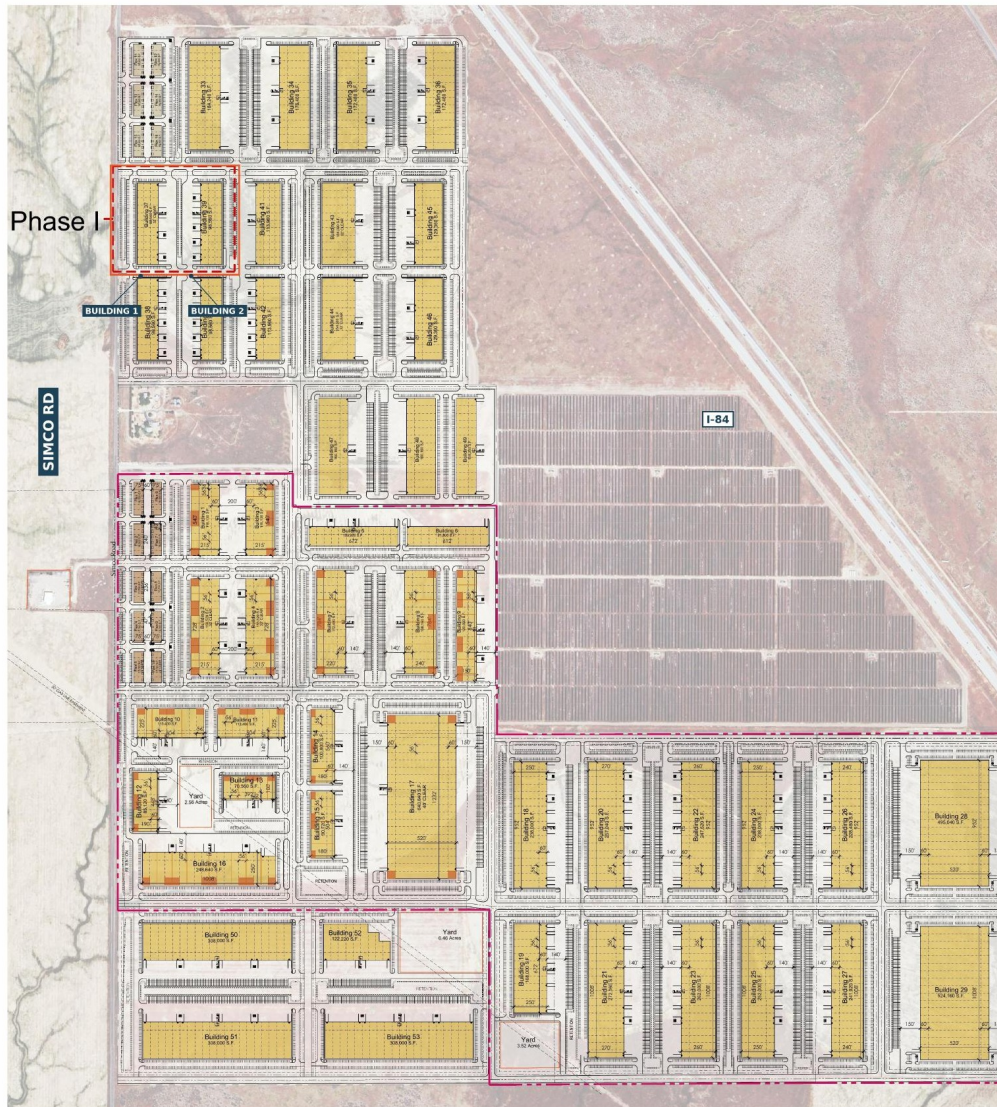
- Adjacency:** Contiguous to Idaho Power Peregrine Energy Center
- Transmission:** Existing 230kV and 500kV lines on-site corridor
- Substations:** Pleasant Valley Solar + Planned Mayfield
- Cost:** Favorable rates due to direct adjacency

ENTITLEMENTS & SITE

- Zoning:** M-1 (Light) / M-2 (Heavy) Industrial
- Jurisdiction:** Elmore County, Idaho
- Geotechnical:** Complete, confirmed buildable
- Sewer:** Wastewater & drainage designed



Master Plan & Phase 1



MASTER SITE PLAN ● PHASE 1 BUILDINGS OUTLINED

MASTER PLAN

TOTAL AREA	684 acres
PHASE 1 SPEC BUILDINGS	2 buildings (39.31 AC)
FUTURE PHASES	Land sale, lease, or BTS
ZONING	M-1 / M-2 (Elmore Co.)
ENTITLEMENTS	Fully entitled
GEOTECHNICAL	Complete, buildable
WATER	Decreed rights + 2 wells
POWER	230kV / 500kV adjacent

PHASE 1 ● AVAILABLE FOR PRE-LEASE

Phase 1 delivers two spec buildings on 39.31 acres at the northwest corner of the park, with direct Simco Road frontage. Building specifications are detailed on the following page.

Lease

LOCATION	SIMCO ROAD
AVAILABLE FOR LEASE	7,000 - 100,000 SQ FT
LEASE RATE	\$0.92 / SQ FT
LEASE TYPE	NNN
OFFICE TI	CUSTOMIZABLE TO TENANT
MINIMUM TERM	7 YEARS
ESTIMATED COMPLETION DATE	Q4 2027

Building Specs

CLEAR HEIGHT	32'
COLUMN SPACING	56' BAY SPACING
SPEED BAY SIZE	60'
DOCK / DRIVE-IN DOORS	9'x10' / 14'x16'
TRUCK COURT	60 FT CONCRETE APRON
SLAB ON GRADE	6" REINFORCED
ROOF / WALL INSULATION	R-30 / R-10
FIRE SUPPRESSION	ESFR, CLASS 1-4
POWER	480/277, 3-PHASE, 200A / BAY
INTERNET	FIBER
WATER	2" CULINARY LINE

Phase 1

Two spec buildings totaling 15 acres at the northwest corner of the master plan, designed for a mix of single-tenant users and flexible multi-tenant configurations. Modern industrial design language with insulated metal panels, generous glazing on office frontage, and ESFR-ready warehouse interiors. Suites available from 7,000 SF to 100,000 SF.



BUILDING 1 100,000 SF ● SINGLE-TENANT CAPABLE



BUILDING 1 100,000 SF ● MULTI-TENANT FLEX



BUILDING 2 100,000 SF ● SINGLE-TENANT CAPABLE



BUILDING 2 100,000 SF ● MULTI-TENANT FLEX

PHASE 1 AREA
15 acres

BUILDING COUNT
2 buildings

SUITE RANGE
7,000 - 100,000 SF

DELIVERY
Q4 2027

Adjacent Developments

Three major developments anchor the corridor and reinforce demand at Peregrine's interchange.



SHO-PAI TRIBAL CASINO/RESORT

TRIBAL CASINO & RESORT

Active development at Exit 74

- 40-acre Sho-Pai Tribal Casino & Resort (Phase I, under design)
- 700+ acres of mixed-use commercial, industrial, and technology owned and developed by the Coeur d'Alene Tribe with Ahlquist



MAYFIELD SPRINGS

MAYFIELD SPRINGS

750-acre master-planned community

- 2,325 new homes
- 5,400+ residents at full build
- Single-family, multifamily, townhomes
- Home prices \$360K to \$725K
- Retail, grocery, medical
- Construction through 2028



MAYFIELD TOWNSITE

MAYFIELD TOWNSITE

Fully entitled, 4 miles from Peregrine

- Approved 5,375-acre master plan
- Recorded Development Agreement
- Approved 1,468-acre Preliminary Plat for 1,740 homes
- Construction start estimated for 2028

The Workforce

The Boise-Nampa MSA is one of the fastest-growing labor markets in the country. Peregrine sits inside that growth, with direct access to a deep, expanding pool of manufacturing, logistics, and skilled-trade workers, anchored by Micron's semiconductor expansion and a steady pipeline of new graduates from regional institutions.



DEMAND DRIVERS

Micron Semiconductor Expansion

Two new memory fabs adding ~17,000 direct and indirect jobs in engineering, technician roles, and supply chain operations. First fab targeting operations 2026.

Advanced Manufacturing & Logistics

Tech employment grew 32% from 2016 to 2021. Logistics and warehouse operations expanding along the I-84 corridor to serve regional and national distribution.

Construction & Skilled Trades

Construction sector projected to add ~16,500 workers between 2022 and 2032, driven by Micron build-out and Treasure Valley residential growth.

Mountain Home AFB

Continuous pipeline of separating service members with discipline, security clearances, and technical training. A natural fit for industrial and manufacturing employers.

PIPELINE & COST PROFILE

Education & Training

Boise State University, College of Western Idaho, and CWI Trades collectively serve 50,000+ students. Idaho Launch and other workforce programs underwrite credentialing for in-demand industrial occupations.

Wages & Cost of Living

Median household income \$72,926 (2023). Idaho's cost-of-living position lets industrial wages stretch further, supporting hiring competitiveness and stronger retention.

Residential Growth

Mayfield Springs (2,325 homes) and Mayfield Townsite (1,740 homes Phase I) bring workforce directly to Peregrine's doorstep, addressing the "where will my employees live" question that other industrial markets cannot.

Right-to-Work State

Idaho's right-to-work environment, no inventory tax on business personal property, and no sales tax on production equipment create a structurally favorable operating environment for industrial users.

Sources: Idaho Department of Labor, BLS, Boise Valley Economic Partnership, Idaho Workforce Development Council.

Let's Talk.

Whether you're evaluating a lease, a land purchase, or a build-to-suit, we'd welcome a conversation about how Peregrine fits your strategy.



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As Chief Leasing Officer at Ahlquist, Mark leads the firm's leasing strategy across a portfolio that spans industrial, medical, retail, and mixed-use development.



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Bringing strategic leadership and a relentless service ethic to every transaction. Kekoa specializes in helping operators find and structure the right space for the way their business actually grows.

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PEREGRINE