

5,200 TO 63,720 SF FOR LEASE

16|84 COMMERCE CENTER

15918 STAR ROAD, NAMPA, IDAHO 83687

**BTS
OPTIONS
AVAILABLE**



NEW MULTI-PHASE INDUSTRIAL BUSINESS PARK



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PROPERTY HIGHLIGHTS

PHASE 1:	Buildings 1 & 2 - 6,700 to 46,200 SF
PHASE 2:	Buildings 3, 4 & 5 - 40,350 to 63,720 SF
LEASE RATE:	Negotiable, Contact Agents
	BTS Options Available, Contact Agents
OFFICE SIZE:	Contact Agents
OH DOORS:	Varies by Building
CLEAR HEIGHT:	Varies by Building
POWER:	3-Phase
COMPLETION:	Phase 1 - Spring 2026



LISTING DETAILS

- 16|84 Commerce Center is a new multi-phase light industrial business park located at Star & Franklin Roads in Nampa, Idaho - [Google 360 View](#)
- Phase 1 will consist of 2 **buildings with multiple grade-level overhead doors**
- Contact agents to discuss potential office space layouts and tenant requirements
- Phase 2 will include up to 3 additional buildings from 40,350 to 63,720 SF
- Easy access to Interstate 84 at Ten Mile-Exit 42 and Idaho Center Boulevard-Exit 38 - access at the new Highway 16 coming soon, [Click Here to Learn More](#)
- Across Star Road from an Amazon distribution facility, south of the Lactalis Cheese factory, 1 mile east of the Ford Idaho Center, Walmart & the College of Western Idaho, & surrounded by new commercial & residential developments - [Google Map](#)

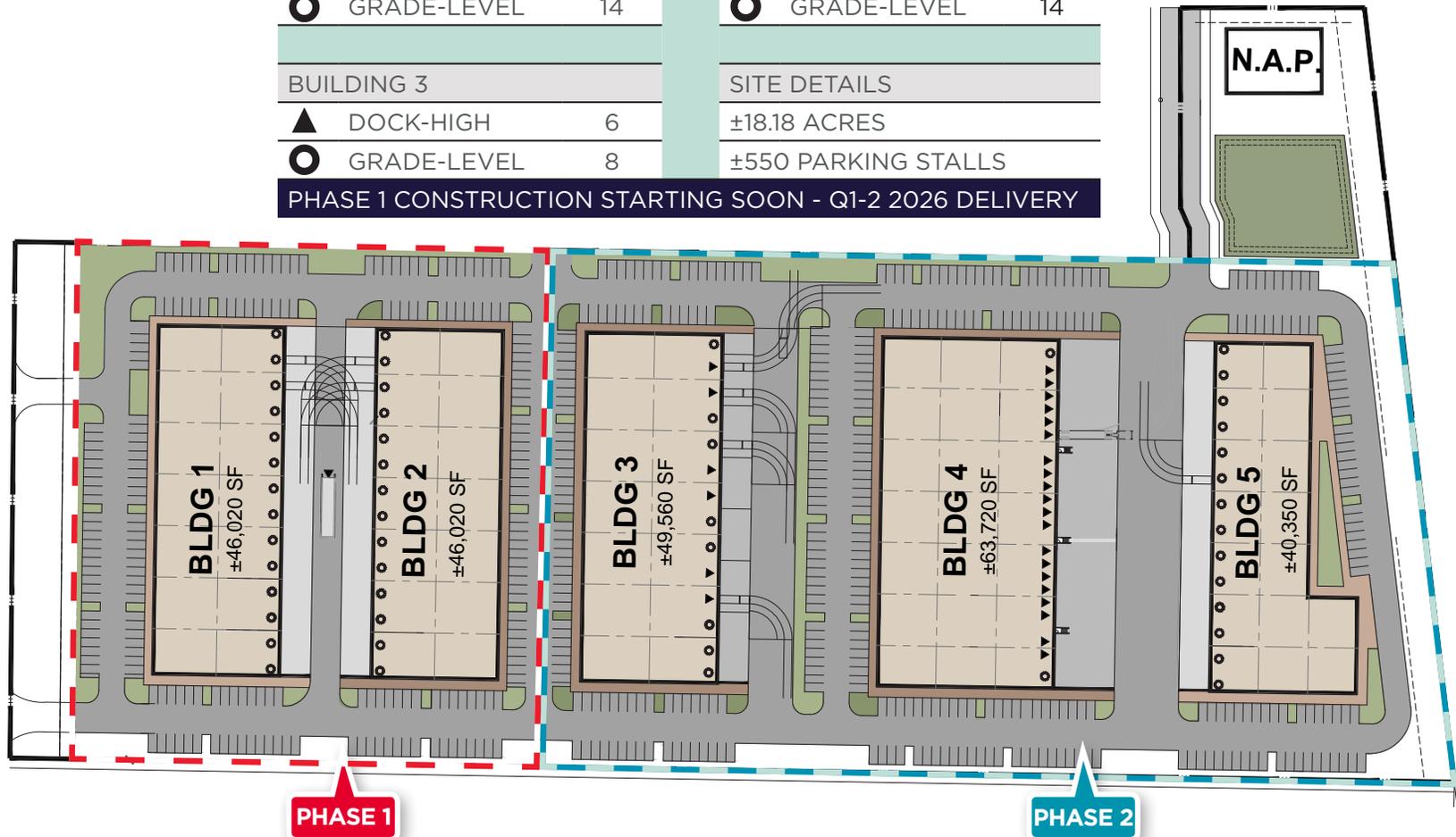
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PROPOSED SITE PLAN

OVER-HEAD DOOR DETAILS			
BUILDING 1		BUILDING 4	
▲ DOCK-HIGH	0	▲ DOCK-HIGH	20
○ GRADE-LEVEL	14	○ GRADE-LEVEL	2
BUILDING 2		BUILDING 5	
▲ DOCK-HIGH	0	▲ DOCK-HIGH	0
○ GRADE-LEVEL	14	○ GRADE-LEVEL	14
BUILDING 3		SITE DETAILS	
▲ DOCK-HIGH	6	±18.18 ACRES	
○ GRADE-LEVEL	8	±550 PARKING STALLS	

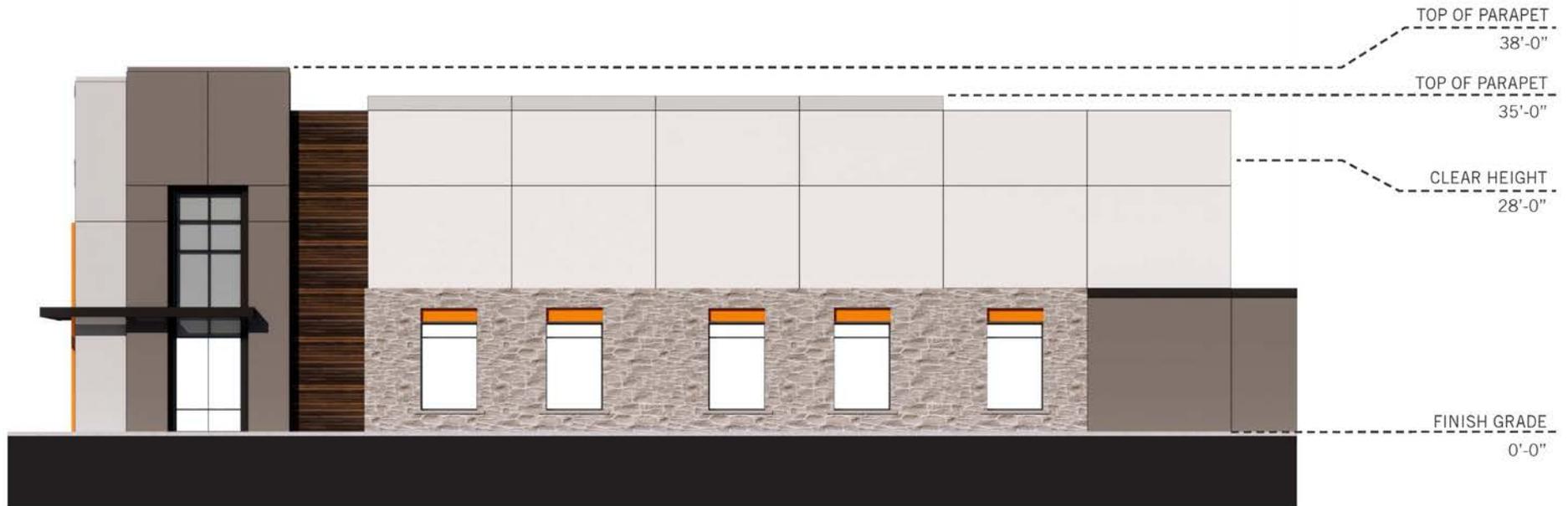
PHASE 1 CONSTRUCTION STARTING SOON - Q1-2 2026 DELIVERY



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PROPOSED
RENDERING

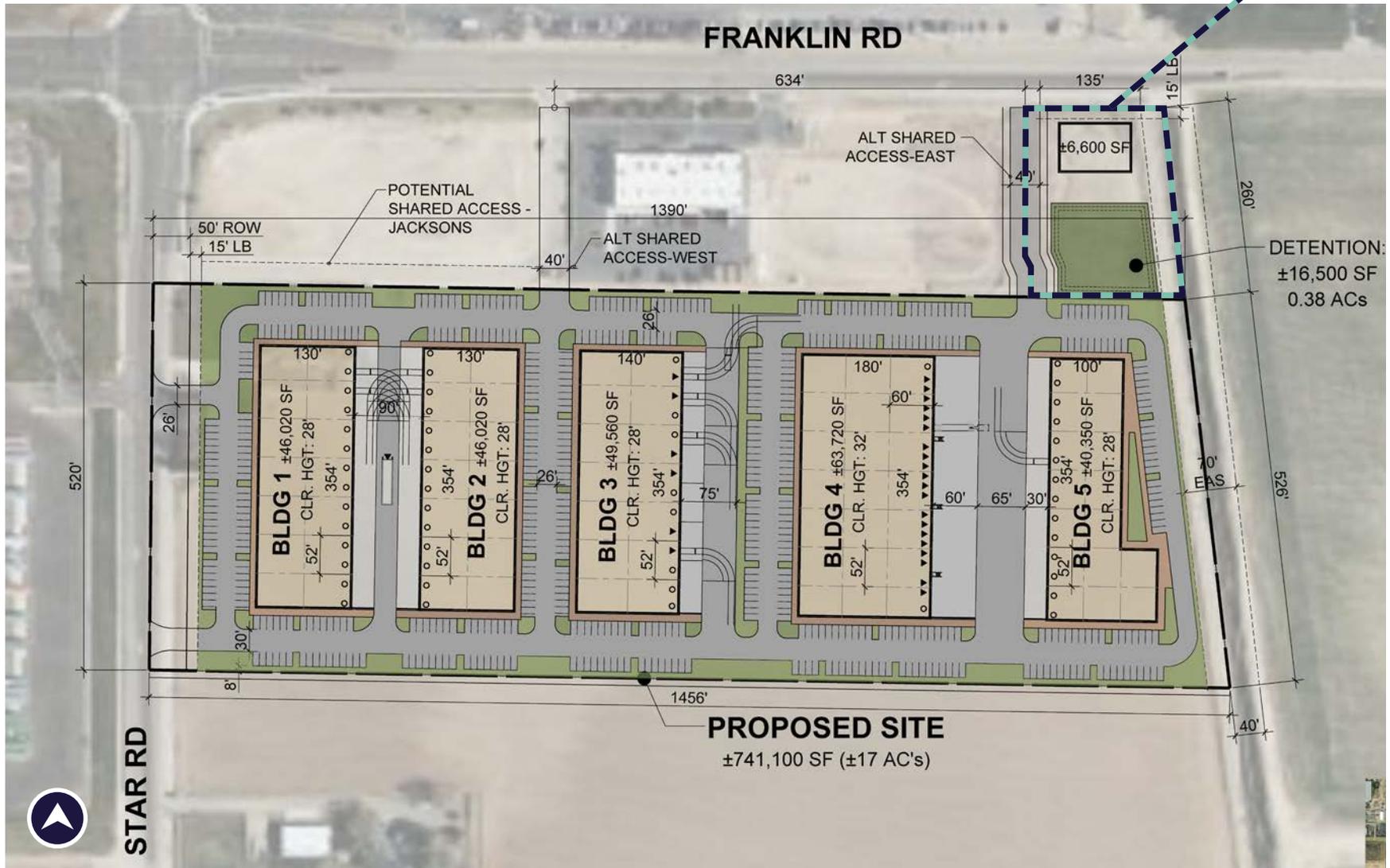


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DETAILED SITE PLAN

RETAIL PAD AVAILABLE
SEPARATELY:
[CLICK HERE](#)



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ACCESS TO BOTH STAR & FRANKLIN



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EASY ACCESS INTERSTATE 84



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A DRIVING WORKFORCE

In the identified area, the current year population is 128,243. In 2020, the Census count in the area was 113,244. The rate of change since 2020 was 3.90% annually. The five-year projection for the population in the area is 142,044 representing a change of 2.07% annually from 2023 to 2028.



1,400
POPULATION
Within 1 Mile



\$121,534
AVG. INCOME
Within 1 Mile



\$494,481
AVG. HOME VALUE
Within 1 Mile



33
AVG. AGE
Within 1 Mile

32,029

POPULATION
Within 3 Miles

\$91,363

AVG. INCOME
Within 3 Miles

\$454,088
AVG. HOME VALUE
Within 3 Miles

38
AVG. AGE
Within 3 Miles

128,243

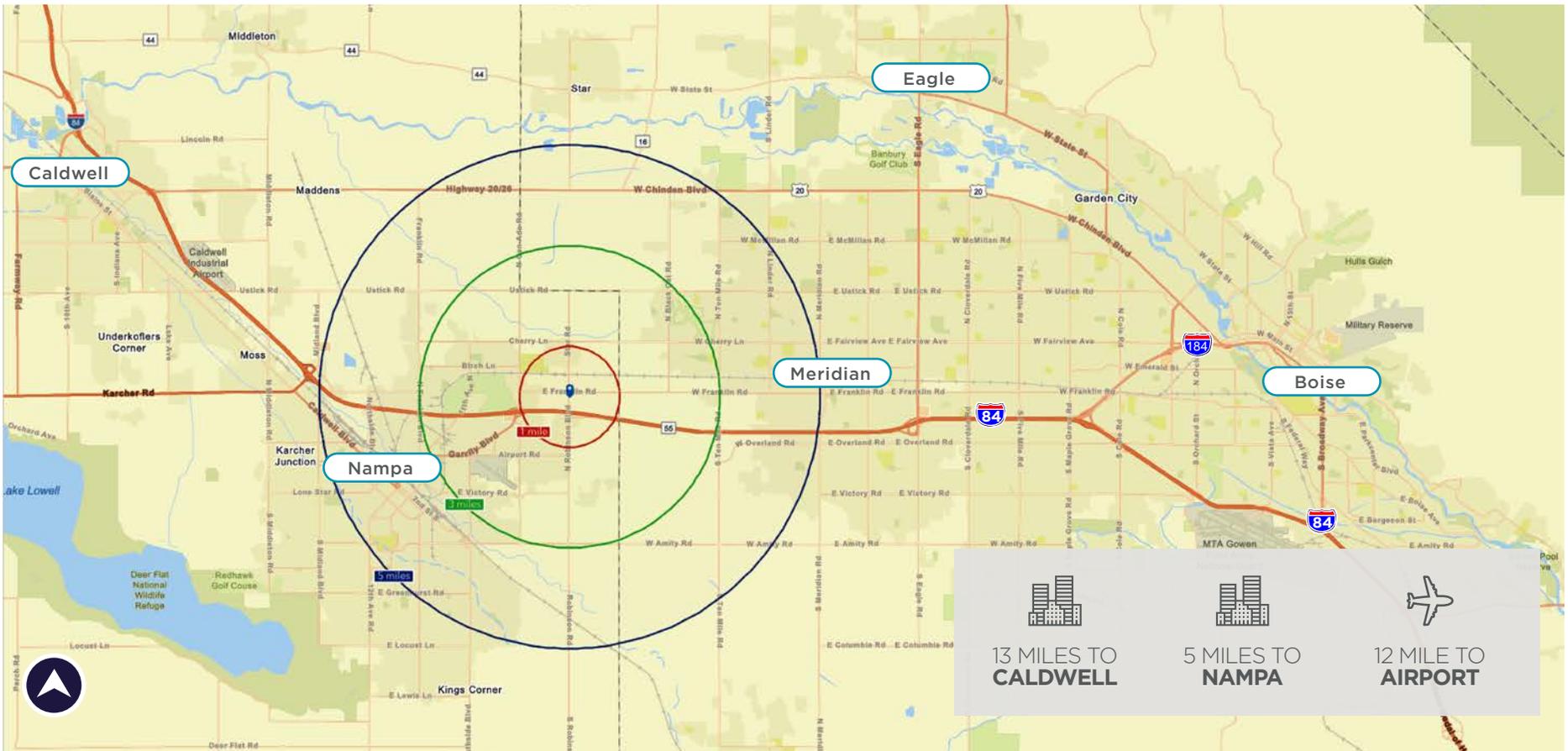
POPULATION
Within 5 Miles

\$95,640

AVG. INCOME
Within 5 Miles

\$456,191
AVG. HOME VALUE
Within 5 Miles

38
AVG. AGE
Within 5 Miles



13 MILES TO
CALDWELL



5 MILES TO
NAMPA



12 MILE TO
AIRPORT

16|84 COMMERCE CENTER

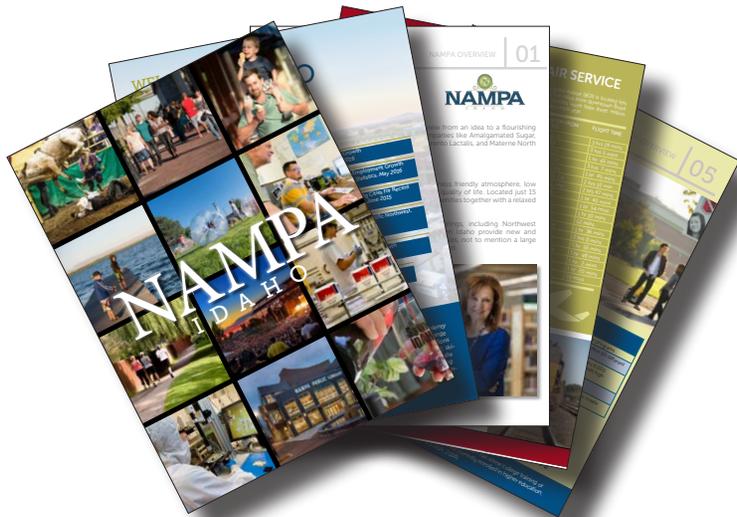
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A THRIVING COMMUNITY

LOCATION...LOCATION...LOCATION

Nampa is located about 20 miles west of Boise along Interstate 84. Nampa is a principal city of the Boise-Nampa Metro area (Idaho's largest metropolitan area), and is centrally and ideally located to reach all western U.S. markets.

Nampa is known for its successful food processing, agribusiness and manufacturing companies, but also has attracted a large mix of retail and restaurants. The City of Nampa's targeted industries of food processing, agribusiness, technology and manufacturing continue to flourish. Back office/shared services, recreation technology and healthcare are industries that are emerging quickly.

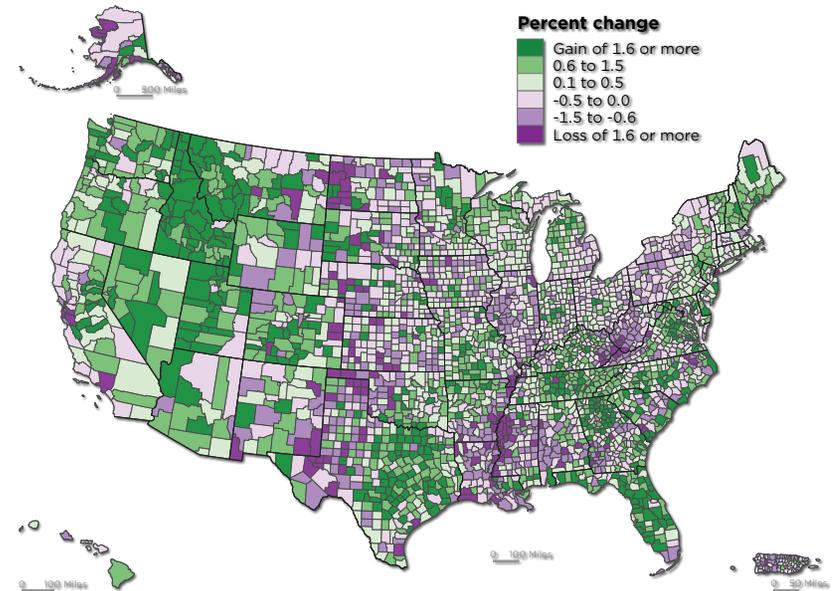


CLICK HERE TO DOWNLOAD THE COMPLETE NAMPA REGIONAL OVERVIEW:
<https://www.cityofnampa.us/711/The-Facts>

EXPANDING POPULATION

WHERE COUNTIES ARE GROWING

Percent Change in Population by County: 2020 to 2021



United States™
Census
Bureau

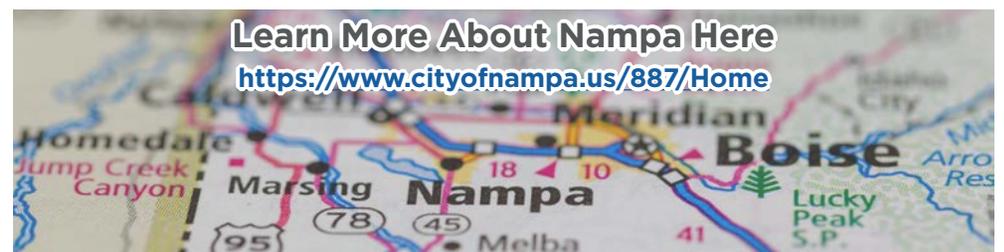
U.S. Department of Commerce
Economics and Statistics Administration

U.S. CENSUS BUREAU
[census.gov](https://www.census.gov)

SOURCE: VINTAGE 2018 POPULATION ESTIMATES
[WWW.CENSUS.GOV/PROGRAMS-SURVEYS/POPEST.HTML](https://www.census.gov/PROGRAMS-SURVEYS/POPEST.HTML)

Learn More About Nampa Here

<https://www.cityofnampa.us/887/Home>



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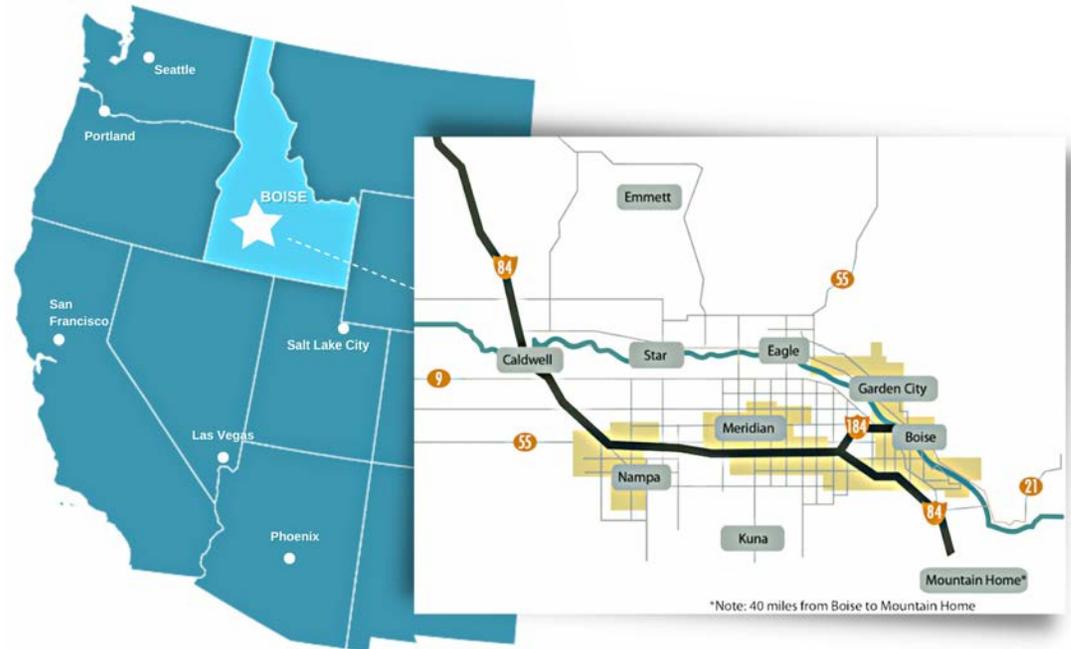
A CENTRAL HUB

The Boise Valley is located in the Mountain Time Zone and Southwestern Idaho, providing easy non-stop access to all major cities on the West Coast, the Pacific Northwest and Intermountain West.

The Boise Metro is home to 795,268 people and has a labor force of 412,884 within a 45-minute drive of Boise. The average commute time is 22 minutes.

Commuting in the Valley: The major interstate serving the Boise Valley is I-84, running through the metro area's major cities Boise, Meridian, Nampa and Caldwell, and I-184 branches toward the northeast into downtown Boise. Daily commutes are easy for the Boise Valley's population with federal highways 20, 26, and 30 and state highways 21, 44 and 55 providing access to communities across the Valley. Valley Regional Transit offers public transportation options throughout the Boise Valley.

There are 50 motor freight companies serving the Boise Valley, traveling 5 interstates, 20 U.S. highways, and 30 state highways. More than 1,600 miles of rail line through Union Pacific and Burlington Northern Santa Fe provide connection points to Canada, Mexico and the U.S. These rail lines are aided by the State's regional line and six short line railroads. Annually, the rail system transports over 11 million tons of freight.

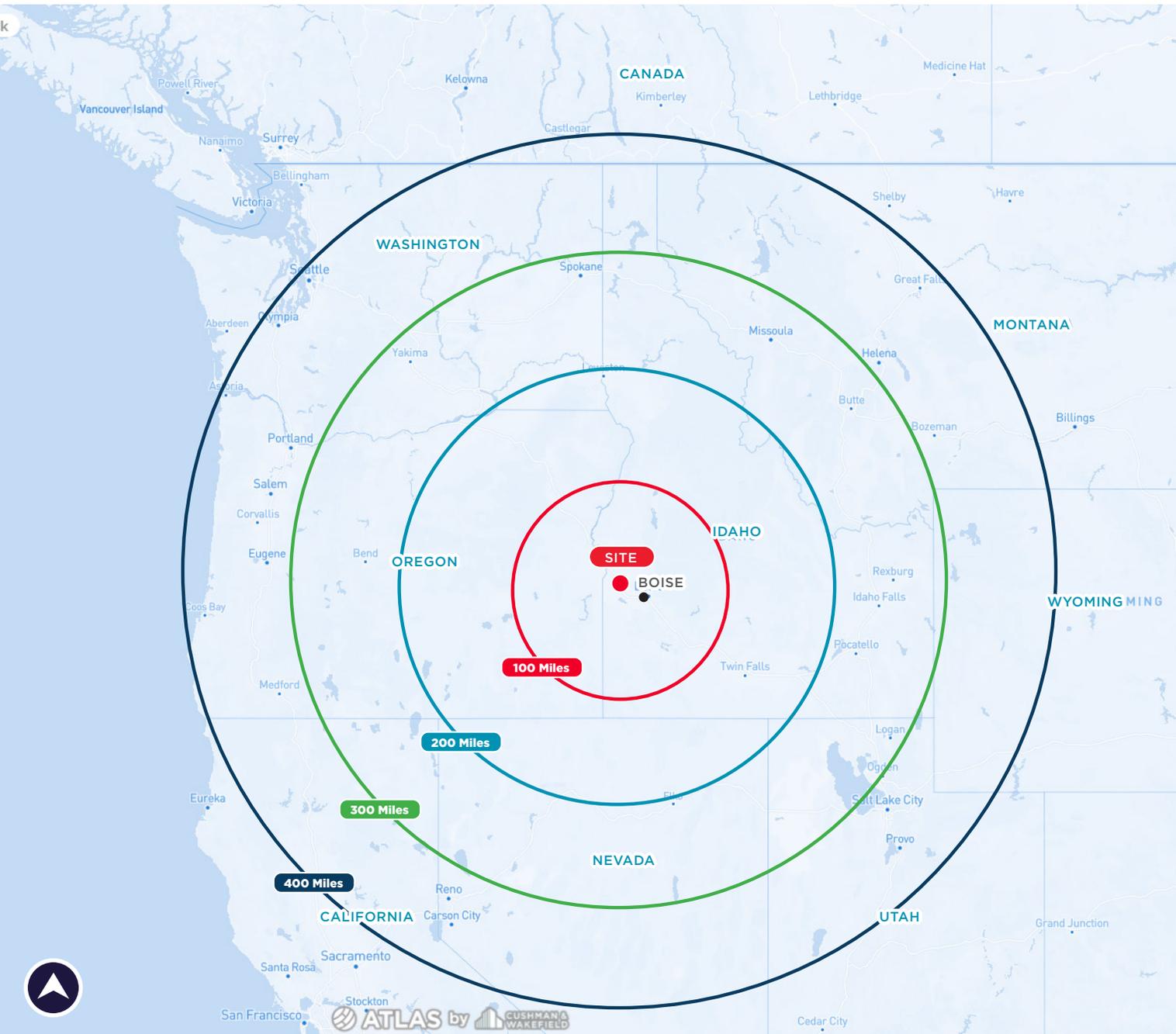


BOISE AIR SERVICE

ATLANTA, GA	4 hrs 2 mins	MINNEAPOLIS, MN	2 hrs 47 mins	SAN JOSE, CA	1 hr 55 mins
BURBANK, CA	2 hrs 10 mins	OAKLAND, CA	1 hr 40 mins	SEATTLE, WA	1 hr 20 mins
CHICAGO, IL	3 hrs 19 mins	PALM SPRINGS, CA	1 hr 54 mins	SPOKANE, WA	59 mins
DALLAS, TX	3 hrs 5 mins	PHOENIX, AZ	1 hr 54 mins		
DENVER, CO	1 hr 45 mins	PORTLAND, OR	1 hr 10 mins		
EVERETT, WA	57 mins	MOSCOW, ID	1 hr 5 mins		
HOUSTON, TX	3 hrs 7 min	SACRAMENTO, CA	1 hr 36 mins		
IDAHO FALLS, ID	1 hr 2 mins	SALT LAKE CITY, UT	1 hr 2 mins		
LAS VEGAS NV	1 hr 45 mins	SAN DIEGO, CA	2 hrs 0 mins		
LOS ANGELES, CA	2 hrs 10 mins	SAN FRANCISCO, CA	1 hr 48 mins		

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363 MILES
TO SALT LAKE CITY, UT

372 MILES
TO SPOKANE, WA

400 MILES
TO RENO, NV

480 MILES
TO SEATTLE, WA

490 MILES
TO PORTLAND, WA

563 MILES
TO SACRAMENTO, CA

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PRO-BUSINESS CLIMATE

Due to incredible population and rent growth, companies such as Hewlett-Packard, Winco Foods and Micron have invested in the Boise MSA, making it a top choice to live and work.

Government, education and healthcare remain core industries, however there has also been a sharp increase in high-tech startups in the region. In the past decade, job growth in the Boise metro area has increased by more than 18%. In 2021 alone, job growth increased over 6%.

RECENT EXPANSION ANNOUNCEMENTS

- Meta, the parent company of Facebook, is planning an \$800M data center outside of Boise. The 960,000 SF center is expected to add 100+ jobs.
- Micron Technologies broke ground on a new plant that will be completed by 2025 and create approximately 17,000 jobs, including approximately 2,000 in Boise. The company will invest significantly in Boise through the end of 2030.
- The Stow Company announced a \$143M investment in Adler Industrial Park in Nampa (Boise MSA).

BOISE'S PRIMARY MAJOR DRIVERS

TECHNOLOGY

Between 2010 and 2019, tech employment in Idaho grew by 10,120+ jobs, 7,000 of which were added in the Boise metro. Home to major tech companies Hewlett-Packard Co. (HP), Micron, Intuit and Oracle, Boise's overall tech workforce has grown 41% since 2015.



HEALTHCARE

St Luke's Health System is the largest in Idaho, employing over 14,000 people. The healthcare system will invest more than \$1.2B over the next ten years. Saint Alphonsus Health System is Boise's other major health system with over 5,000 employees.



TOPBOISEEMPLOYERS



TRANSPORTATION/LOGISTICS

There are 50 motor freight companies serving the Boise Valley, traveling five interstates, 20 U.S. highways, and 30 state highways. The major interstate serving Boise are I-84 and I-184, creating a network for transportation of goods and services.



HIGHER EDUCATION

The two major colleges are Boise State University (BSU) and College of Western Idaho (CWI). CWI is one of the fastest growing community colleges in the U.S. with over 31K students enrolled. 67% of the Boise population has some college training or above.



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AMAZON BOOM

Amazon is currently ranked No. 8 among Idaho's largest employers, accounting for over 4,000 employees. A new 650,000 SF robotics fulfillment center opened in Nampa in 2020 and now employs nearly 2,000 people. The facility is the largest Amazon facility in the state and is just 15 minutes from Wilson Creek.

Amazon recently leased 150,000 SF near the airport to build a 35,000 SF cargo facility. Amazon is to pay the airport rent and will fund an access road, taxiway and ramp to connect to the airfield.



BOISE STATE UNIVERSITY

In the Southwest Boise Submarket, Boise State University (BSU) is among the metro's largest employers. The University provides over 3,000 jobs and enrolls more than 26,000 students each year.

26K+
Students

3,000
Jobs

SIMPLOT CORPORATE HQ

Headquartered in Boise, Simplot has grown into an international agribusiness that operates in 60+ countries with more than 13,000 employees worldwide and nearly 5,000 in Boise.



MICRON TECHNOLOGY

Micron Technology Inc's global headquarters and primary research facility are located in Boise. Micron has grown to be Idaho's largest employer, with over 5,000 employees located in Boise. The leading-edge manufacturer broke ground in September 2022 on their new 600,000 SF manufacturing facility in Boise, ID and plans to invest significantly through 2030.



600K
Square Feet

5,000+
Jobs

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TAX CREDIT INFORMATION

Tax Reimbursement Incentive (TRI) – Tax Reimbursement Incentive (TRI) - New in 2014. Companies who bring new value-added jobs to the state of Idaho may be eligible for a tax reimbursement of up to 30% of their payroll, sales and income taxes for a negotiated period of up to 15 years. To qualify, companies must create 50+ jobs in an urban setting with average wages for project at above county wage (Ada County = \$43,028, Canyon County = \$31,770, Elmore County = \$30,097). Must have community match.

Idaho Business Advantage – For qualifying companies it:

Increases the Investment Tax Credit to 3.75% against the corporate income tax.

This is for the personal property part of the project (machinery/equipment – computers).

- Real Property Improvement Tax Credit of 2.5% against corporate income tax - \$125,000 per taxable year with 14 year carry forward so total of \$1,750,000. This is the real property part of the project (land/buildings).
- Jobs Tax credit – increases the standard \$1000/per job corporate income tax credit up to maximum of \$3,000/per job, depending on wages paid.
- Sales & Use Tax Rebate of 25%. This is for any sales & use tax that is paid for the property constructed, located or installed within the project.
- Small Employer Growth Incentive – local county commissions can grant an exemption on all or part of the new investment value from property taxes for a determined period of time. This would have to be petitioned to the commission where the project would be located.
- To qualify a company must make a minimum \$500,000 investment in new facilities and create at least 10 new jobs that pay at least \$40,000 annually plus benefits. Average wage for all other jobs created must be \$15.50/hr plus benefits.

Idaho Opportunity Fund – Grant program which allows the Director of Idaho Department of Commerce to direct funds to projects for infrastructure needs within the community. This \$3 million fund will be used within this year to help “close” new projects.

Property Tax Exemption – Businesses that invest in new manufacturing facilities may receive partial or full property tax exemptions from local county commissioners. To qualify, business must invest a minimum of \$3 million in new manufacturing facilities. 80% of investment must be made in one location.

Work Force Development Training Fund – Grant funds, through Idaho Dept. of Labor, available to help train new employees and/or avoid layoffs by upgrading the skills of existing employees in Idaho. Jobs must be \$12/hr or more with benefits and the company must produce a product or service that is mainly marketed outside the region where the business is located.

3% Investment Tax Credit – Credit against Idaho Corporate Income tax for qualifying new investment in tangible personal property (machinery & equipment) in Idaho. It can offset up to 50% of a company’s liability and may be carried forward 14 years.

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Personal Property Tax Exemption – Businesses are allowed an exemption on the first \$100,000 of “personal property”, such as equipment and furnishings. Effective July 2013.

5% Research and Development Tax Credit – 5% tax credit on qualified research expenses as defined by Section 41 of IRS Code that are conducted in Idaho.

Idaho Power – Industrial Efficiency Incentive – Cash Incentives for Energy-Efficient Designs. The financial incentive is determined on the least of two calculations:

- 12 cents per kilowatt-hour (KWh) saved per year OR 70 percent of the incremental project cost from a 2006 energy code rated project to a high efficiency project. Additional information: 208-388-5949 – Idaho Power.

TIF (Tax Increment Financing) can be used in our Cities in Urban Renewal Districts.

This money can be used to fund project costs such as utility construction, land costs, pad and compaction, footings, foundations and other improvements.

IRB – Industrial Revenue Bonds are a means of primarily financing the construction, enlargement, or equipping of manufacturing plants, and a limited number of nonmanufacturing facilities. The project must be under \$20 million.

FTZ – Foreign Trade Zone Businesses that locate in a FTZ can lower costs by deferring or reducing customs duties on imported goods. Both Ada and Canyon counties are within the service area of FTZ #280 and any location within those counties are eligible to apply.

NMTC – New Market Tax Credits – Available to address a gap in capital for projects located in Low-Income Census Tract areas that exceed \$4 million, by providing a Federal tax credit to individuals or corporations that invest in Community Development Entities.

Local Incentives – Each local Community has options for new and existing business that create new jobs. These can be TIF funds, waiving of Building permit fees or some of our Cities have job creation grants. Let us help you find the incentives available for your business.

Idaho Tax Overview

- **Sales and Use Tax in Idaho of 6%** – This would apply to items purchased or consumed in Idaho. Exemptions are available for equipment and raw materials used directly in manufacturing, processing, or fabrication; clean rooms used in semiconductor and semiconductor equipment manufacturing; and any equipment or material used in research and development activities. We do not tax services including telecommunication services, and utilities such as water, gas, electricity, or natural gas. In our region we do not have any local option sales tax or Inventory tax.

Property Tax – personal (machinery/equipment) and real (land/buildings) – based on market value.

- **2014 Rates (depending on location of site):**

Ada County- Avg. Rate: 1.2%-1.5%, Canyon County- Avg. Rate: 1.2%-2.0%, Elmore County- Avg. Rate: 1.1%-2.2%

- **Corporate Income Tax** – Computed at 7.4% of the Idaho taxable income of a corporation. Corporations that are taxable in Idaho and another state or country or are part of a unitary group of corporations, use a 3 factor formula to ascertain how much of the business is conducted in Idaho. The apportionment formula is made up of a property factor, a payroll factor, and a sales factor. These three factors, with the sales factor being double weighted for all taxpayers, are totaled and divided by 4 to compute the Idaho apportionment factor. This factor is then applied to the business income of the corporation to compute income assigned to Idaho. Non-business income allocable to Idaho is added to the income apportioned to Idaho to arrive at Idaho taxable income.



FOR MORE INFORMATION, CONTACT:

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