

 NEW CLASS A  
INDUSTRIAL PARK

CONSTRUCTION  
COMPLETE

# KINGS ROAD

COMMERCE CENTER

2800 E. COMSTOCK AVENUE | NAMPA, ID



 CLICK TO  
VIEW WEBSITE

**JAKE MILLER, SIOR**  
First Vice President  
+1 208 589 2950  
jake.miller@cbre.com

**HARRISON SAWYER, MSRE**  
Vice President  
+1 208 830 5272  
harrison.sawyer@cbre.com

**SCOTT KETLINSKI**  
Associate  
+1 208 608 6300  
scott.ketlinski@cbre.com

**LBA**Logistics  | **CBRE**





# KINGS ROAD

COMMERCE CENTER



## PROJECT HIGHLIGHTS

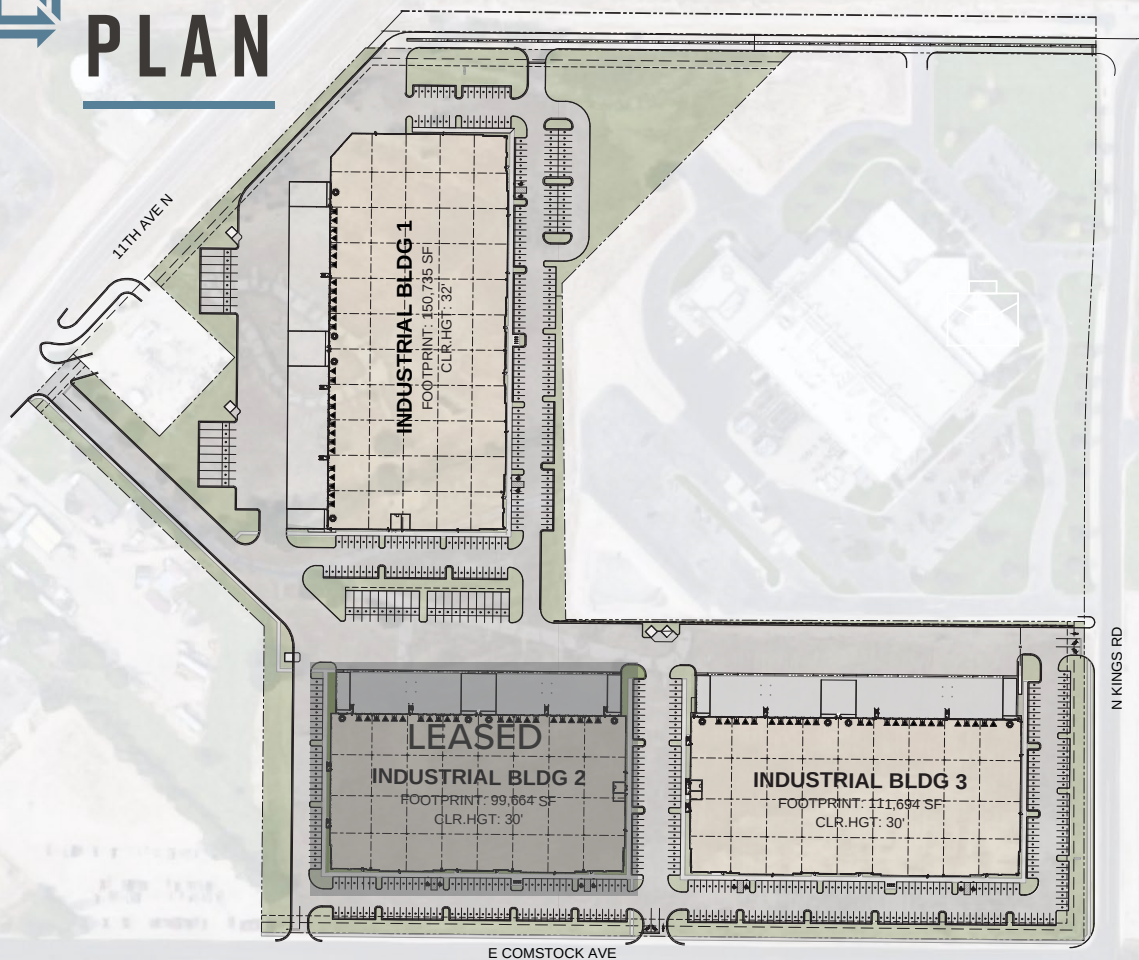
- » Three Class A industrial buildings
- » Construction completed May 2023
- » Available SF ±262,429:
  - Building 1: ±150,735 SF
  - Building 3: ±111,694 SF
- » Each building is divisible
- » Industrial Park (IP) Zoning allows for wide variety of industrial uses
- » Less than two miles from multiple I-84 on-ramps
- » 30'–32' clear height
- » ESFR sprinklers
- » Tenant highway signage available
- » Spec. Offices Planned





# SITE PLAN

INTERSTATE 84



## KINGS ROAD COMMERCE CENTER



SPEC. OFFICES PLANNED



NEARBY AMENITIES



AMPLE POWER AVAILABLE



ESFR SPRINKLERS



LEASE RATE:  
CONTACT AGENTS



# BUILDING FEATURES

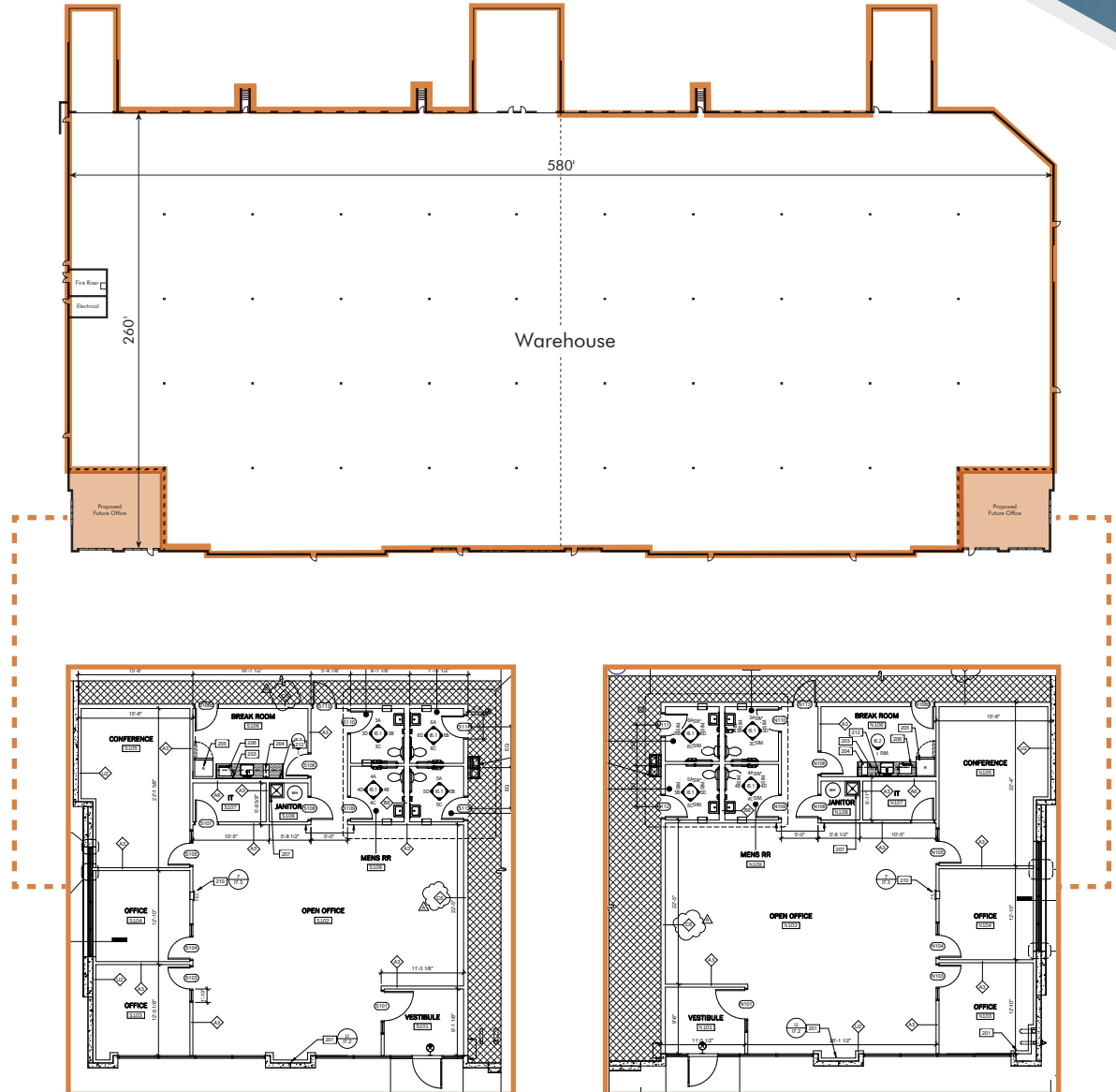
|                                    | BUILDING 1                     | BUILDING 3                     |
|------------------------------------|--------------------------------|--------------------------------|
| <b>SQUARE FOOTAGE</b>              | ±150,735                       | ±111,694                       |
| <b>CLEAR HEIGHT</b>                | 32'                            | 30'                            |
| <b>COLUMN SPACING / SPEED BAYS</b> | 54' x 50' / 60'                | 54' x 50' / 54' x 60'          |
| <b>BUILDING DEPTH</b>              | 260'                           | 230'                           |
| <b>TRUCK COURT DEPTH</b>           | 135'                           | 135'                           |
| <b>DOCK / GRADE LEVEL DOORS</b>    | 27 / 3                         | 25 / 4                         |
| <b>OFFICE SPACE</b>                | Two (2) ±2,500 SF Spec Offices | Two (2) ±2,500 SF Spec Offices |
| <b>PARKING</b>                     | 211 Stalls                     | 198 Stalls                     |
| <b>TRAILER PARKING</b>             | 16 Stalls                      | N/A                            |



# FLOORPLAN BUILDING 1

## KINGS ROAD COMMERCE CENTER

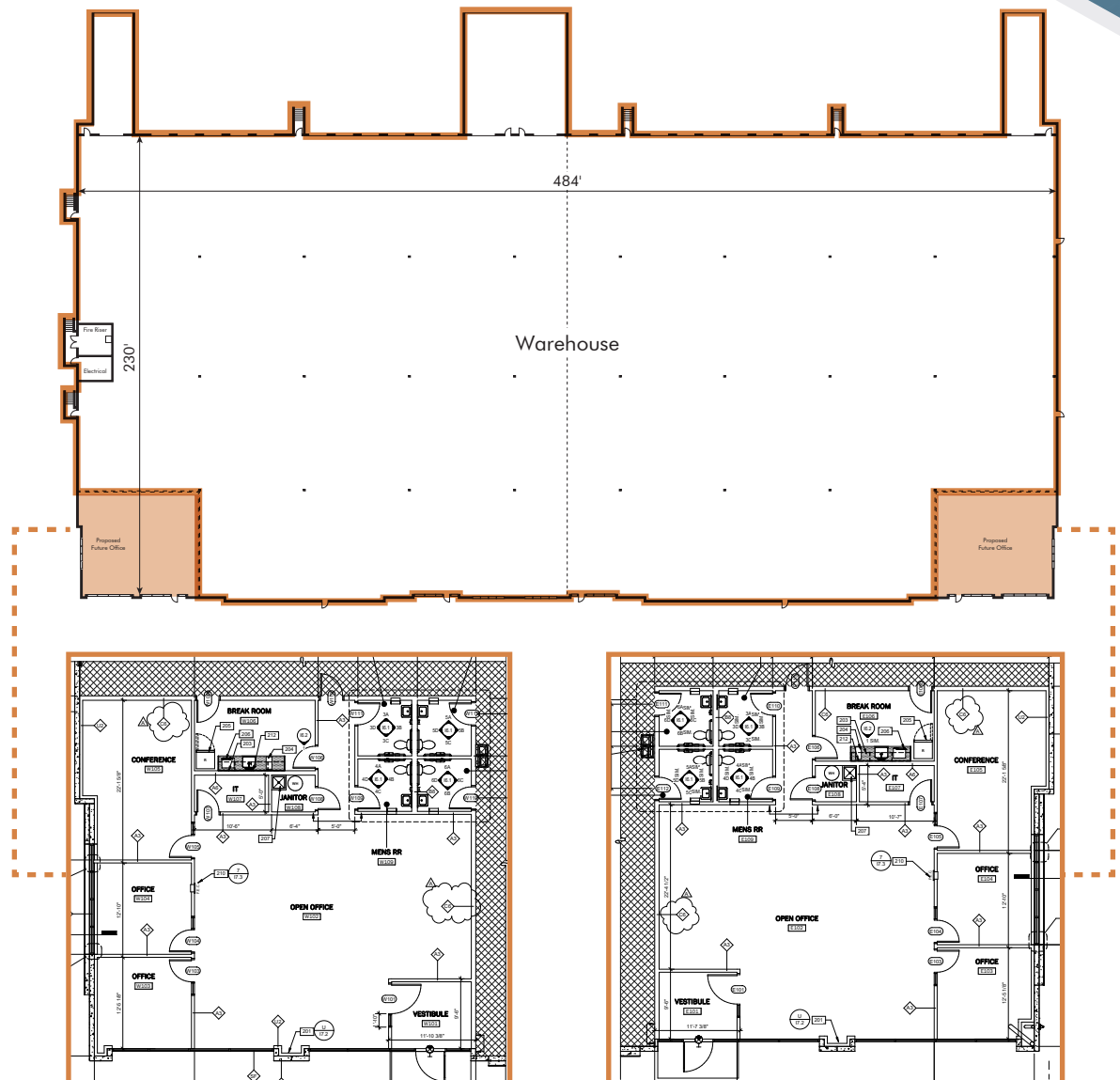
|                           |             |
|---------------------------|-------------|
| AVAILABLE                 | Now         |
| SUBMARKET                 | Nampa       |
| PROPERTY TYPE             | Industrial  |
| BUILDING SIZE             | ±150,735 SF |
| AVAILABLE SF              | ±150,735 SF |
| MINIMUM<br>DIVISIBILITY   | ±68,640 SF  |
| CLEAR HEIGHT              | 32'         |
| SPRINKLERS                | ESFR        |
| DOCK/GRADE<br>LEVEL DOORS | 27/3        |
| TRAILER<br>PARKING        | 16 stalls   |
| PARKING                   | 211 stalls  |



# FLOORPLAN BUILDING 3

## KINGS ROAD COMMERCE CENTER

|                           |             |
|---------------------------|-------------|
| AVAILABLE                 | Now         |
| SUBMARKET                 | Nampa       |
| PROPERTY TYPE             | Industrial  |
| BUILDING SIZE             | ±111,694 SF |
| AVAILABLE SF              | ±111,694 SF |
| DIVISIBILITY              | ±37,720 SF  |
| CLEAR HEIGHT              | 30'         |
| SPRINKLERS                | ESFR        |
| DOCK/GRADE<br>LEVEL DOORS | 25/4        |
| PARKING                   | 198 stalls  |



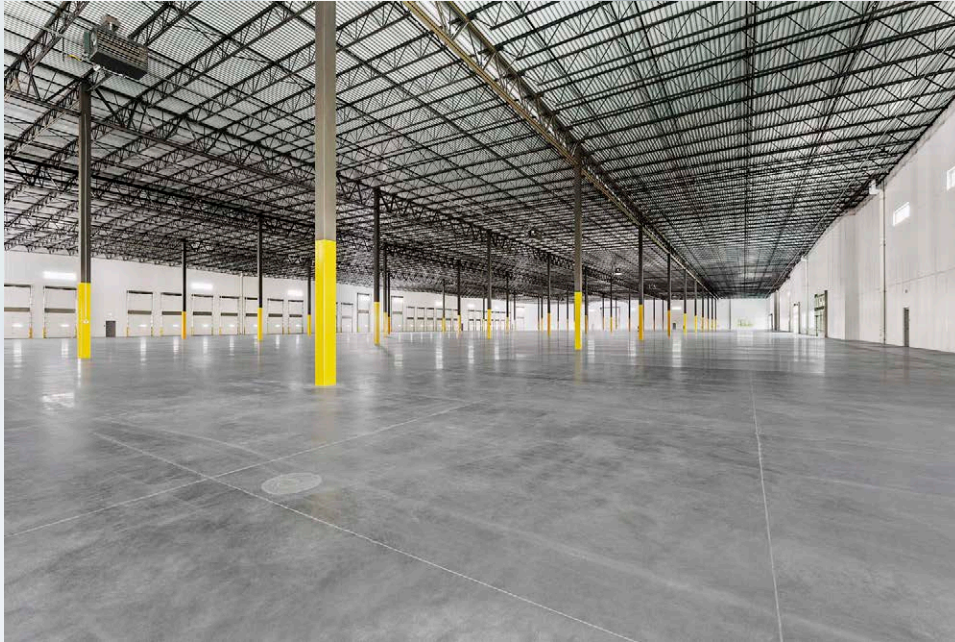






# PHOTOS

AUGUST 2023





# AERIAL HIGHLIGHTS



## ACCESS .....

|                 |                      |
|-----------------|----------------------|
| Interstate I-84 | +/-2 min. / 1.75 mi. |
| Downtown Boise  | +/-21 min. / 20 mi.  |
| Boise Airport   | +/-19 min. / 19 mi.  |



# CONTACT

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NAMPA, ID

N Kings Rd

**LBA**Logistics 

**CBRE**

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