Colliers

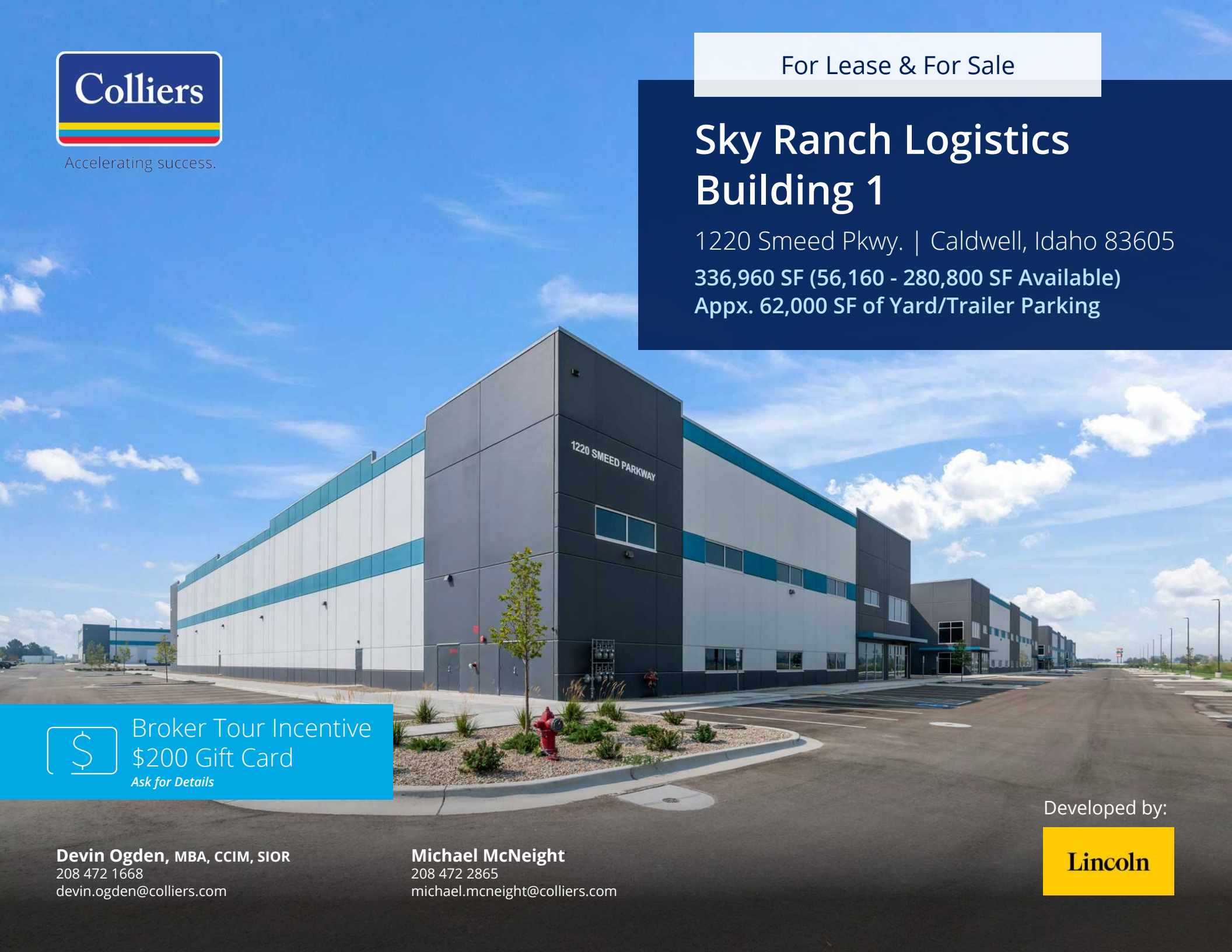
Accelerating success.

For Lease & For Sale

Sky Ranch Logistics Building 1

1220 Smeed Pkwy. | Caldwell, Idaho 83605

336,960 SF (56,160 - 280,800 SF Available)
Appx. 62,000 SF of Yard/Trailer Parking



Broker Tour Incentive
$200 Gift Card
Ask for Details

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Lincoln

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1220 Smeed Parkway

Property Type	Industrial
Lot Size	±20.183 Acres
Building Size	336,960 SF (Divisible to 56,160 SF)
Available Space	56,160 - 280,800 SF with 2,430 SF of Spec Office
Year Built	2024
Construction	Concrete Tilt with TPO Roof
Fire Suppression	ESFR
Lighting	High Bay LED
Parking	1 Stall /960 SF
Zoning	M-1 Light Industrial
Clear Height	32’-0” at Lowest Point
Column Spacing	54’ x 48’
Docks	60 Total (12 with Full Dock Packages)
Grade Level Drive-In Doors	6 Total (12’ x 16’)
Power	2 - 2,000 Amp Services of 277/480v 3-Phase
Yard Space/ Trailer Parking	62,000 SF
Sale Price & Lease Rate	Contact Agent
Lease Type	NNN (Estimated at $0.16/SF Monthly)

Key Highlights

- Spec office underway (2,430 SF)
- Available Size: 56,160 - 280,800 SF
- 77,000 SF of paved yard space for trailer parking or storage
- Brand new efficient construction (completed in 2024)
- High bay LED lighting in warehouse
- 4.5 Megawatts potential (contact agent for detailed specs)
- Full dock packages included on 12 doors
- Large truck court
- Close proximity to I-84

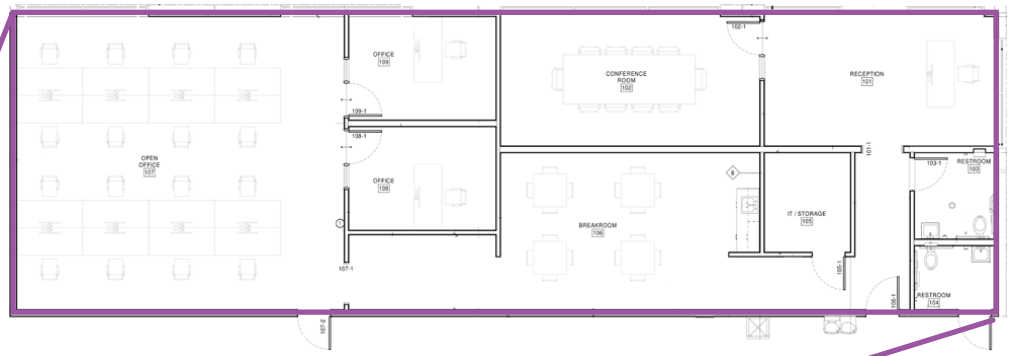
Sky Ranch Logistics

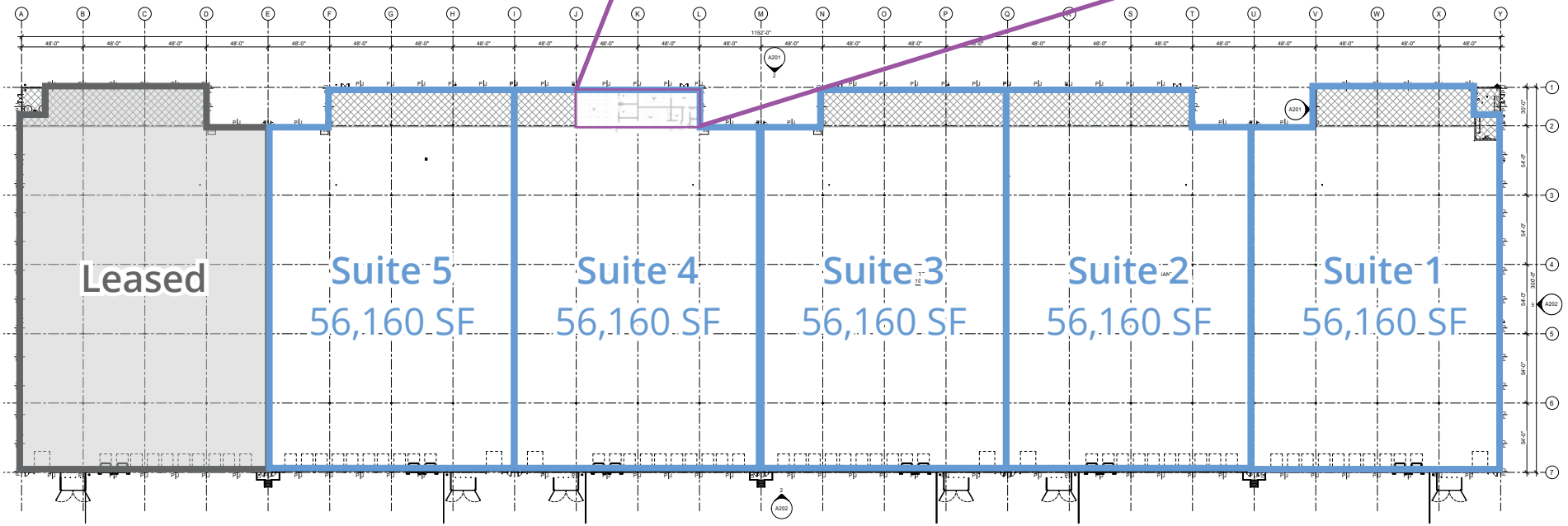
Floor Plan

1220 Smeed Parkway

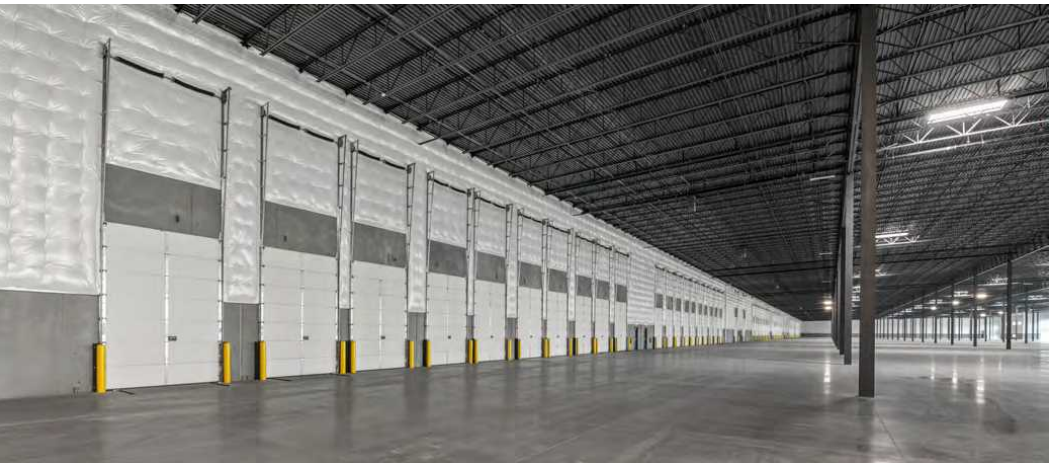
56,160 - 280,800 SF Available

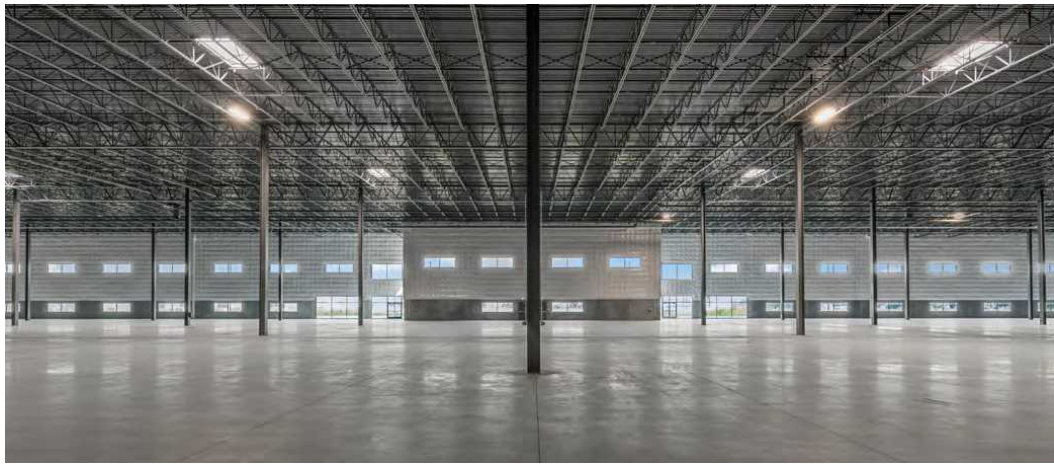
Spec Office 2,430 SF



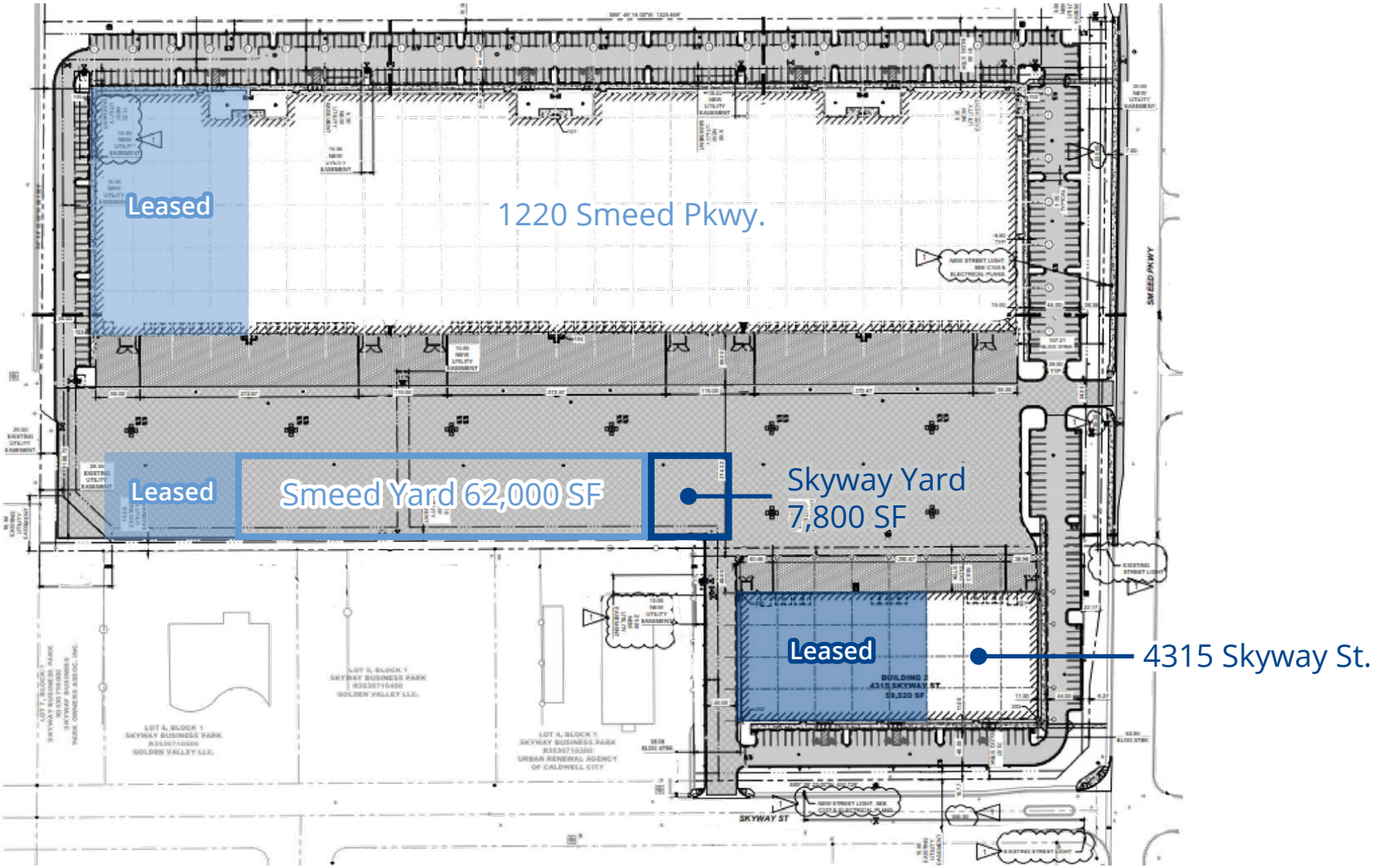


Property Gallery | 1220 Smeed Pkwy.



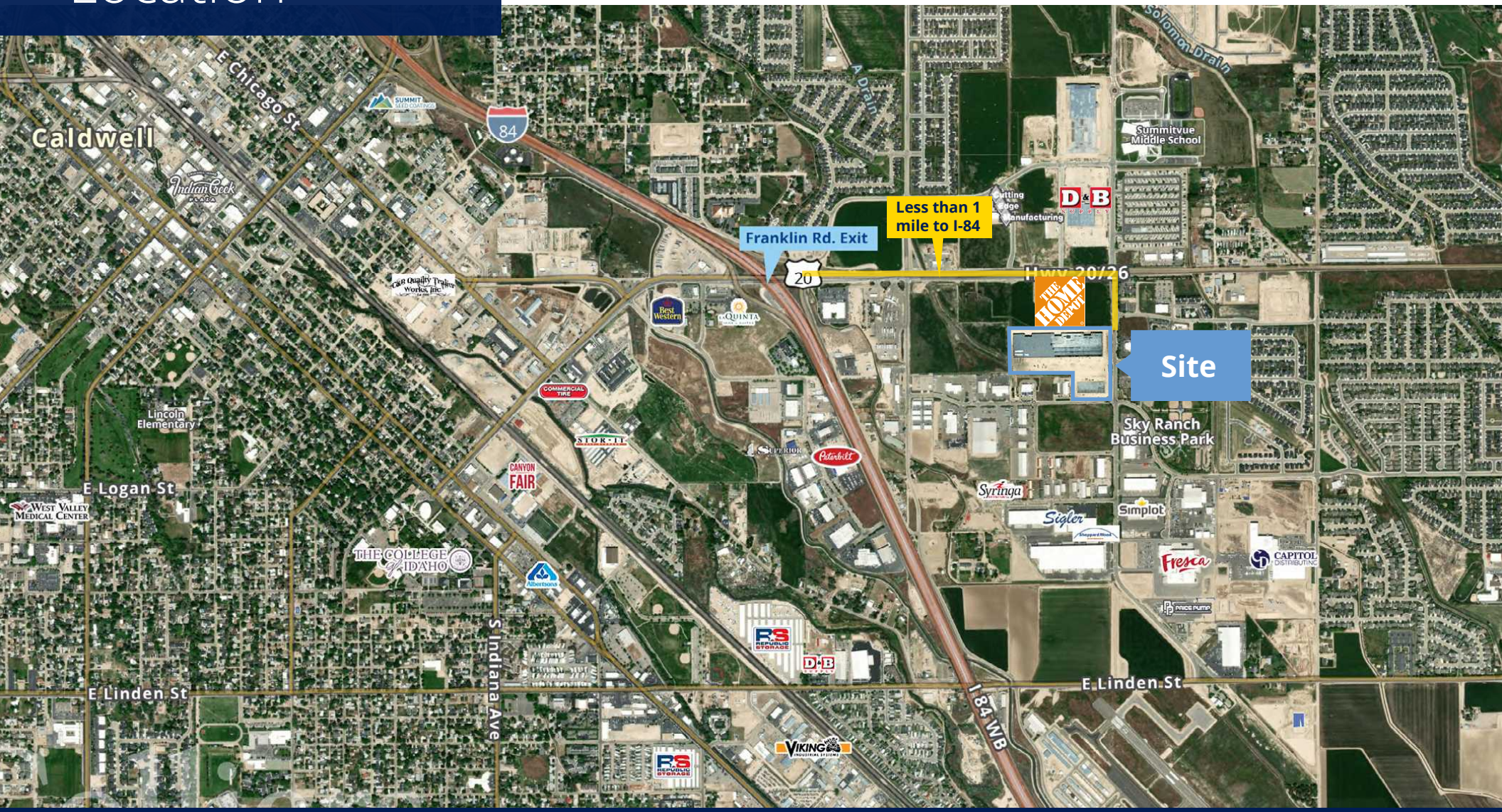


Site Plan with Yard



Location

Google Map



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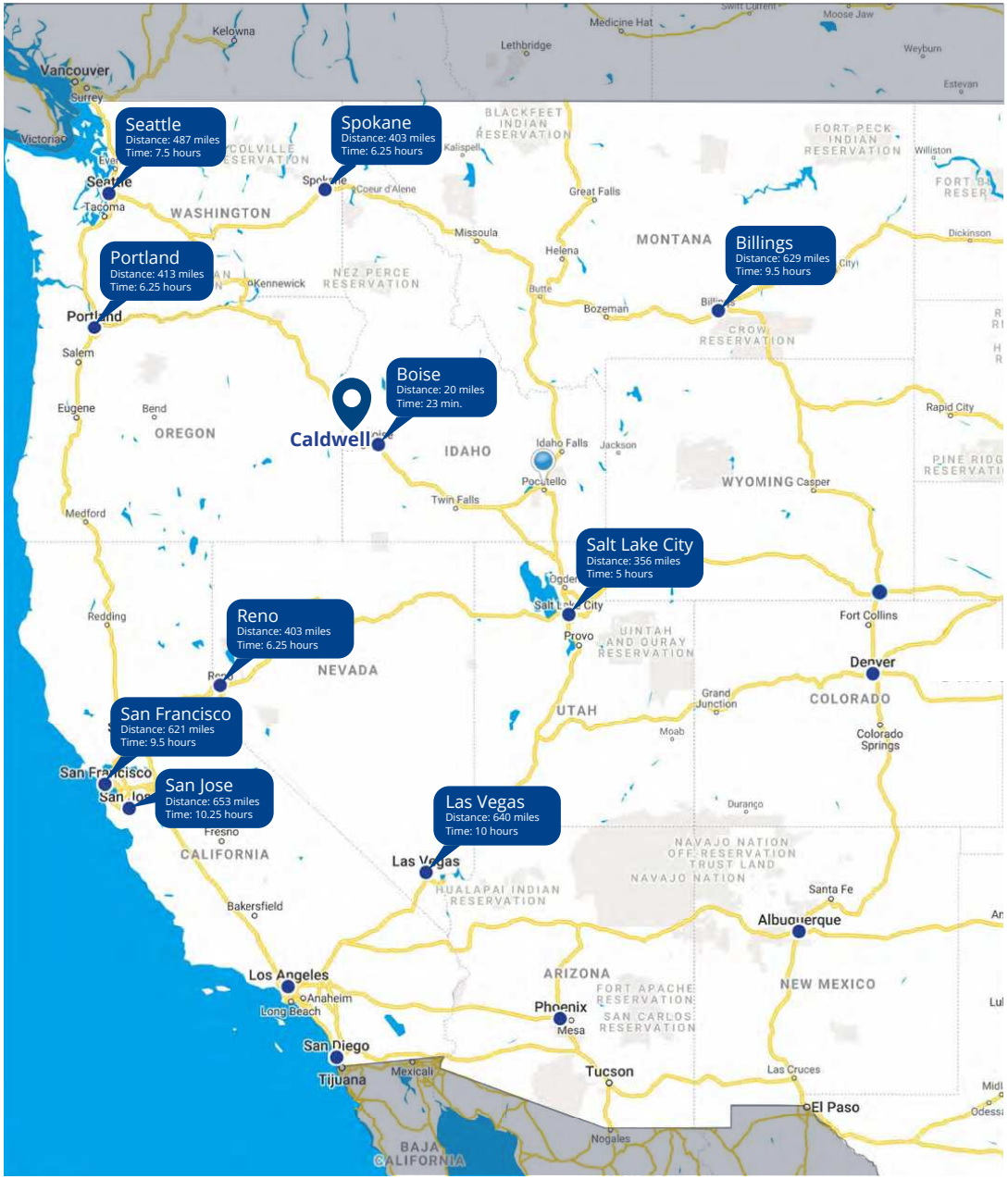
One Day Drive



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.

(Source: Boise Valley Economic Partnership)

Local Area Overview Canyon County

Canyon County is tucked on the west end of the Treasure Valley in the heart of Idaho. Just minutes from the capital city of Boise, it features the perfect mixture of rural and urban living and one of the strongest agricultural economies in the entire state, including one of the fastest growing and premier wine regions in the world – the Snake River Valley.

The area's mild climate makes Canyon County a recreationist's dream with easy access to popular activities like skiing, snowboarding, hiking, fishing, hunting, boating, bicycling, camping, and golfing.

The educational opportunities are abundant with a variety of schools, as well as two fully accredited universities, Northwest Nazarene University.

33
MEDIAN AGE

230k
ESTIMATED POPULATION

425k
MEDIAN HOME PRICE

#1
STATE FOR ECONOMIC GROWTH
(U.S. NEWS, 2021)

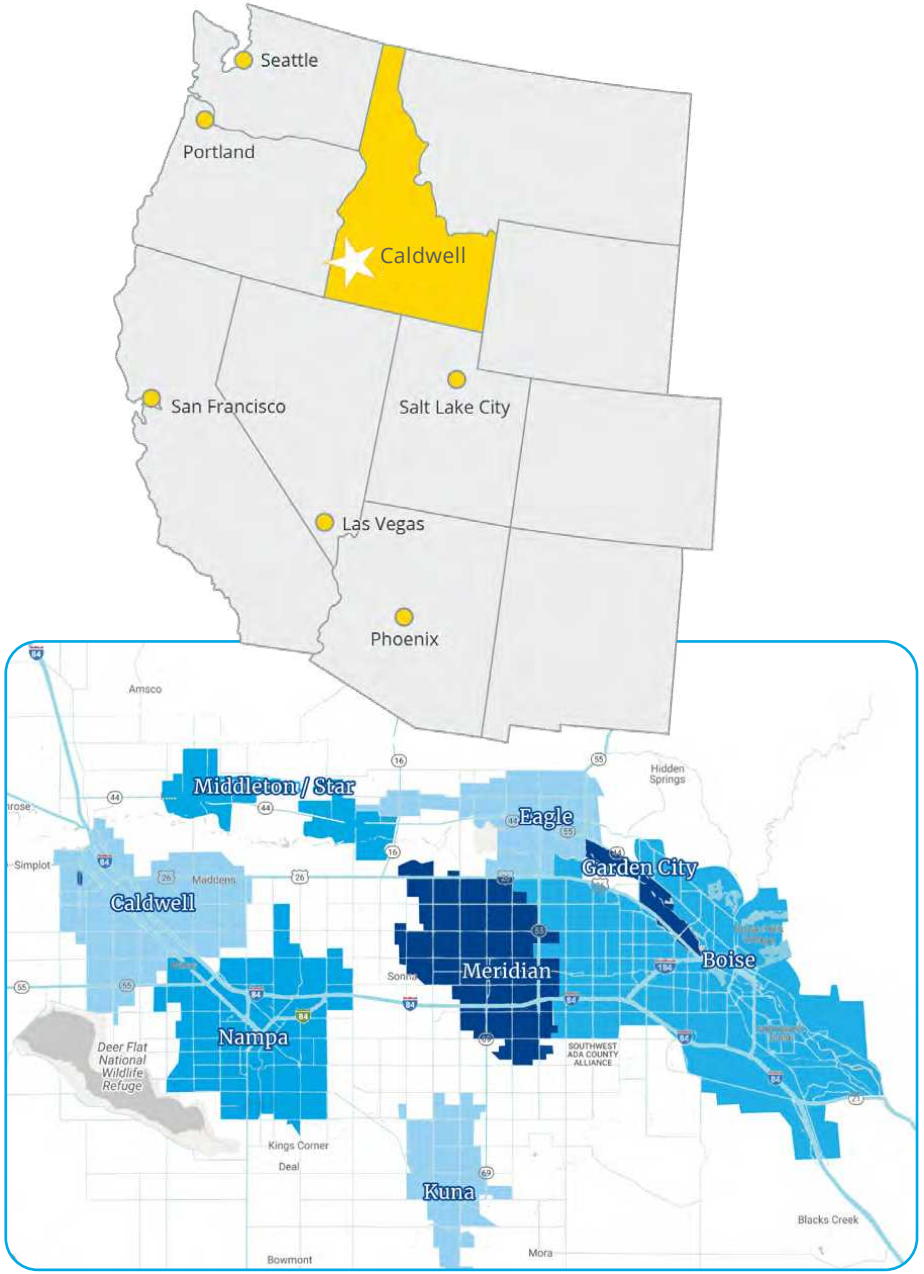
Local Area Overview Treasure Valley

Quality of Life
Referred to as the “Treasure Valley”, the region is home to about 750,000 people. The workforce of roughly 404,000, live within a 45-minute draw area. Known for its extraordinary quality of life and affordable cost of living (currently one of the lowest in the western states, according to the ACCRA Cost of Living Index), the Valley is consistently ranked by Forbes, The Wall Street Journal, Livability and Inc. Magazine as one of the best places in the U.S. to live and work.

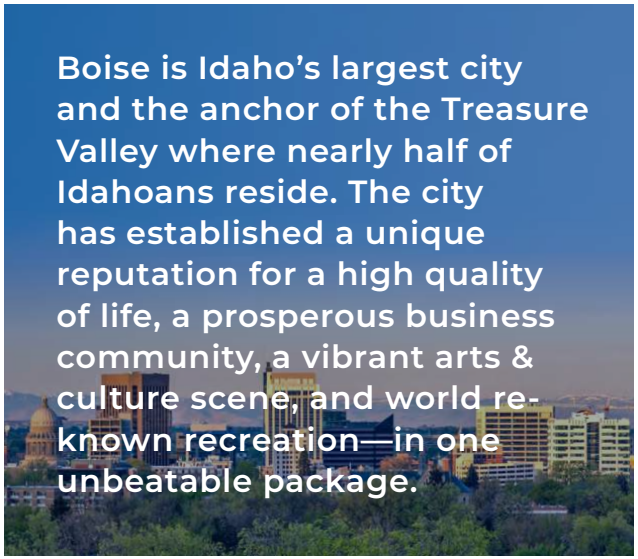
Commuting in the Valley
The major interstate serving the Treasure Valley is I-84, running through the metro area’s major cities (Boise, Meridian, Nampa and Caldwell). Branching off to the northeast is I-184, which runs into downtown Boise. Daily commutes are easy, with several U.S. and state highways providing direct routes and minimal traffic. The average commute time is only 18 minutes. Public transportation is handled by ValleyRide, Treasure Valley Transit and ACHD Commuteride.

Recreation
The Boise River runs through downtown and is accessible through a greenbelt system with over 25 miles of bike paths and 850 acres of parks. Up in Foothills you’ll find more than 135 miles of nationally acclaimed hiking and mountain biking trails that extend from the city up to Bogus Basin Ski Area. Only 17 miles from the city center Bogus Basin offers winter skiing and summer adventure. With world-class golf courses, hiking, fishing and mountain biking, the recreation opportunities are virtually unlimited within a 30-minute drive.

Diversity
The City of Boise has been recognized for its work welcoming over 800 new citizens (refugees) each year from over 20 foreign countries. Annual diversity events and resources include PRIDE activities, The Basque Cultural Center, Hispanic Cultural Center and the Black History Museum. More than 90 different languages are spoken in the Boise School District and the Mexican Consulate also has an office in Boise.



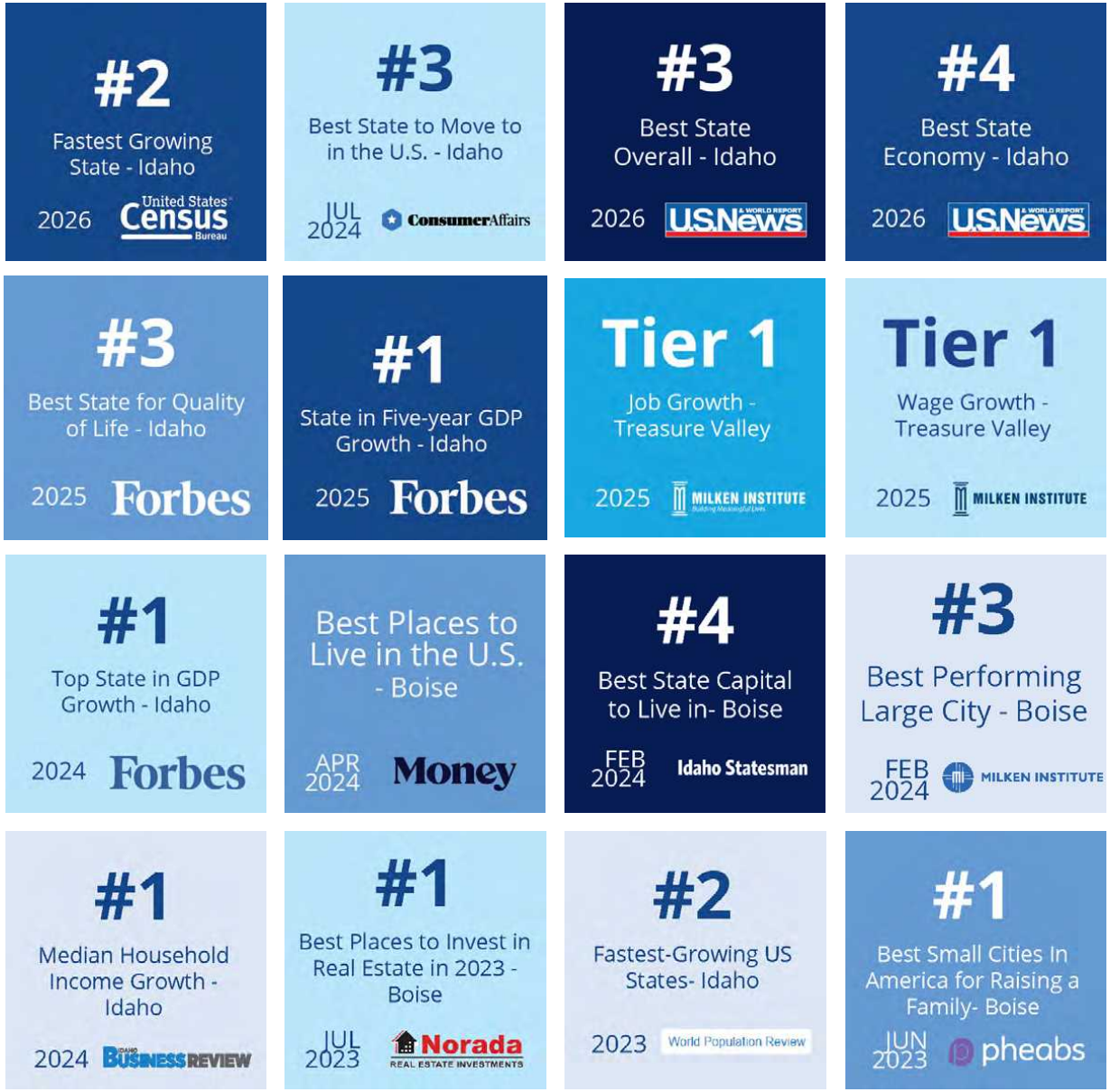
Area Overview Boise



Idaho was ranked the **3rd Best State Economy** by U.S. News & World Report.

The median sale price for a single-family home in Ada County **increased by 5.4%** from October 2021 to October 2022.

Boise real estate appreciated **163%** over the last ten years, putting Boise in the top 10% of U.S. cities for real estate appreciation.



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