



TOK
COMMERCIAL



**BUILD TO SUIT OR LEASE
RAIL-SERVED PROPERTY**

**IDAHO'S LARGEST
INDUSTRIAL PARK
NOW AVAILABLE!**

669 QUINN ROAD | POCA TELLO, ID

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TITAN CENTER IS A RARE, ONE-OF-A-KIND PROPERTY THAT CAN CATER TO ALL INDUSTRIAL TENANTS’ NEEDS FROM MANUFACTURING, LOGISTICS, WAREHOUSING AND STORAGE TO LAY DOWN YARD. THE PROJECT COMPRISES 1.4 MILLION SQ. FT., 150 ACRES AND 23 BUILDINGS.



The site was the former Naval Ordnance Plant, has rich history and an exciting new identity to accommodate industrial, office and retail tenants of today.

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PROJECT HIGHLIGHTS

TYPE WAREHOUSE, DIST., MFG

FLOORS 8" REINFORCED CONCRETE, ABLE TO HOLD 2,000 LBS/SF LIVE LOAD & 50,400 LBS/SF DEAD LOAD

WALLS CONCRETE BLOCK/CORRUGATED SIDING

COLUMNS CONCRETE & STEEL

HEATING GAS FORCED AIR

SPRINKLERS DRY SYSTEM - ALL BLDGS

CONCRETE - RIGID INSULATION
WITH BUILD-UP ROOF | ROOF UPGRADES WITH
DECK TPO OVER THE NEXT 3-5 YEARS

POWER 7,200-VOLT,
3,000-AMP SERVICE

WATER LINES 8"

SEWER 8"

NATURAL GAS 2"

PAVEMENT THE MAJORITY OF THE COMPLEX IS PAVED TO FACILITATE EASY TRANSPORTATION LOADING, PARKING AND VEHICLE MANEUVERING



KEY FEATURES

- 1.4 million total square feet in 23 buildings
- Rail-served property, fully-fenced and secure
- 150 acres of land, yard available, contact agent for details
- Overhead cranes available in some buildings
- Seven major manufacturing buildings
- Fifteen office and manufacturing buildings
- Buildings can be modified to suit tenant's needs
- Prepped outdoor storage areas ready for use
- Future mixed-used development planned on-site
- Close to remarkable recreational opportunities and major freeway interchanges
- Titan Center is Idaho's largest Industrial Park!



SPACE AVAILABLE



BLDG

6 6,440 SF

10 183,010 SF

14 5,708 SF

BLDG

16 86,975 SF

19 1,740 SF

20 8,840 SF

BLDG

24 620 SF

36 86,000 SF





SITE PLAN



The Titan Center delivers complete rail system access providing tenants the rare ability to transfer freight virtually anywhere in the country directly from the site.



Buildings provide spacious and well-planned interior layouts including ceilings up to 53' with durable concrete and steel construction.



On-site office buildings offer customizable buildouts in a conveniently central location for any service or product company within the Pocatello area.





BUILDING 6

BUILDING 6

TYPE OF BUILDING

Single story manufacturing warehouse building. Building will subdivide.

SIZE

Available: 6,440 SF

Total: 6,440 SF

CEILING HEIGHT

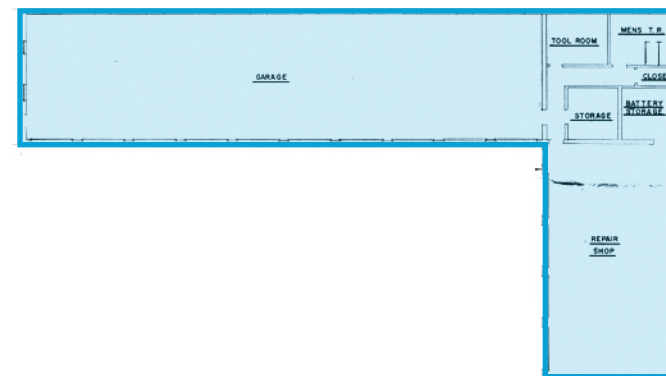
13' Garage Area

17' Office Area

LOADING DOORS

Ground Level Loading:

- One 12' x 16'
- One 12' x 11'
- Eight 9' x 10'





BUILDING 10

TYPE OF BUILDING

Single story manufacturing warehouse building. Building will subdivide.

SIZE

Available: 183,010 SF

Total: 183,010 SF

Warehouse Manufacturing - 176,010 SF

Office Area - 7,000 SF

COLUMNS

15' x 60'

Concrete and steel construction

CEILING HEIGHT

2 bays - 28' outside

2 bays - 30' outside

1 bay - 38' center

LIGHTING

Sodium Vapor Industrial Fluorescent

CRANES

2 bays - 5 ton capacity

Hook height - 24'

2 bays - 10 ton capacity

Hook height - 26' and 36'

LOADING DOORS

Ground Level Loading:

- One 16' x 16'

- One 12' x 15'

- One 13' x 15'

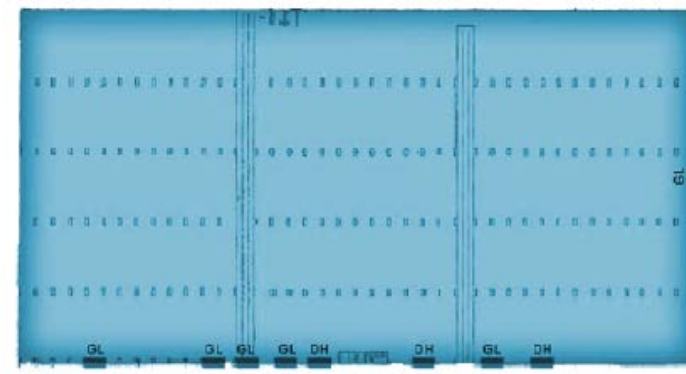
- Two 17' x 18'

Dock High Loading:

- One 10' x 10'

- One 10' x 12'

- Two 12' x 14'



RAIL SERVICE

Two rail spurs into the building at one third intervals, running the entire width of the building



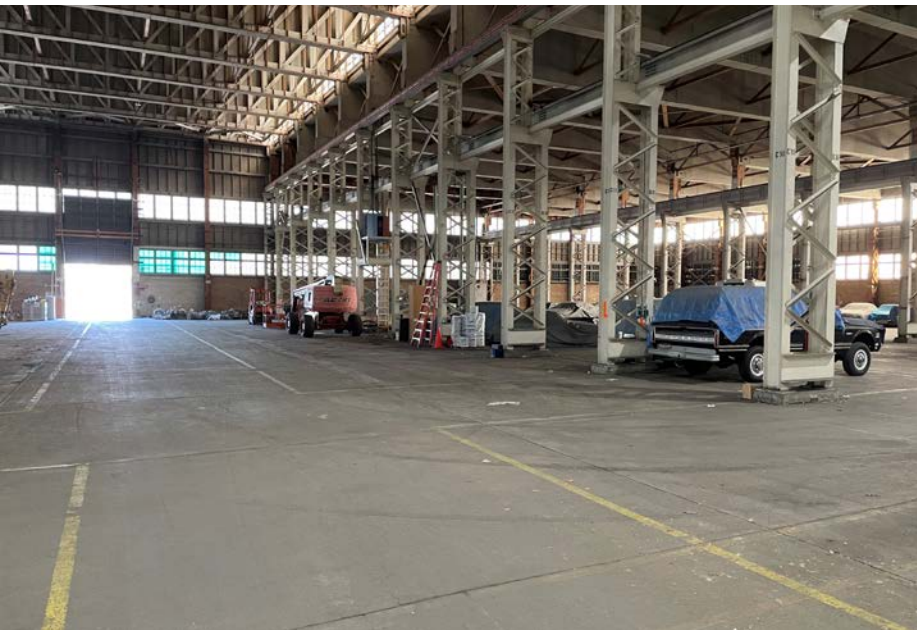
BUILDING 10



78,408 FT² / 627,264 FT³

78,408 FT² OF YARD SPACE

**+627,264 FT³ POTENTIAL
WITH 8' YARD RACKS**



36 SECONDS (5 MPH)

**YARD SPACE ACCESSIBILITY
WITHIN JUST 36 SECONDS
FOR EFFICIENT STORAGE
OPERATIONS**



BUILDING 14

TYPE OF BUILDING

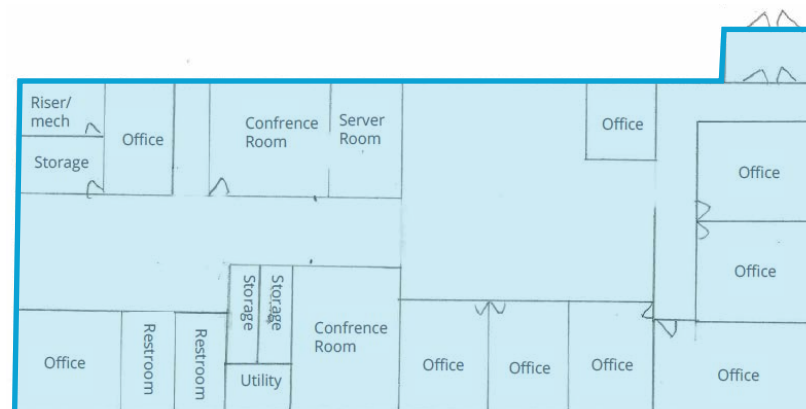
Single story industrial/flex building with 8 offices, 2 conference rooms, and 2 restrooms.

SIZE

Available: 5,708 SF

LIGHTING

LED





BUILDING 16

TYPE OF BUILDING

Single story manufacturing warehouse building with outside crane.

SIZE

Available: 86,975 SF

Total: 180,330 SF

Warehouse Manufacturing - 179,000 SF

Office Area - 7,000 SF

COLUMNS

29' - 40' - high bay 75'

LIGHTING

High Pressure Sodium Vapor

CRANES

- Four 25 ton
- One 45 ton

CRANE RAIL

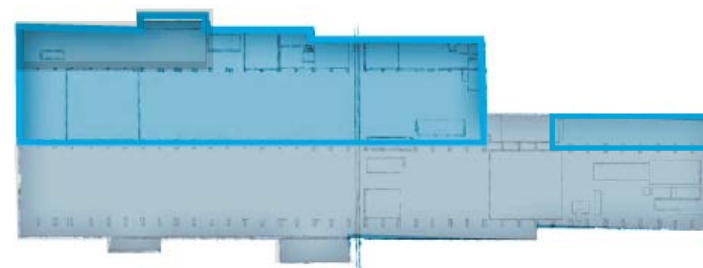
Outside crane rail
Length: 640' 3-rail accesses

LOADING DOORS

Southwest Bay - 12' x 14'
West Bay South - 14' x 16'
Northwest Lean-to - 14' x 16'
East Bay South - 20' x 30'
(w/canopy door)
West Door - 18' x 16'
East Door - 18' x 16'
West Side - 10' x 8'

RAIL SERVICE

Rail spurs run entire width of building



BUILDING 16





BUILDING 19

TYPE OF BUILDING

Industrial, manufacturing, warehouse

DOCK DOORS

Yes

SIZE

Available: 1,740 SF

Total: 6,530 SF

RAIL SERVICE

Rail spurs run entire width of building

BUILDING TYPE

Brick

YEAR BUILT

1945

YARD

Lay Down as Needed

PARKING

Ample

HEATING

Gas





BUILDING 20

TYPE OF BUILDING

Single story warehouse building

LIGHTING

LED

SIZE

Available: 8,840 SF
Total: 8,840 SF

PARKING

15 Total

COLUMNS

12'

LOADING DOORS

Ground Level Loading:

- Six Total
- 10' x 12'
- 14' x 15'

YEAR BUILT

1942

CONSTRUCTION TYPE

Brick, Transite

CEILING HEIGHT

20'





BUILDING 24

TYPE OF BUILDING

Single story warehouse building

LOADING DOORS

Ground Level Loading:

- Four Total
- 10'X12'

SIZE

Available: 620 SF

Total: 5,544 SF

CONSTRUCTION TYPE

Brick, Transite

CEILING HEIGHT

15'

LIGHTING

LED





AERIAL
360°
TOUR





BUILDING 36

TYPE OF BUILDING

Single story manufacturing warehouse building. Building will divide. Includes 27 offices and 4 conference rooms.

SIZE

Available: 86,000 SF

Total: 203,500 SF

Warehouse Manufacturing - 180,000 SF

Office Area - 23,500 SF

COLUMNS

22' x 60'

Concrete and steel construction

CEILING HEIGHT

32' Outer Bays

35' Middle Bays

43' Center Bays

LIGHTING

LED

HEATING

Gas Forced Air Furnace

CRANES

- Two 5 ton
- Four 15 ton
- Five 35 ton
- Two 50 ton

OVERHEAD DOORS

Ground Level Loading:

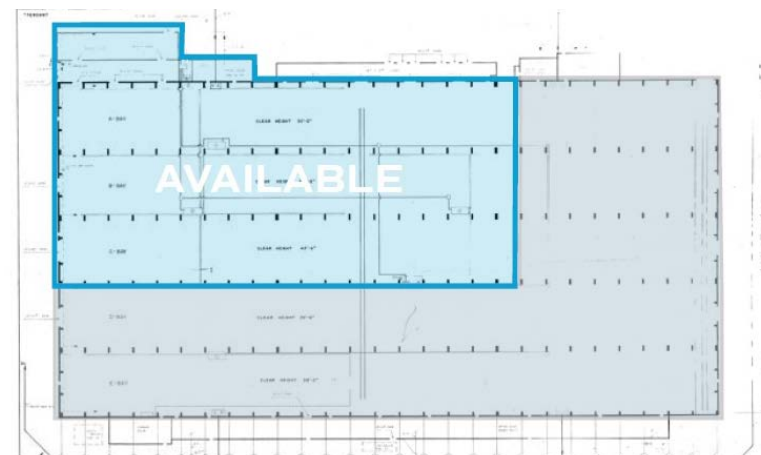
- Seven 12' x 12'
- One 12' x 14'
- One 19' x 23'
- One 19' x 24'

Dock High Loading:

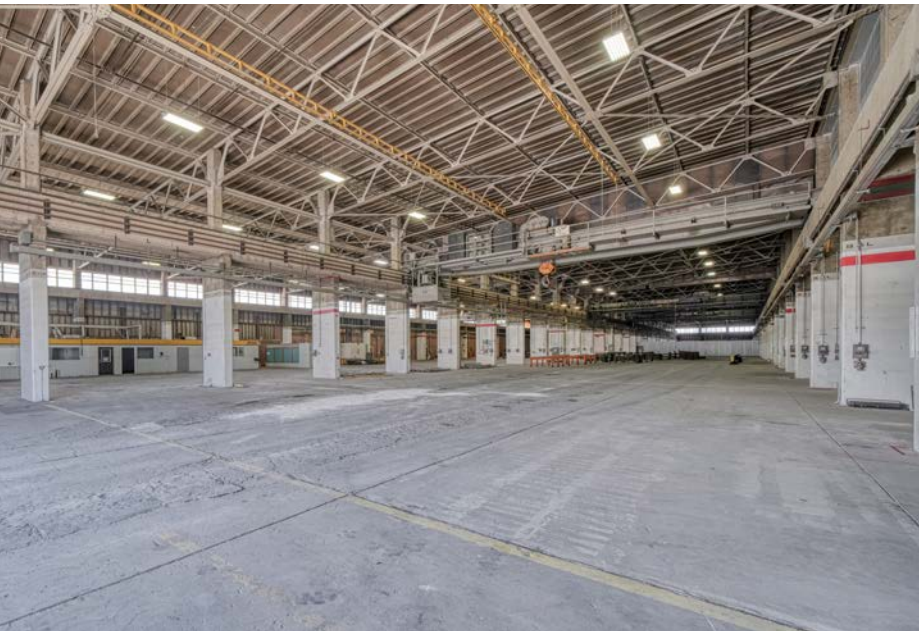
- Two 8' x 12'
- Four 12' x 14'

RAIL SERVICE

Two rail spurs - one through west end and one in center bay running 88'



BUILDING 36





PINE RIDGE MALL



2 MINUTES TO I-86

EXIT 61

POCATELLO SQUARE



POLE LINE ROAD



W QUINN ROAD



MCKINLEY AVE

YELLOWSTONE AVE



AT THE CENTER OF COMMERCE



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