

NORTH RANCH LOGISTICS

BLDG. 1

NEW CONSTRUCTION
INDUSTRIAL SPACE

17,160 SF UP TO 305,295 SF
AVAILABLE Q3 2022

DEVELOPED BY
 **at** industrial
Tok COMMERCIAL
REAL ESTATE

NORTH RANCH LOGISTICS
BLDG. 1

PROPERTY DETAILS

SUBMARKET	Caldwell
PROP. TYPE	Industrial
BLDG. SIZE	305,295 SF
DIVISIBILITY	17,160 SF - 305,295 SF
SPRINKLERS	ESFR
POWER	Two 1500A 480/277v panels
CLEAR HEIGHT	32'
ZONING	I-L, Light Industrial
AVAILABLE	Q3 2022
DOCK HIGH DOORS	67
GRADE LEVEL DOORS	12
PARKING	1.3/1000



FLOOR PLAN / UP TO 305,295 SF



DIVISIBLE TO 17,160 SF

Q3 2022 DELIVERY

CONTACT AGENTS FOR RATES

NORTH RANCH LOGISTICS
BLDG. 1

PROJECT RENDERINGS





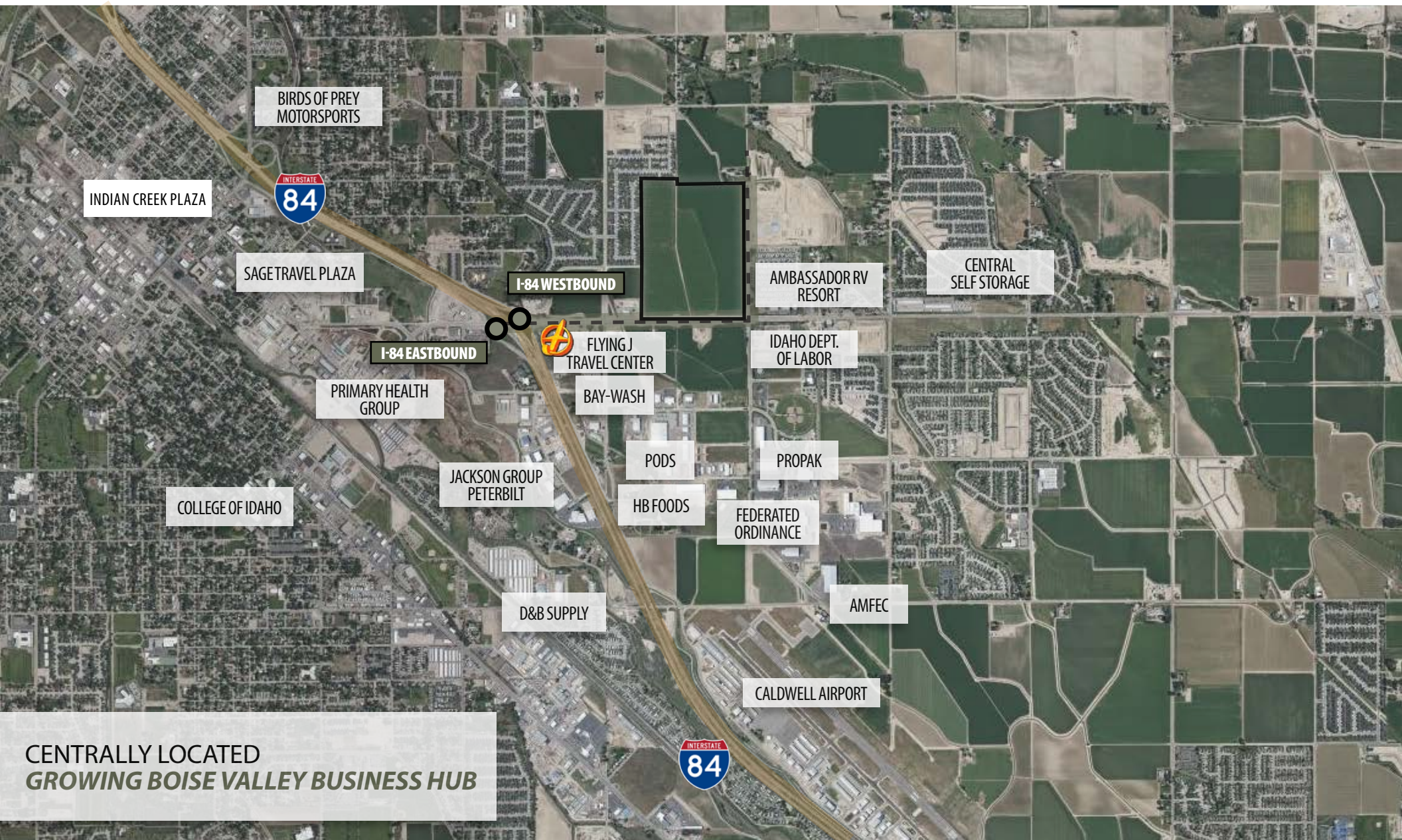
North Ranch Logistics Bldg. 1 is a 305,295 square foot industrial building is a brand new facility featuring flexible space configurations, 32 foot clear heights, cross dock functionality, ample power and excellent truck maneuverability. The industrial building is developed by AT Industrial, a premier real estate development company with projects located across the Western United States.

North Ranch Logistics Bldg. 1 offers tenants a central position in a rapidly expanding business corridor which is just East of the City of Caldwell and on the western edge of the Boise MSA. The project is an attractive option for a wide array of industrial users and is prominently situated within a foreign trade zone.

North Ranch Logistics Bldg. 1 is located in the master-planned 115-acre mixed-use North Ranch Business Park. The development will feature office, retail, industrial and flex spaces and is positioned just north of the Sky Ranch Business Park, home to numerous new and expanding businesses.

Notably, **North Ranch Logistics Bldg. 1** provides direct access to two major transportation arteries Interstate 84 and Highway 20/26 making it an ideal location for logistics, manufacturing, importers, exporters, and warehouse users. Synergies from surrounding growth abound.

BUSINESS SYNERGIES



CENTRALLY LOCATED
GROWING BOISE VALLEY BUSINESS HUB

ONE DAY DRIVE

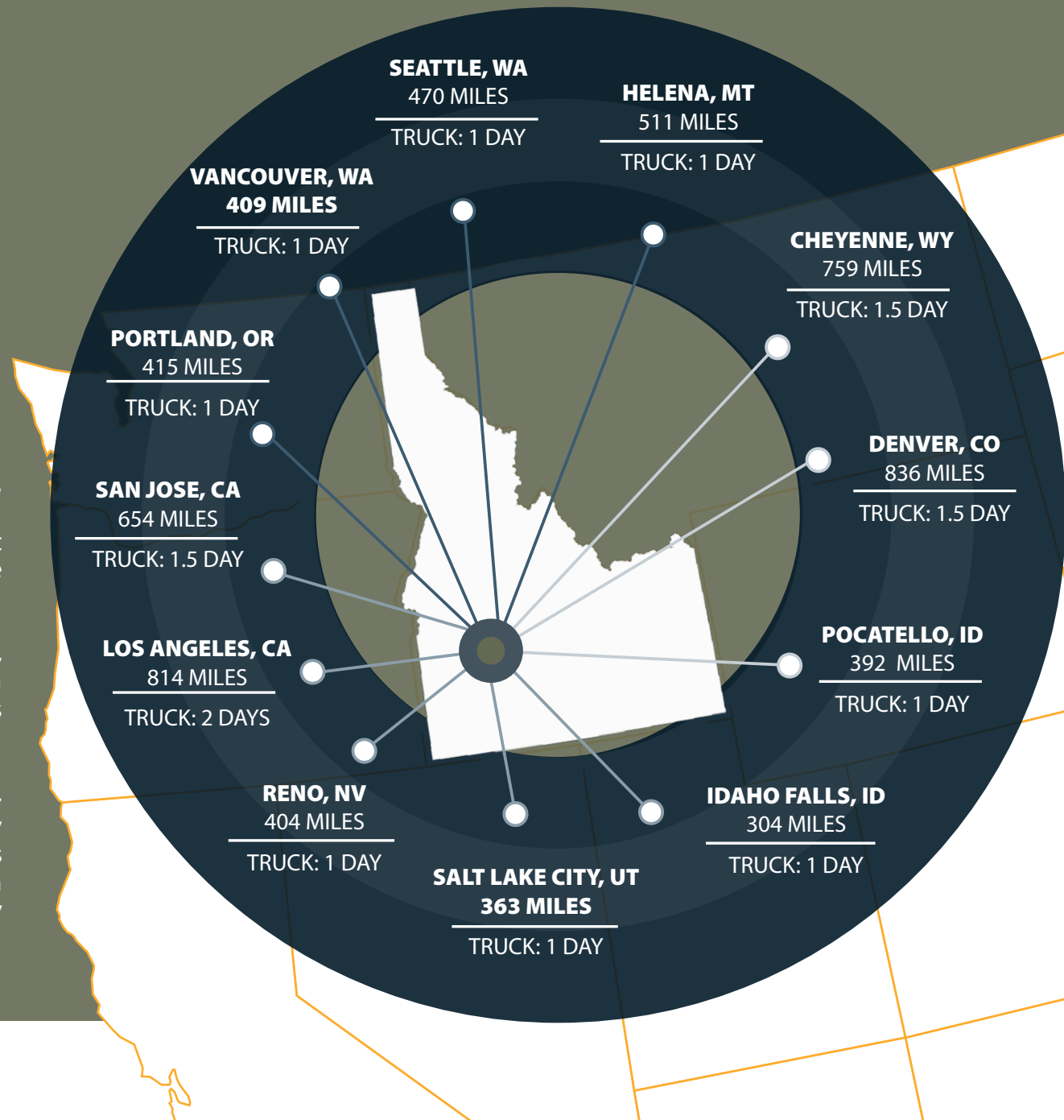
TO EVERYTHING IN THE WEST

The Boise Valley is home to a variety of the nation's leading manufacturing, distribution and agricultural companies, including Micron Technology, J R Simplot Company, Amazon, Albertsons, Winco Foods, Boise Cascade and more.

The Boise Valley offers unique geographical advantages, serving as a primary corridor for major distribution with only a one day drive or less to most distribution hubs across the Western States.

Industrial demand in the Boise Valley remains strong. **North Ranch Logistics Bldg. 1** offers a wide variety of industrial users a highly prized location which is positioned strategically at the signalized intersection of Highway 20/26 and Smeed Parkway, minutes away from Interstate 84.

Tok
COMMERCIAL



THE DEVELOPER

AT INDUSTRIAL

AT Industrial was formed by experienced real estate executives with a long shared history and experience together to better align interests between capital, ownership and tenants. They build and acquire industrial real estate assets for long term ownership, allowing the flexibility to drive optimal long term outcomes for everyone in the value chain.





CONTACT

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