

MIDLAND LOGISTICS

USTICK RD & MIDLAND
BLVD NAMPA, ID



IL Zoning

Light Industrial

No Clear Height Restrictions

2.3 MW Reserved

Fuel Sales/Service

SAGE RHEINSCHILD

Idaho Industrial

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Jones Lang LaSalle Brokerage, Inc.

PROPERTY OVERVIEW

This exceptional 25.5-acre industrial site in Nampa, Idaho presents a unique opportunity to develop in one of the region's most dynamic growth markets. With complete and or nearby utilities, flexible zoning, and unparalleled transportation connectivity, the property offers immediate development potential for a wide range of industrial and logistics uses. Whether purchased as individual parcels or as a complete development package, this strategically positioned site delivers the infrastructure and accessibility today's industrial users demand.



PARCEL	CURRENT GROSS
PARCEL 1	±11.16 ACRES
PARCEL 2	±14.34 ACRES
TOTAL	±25.5 ACRES

PARCELS CAN BE SOLD SEPARATELY OR TOGETHER

IL ZONING - LIGHT INDUSTRIAL

WATER, SEWER AND GAS AVAILABLE

POWER - 2.3MW (EXPANDABLE)

NO CLEAR HEIGHT RESTRICTIONS



**CONTACT AGENT
FOR PRICING**

**SAGE RHEINSCHILD
+1 208 720 9017**

MIDLAND LOGISTICS

SITE OVERVIEW

2 PARCELS TOTALING
25.5 ACRES



PARCEL #2
± 14.34 ACRES

PARCEL #1
± 11.16 ACRES

USTICK BLVD

NOBLE DRAIN

TRANSMISSION LINES

MIDLAND BLVD



PERMITTED USES

- ✓ AUCTION SALES (NO LIVESTOCK IN BC)
- ✓ AUTOMOBILE OR TRUCK SALES, NEW
- ✓ AUTOMOBILE OR TRUCK SALES, USED
- ✓ AUTOMOBILE PARTS AND ACCESSORIES
- ✓ ELECTRICAL AND ELECTRONIC SUPPLY
- ✓ FUEL SALES OR SERVICE STATION
- ✓ GREENHOUSE
- ✓ GROCERY/FOOD STORE, NEIGHBORHOOD MARKET
- ✓ MOBILE HOME, MANUFACTURED HOME AND RV SALES
- ✓ RETAIL, GENERAL

Legal Description: 10-19-1: DESCRIPTION AND PURPOSE
The IL light industrial district is intended to create, preserve and enhance areas containing a wide range of commercial, professional offices, industrial uses and service industries that have a lower impact on nearby properties, and is typically appropriate to areas providing good rail or highway access.



TRANSPORTATION

Located at Ustick Road and Midland Boulevard in Nampa, Idaho, the site offers strong regional connectivity with convenient access to Interstate 84, nearby Union Pacific rail infrastructure, and the Boise Airport/Micron. While the property is not rail served, it benefits from close proximity to rail infrastructure and is situated adjacent to Tractor Supply Company within an established industrial corridor supported by existing inventory and continued development.

DRIVE TIMES

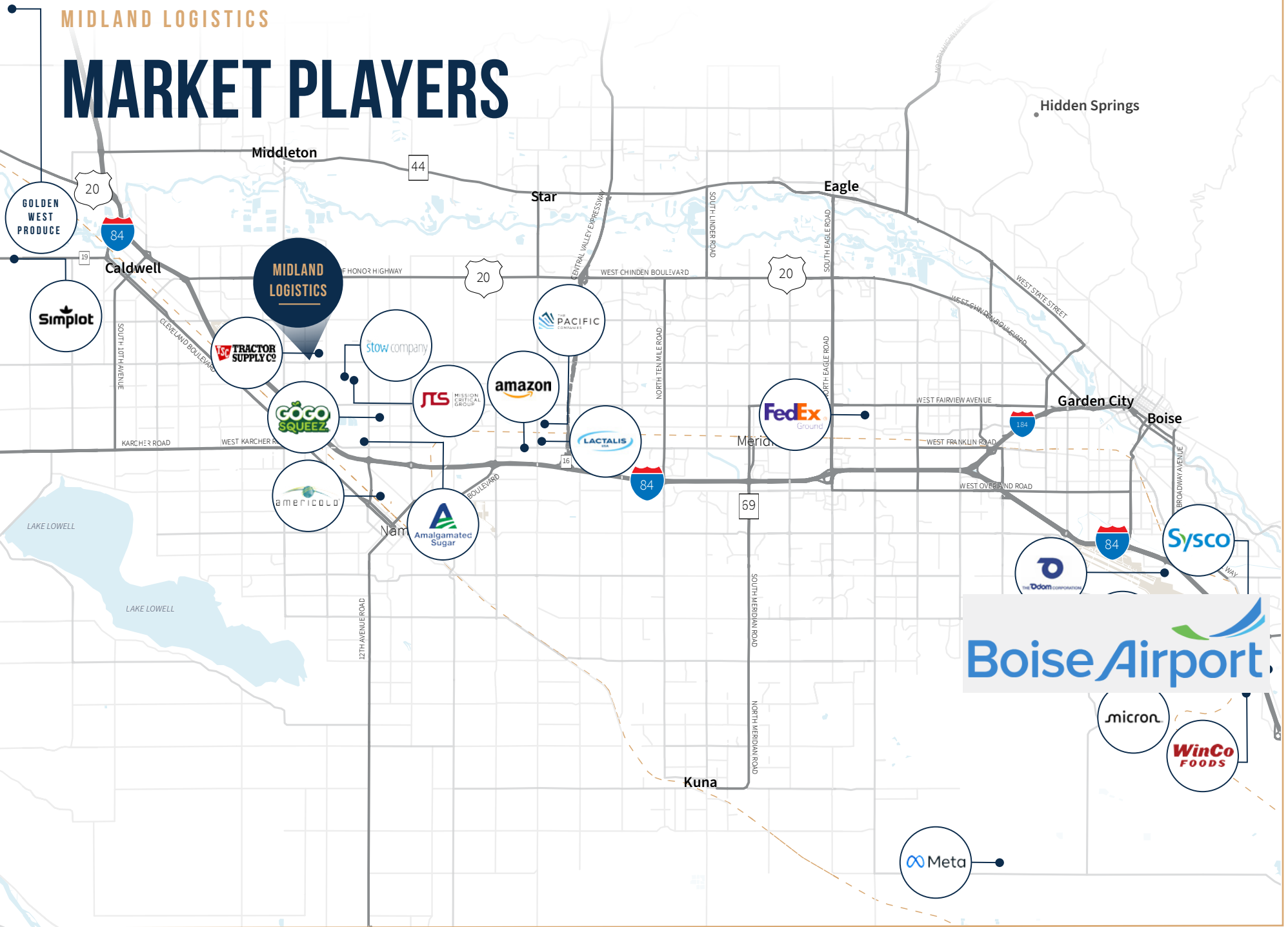
DOWNTOWN BOISE
26 MINS

BOISE AIRPORT/MICRON
24 MINS

CALDWELL
15 MINS



MARKET PLAYERS



LOCATION

POSITIONED NEAR DEVELOPMENT

This property is strategically positioned adjacent to Tractor Supply Company’s new distribution center currently under construction.

The 865,000 square foot facility represents a \$225 million investment and will serve as the company’s 11th distribution center, bringing more than 500 full-time jobs to the area while supporting over 200 stores throughout the Pacific Northwest.



COMPANY NAME	CITY
NEARBY DC/MANUFACTURERS	
Micron	Boise
Americold Realty Trust	Nampa
Albertsons Companies, Inc.	Meridian
FedEx Ground	Boise
Lactalis American Group, Inc.	Nampa
Amazon	Nampa
WinCo Foods	Boise
GoGo Squeez	Nampa
Amalgamated Sugar Co	Nampa
Meta	Kuna
Odom Corporation	Boise
Tractor Supply	Nampa
Sysco Corporation	Boise
Simplot	Caldwell
The Pacific Companies	Nampa
Golden West Produce	Parma



MIDLAND LOGISTICS

AMENITIES

CONVENIENTLY
LOCATED NEAR
NUMEROUS
RESTAURANTS
AND RETAIL



MIDLAND LOGISTICS

BOISE OVERVIEW

A DYNAMIC ECONOMY WITH DEMONSTRATED GROWTH

Boise is one of the fastest-growing metropolitan areas in the United States, with more than 850K residents, making it the largest in Idaho and the third largest in the PNW.

Growth is driven by strong in-migration, attracting an educated workforce, and a diversified economy anchored by technology, advanced manufacturing, healthcare, and logistics. Major investments continue to strengthen the region's technology ecosystem. Micron Technology is expanding semiconductor manufacturing in Boise, while Meta is developing a large-scale hyperscale data center in Kuna.

Infrastructure is also expanding to support demand. Boise Airport is undergoing a \$700 million terminal expansion. The extension of State Highway 16 (SH-16) is also improving regional connectivity by linking Interstate 84 to U.S. Highway 20/26 and opening new areas for industrial and residential growth.

With a pro-business environment and competitive operating costs, Boise continues to attract corporate relocations, industrial development, and large-scale technology investment.

IDAHO RANKED
#2 IN TOP JOB GROWTH

U.S. Bureau of Labor Statistics, July 2025

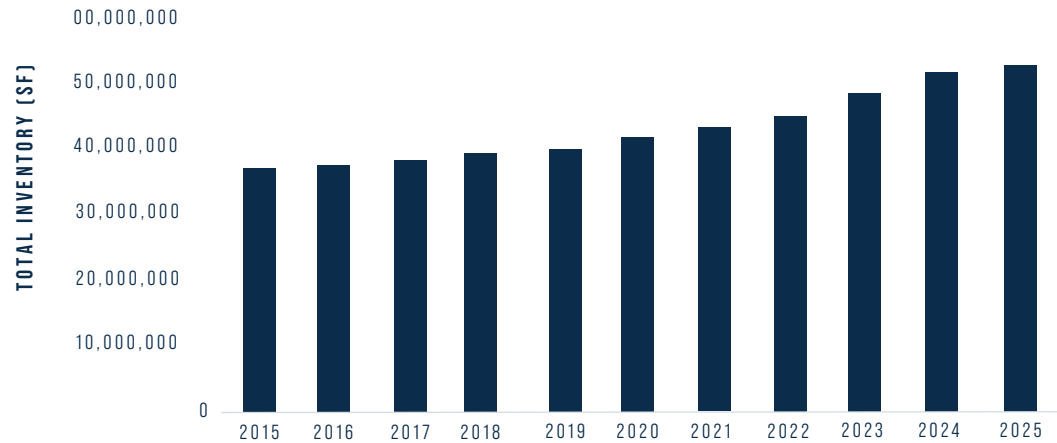
TOP
25 U-HAUL GROWTH METROS

U-Haul, January 2025

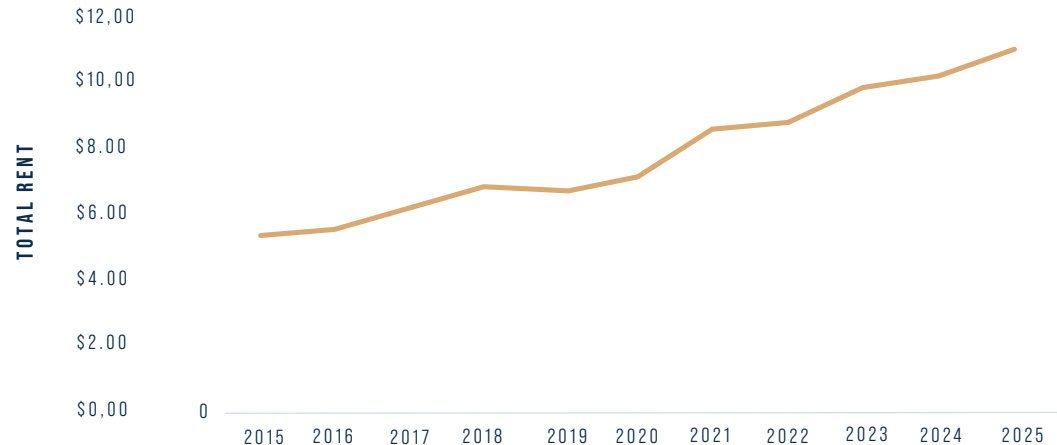
TOP
20 MID-SIZED CITIES ON THE RISE

LinkedIn News, January 2025

BOISE INDUSTRIAL INVENTORY HAS GROWN BY 42% SINCE 2015



BOISE INDUSTRIAL RENTS HAVE GROWN 105% SINCE 2015



THE MICRON EFFECT

Micron's \$50B investment creates a self-reinforcing cycle of industrial demand, supplier attraction, and economic growth, positioning the Boise Industrial market for a systemic shift in demand.

SYSTEMIC SHIFT IN DEMAND

- ✓ SUPPLIER CO-LOCATION
- ✓ LAB / R&D ANCILLARY USES
- ✓ CONSTRUCTION-RELATED DEMAND
- ✓ MULTIPLIER EFFECT FOR LOGISTIC & DISTRIBUTION



\$50 BILLION INVESTMENT

First new U.S. Memory Fab in 20+ years; second phase already announced. Only DRAM manufacturing in America.

JOB MULTIPLIER EFFECT

2K Direct Micron Jobs
4K Construction Jobs
17K+ Indirect Jobs
20+ YR Project



SUPPLY CHAIN CO-LOCATION

Micron suppliers make long-term commitments to the market (Exyte, AirLiquide)

INCREASE IN DEMAND FOR LAST MILE FACILITIES

Retail, ecommerce, consumer products to serve growing population.

CONTACT

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