



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

**INDUSTRIAL SPACE
AVAILABLE NOW!**

669 QUINN ROAD | POCA TELLO, ID





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

The site was the former Naval Ordnance Plant, 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

DECK CONCRETE - RIGID INSULATION WITH BUILD-UP ROOF

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



SPACE AVAILABLE



NOW AVAILABLE FOR LEASE

BLDG	BLDG	BLDG
10 149,280 SF	16 100,735 SF	36 124,503 SF
12 6,330 SF	19 1,740 SF	38 140,923 SF
13 6,386 SF	20 8,840 SF	42 5,300 SF

14* LEASING OFFICE REFERENCE
NO VACANCY AVAILABLE





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 10

TYPE OF BUILDING

Single story manufacturing warehouse building. Building will subdivide.

SIZE

Available: 149,280 SF

Total: 189,840 SF

Warehouse Manufacturing - 181,000 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:

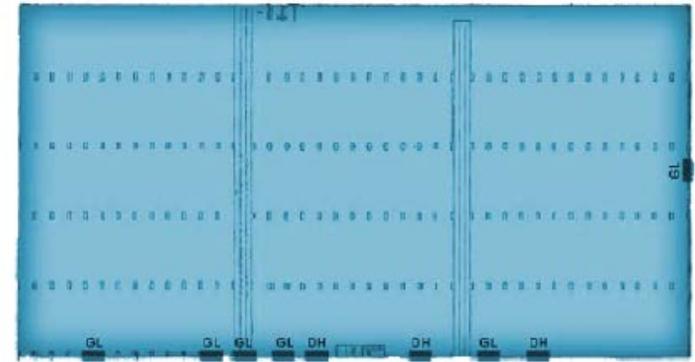
• One 10' x 10'

• One 10' x 12'

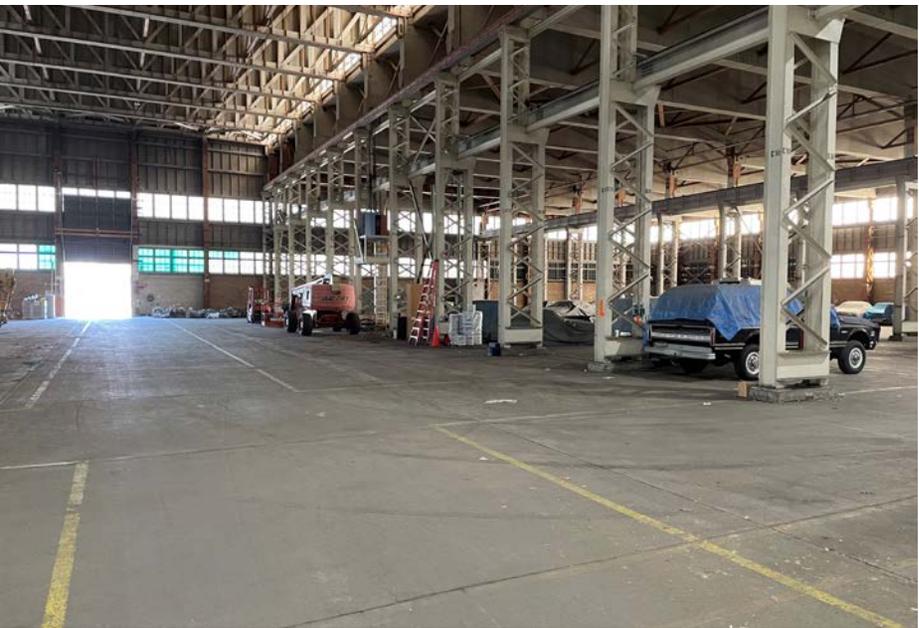
• Two 12' x 14'

RAIL SERVICE

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



BUILDING 10





BUILDING 12

TYPE OF BUILDING

Single story manufacturing warehouse building with outside crane.

SIZE

Available: 6,330 SF

Total: 102,590 SF

Warehouse Manufacturing - 89,200 SF

Office Area - 5,970 SF

Misc. Area - 7,420 SF

COLUMNS

21' x 76'

Concrete and steel construction

CEILING HEIGHT

28' 10"

39' 11"

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:

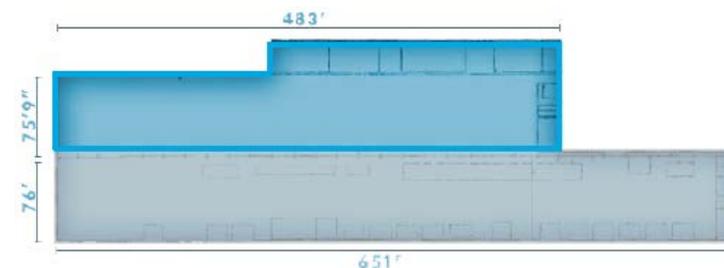
• One 10' x 10'

• 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 12





BUILDING 13

TYPE OF BUILDING

Single story manufacturing warehouse building.

SIZE

Available: 6,386 SF

LIGHTING

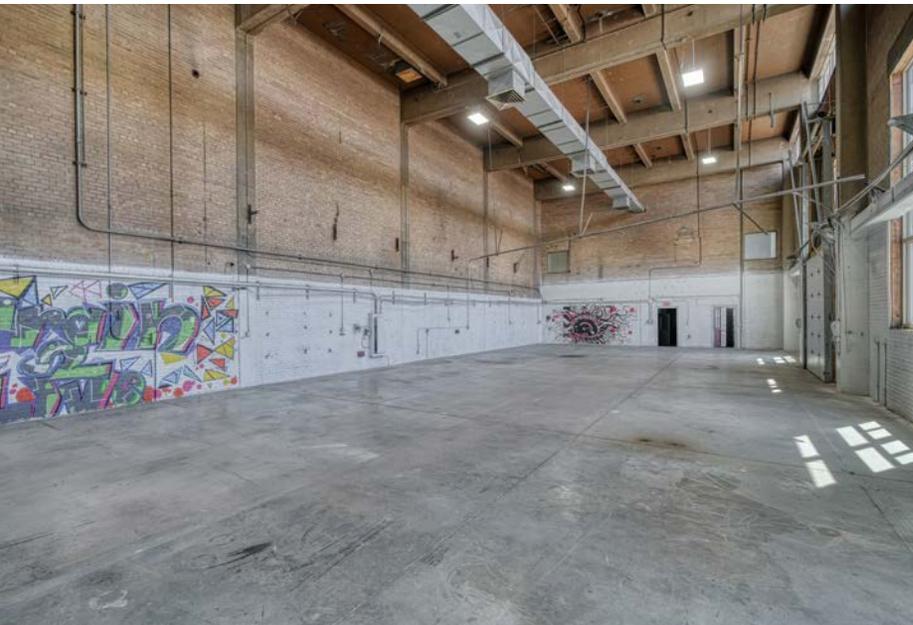
LED

LOADING DOORS

Ground Level Loading:
•TwoTotal



BUILDING 13





BUILDING 16

TYPE OF BUILDING

Single story manufacturing warehouse building with outside crane.

SIZE

Available: 100,735 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

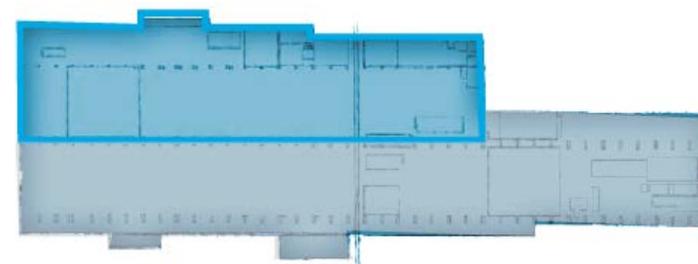
Outside crane rail
Length: 640' 3-rail accesses

LOADING DOORS

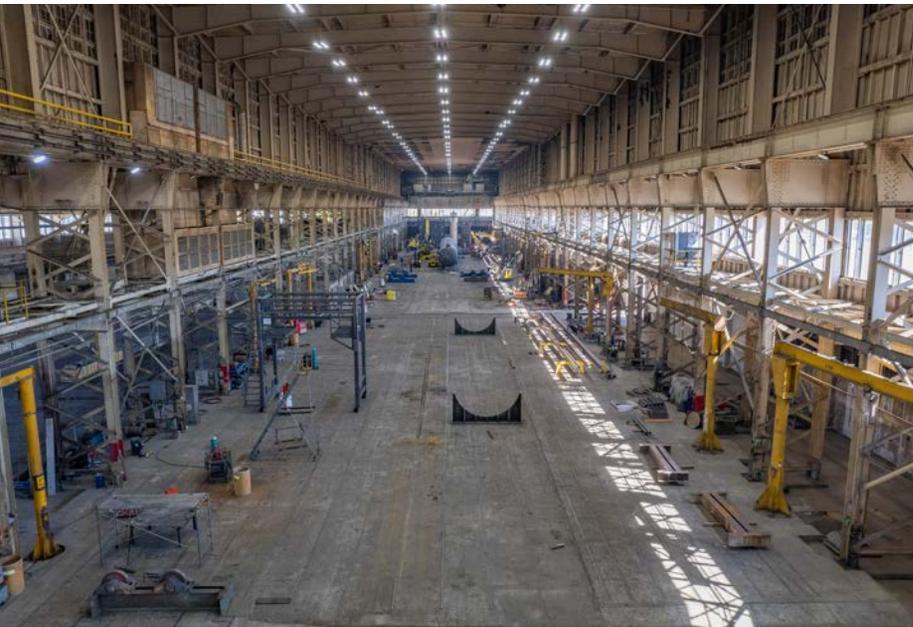
Southwest Bay - 12' x 14'
 West Bay South - 14' x 16'
 Northwest Lean-to - 14' x 16'
 East Bay South - 20' x 30'
 (w/canopy door)
 West Door - 18' x 16'
 East Door - 18' x 16'
 West Side - 10' x 8'

RAIL SERVICE

Rail spurs run entire width of building



BUILDING 16





BUILDING 19

TYPE OF BUILDING

Industrial, manufacturing, warehouse

SIZE

Available: 1,740 SF

Total: 5,760 SF

Warehouse Manufacturing - 2,520 SF

Office Area - 3,240 SF

CONSTRUCTION TYPE

Brick

YEAR BUILT

1945

YARD

Lay Down as Needed

PARKING

Ample

ACRES

150

DOCK HIGH DOORS

Yes

RAIL SERVICE

Yes

HEATING

Gas Forced Air Furnace

HIGHLIGHTS

- Max contiguous 4,040 SF
- 45' x 40' Showroom
- 5 Private offices
- 2 ADA restrooms
- Reception area
- Outside storage available



BUILDING 19





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

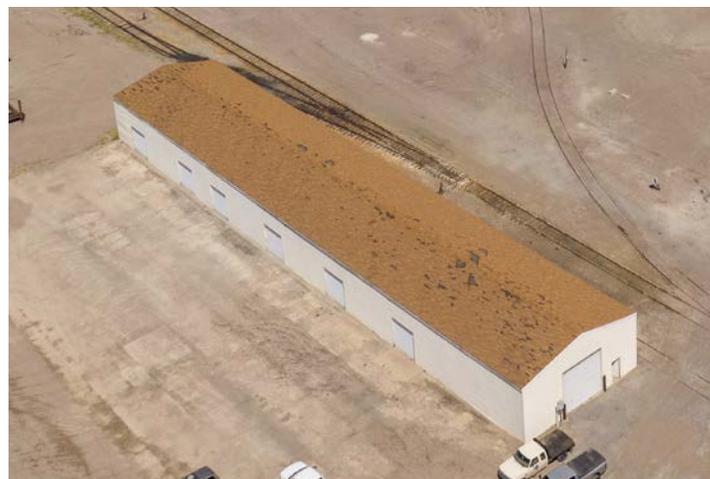
1942

CONSTRUCTION TYPE

Brick, Transite

CEILING HEIGHT

20'





BUILDING 36

TYPE OF BUILDING

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

SIZE

Available: 124,503 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:

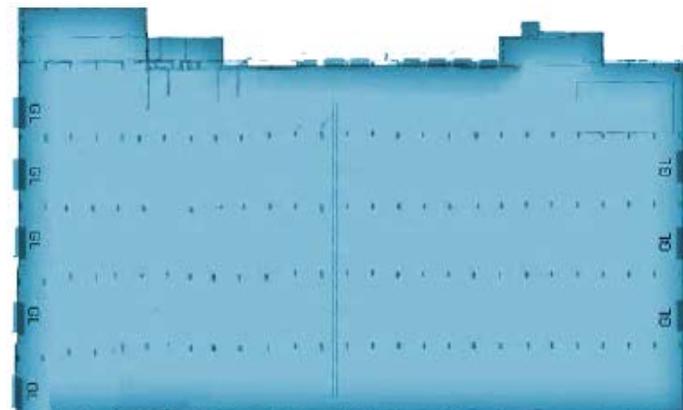
- Seven 12' x 12'
- One 12' x 14'
- One 19' x 23'
- One 19' x 24'

Dock High Loading:

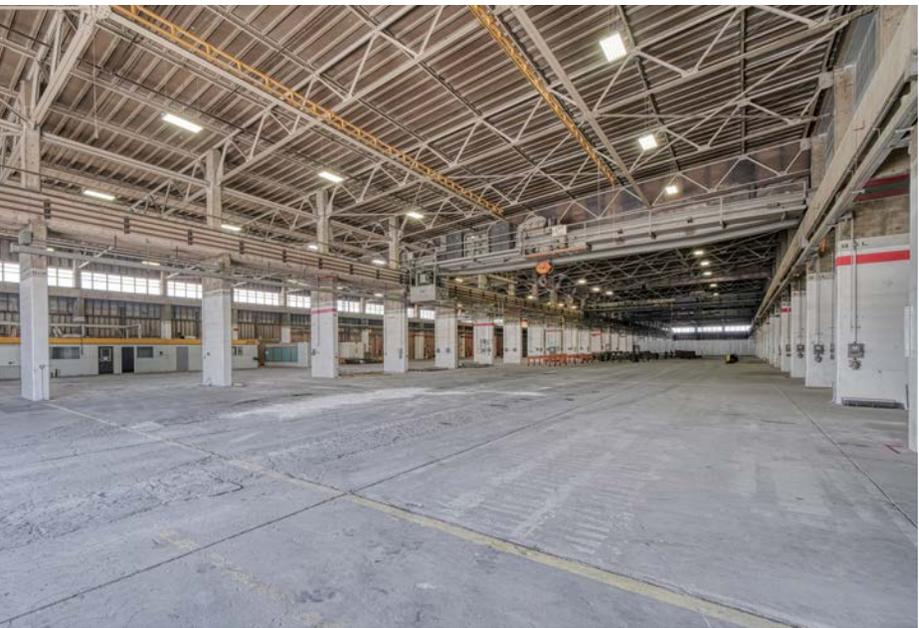
- Two 8' x 12'
- Four 12' x 14'

RAIL SERVICE

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



BUILDING 36





BUILDING 38

TYPE OF BUILDING

Single story manufacturing warehouse building. Building will divide.

SIZE

Available: 140,923 SF

Total: 197,500 SF

Warehouse Manufacturing - 180,000 SF

Office Area - 18,500 SF

COLUMNS

22' x 60'

Concrete and steel construction

CEILING HEIGHT

32' outer bays

35' middle bays

43' center bay

LIGHTING

High Pressure Sodium Vapor

HEATING

Gas Forced Air Furnace

CRANES

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

OVERHEAD DOORS

Ground Level loading:

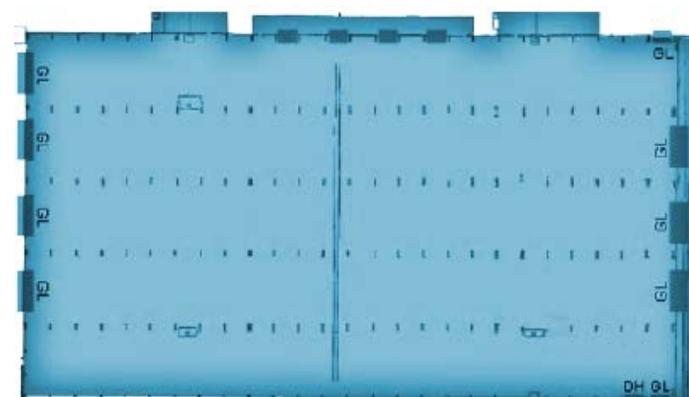
- Six 12' x 12'
- One 16' x 18'
- One 18' x 17'
- One 19' x 17'

Dock High Loading:

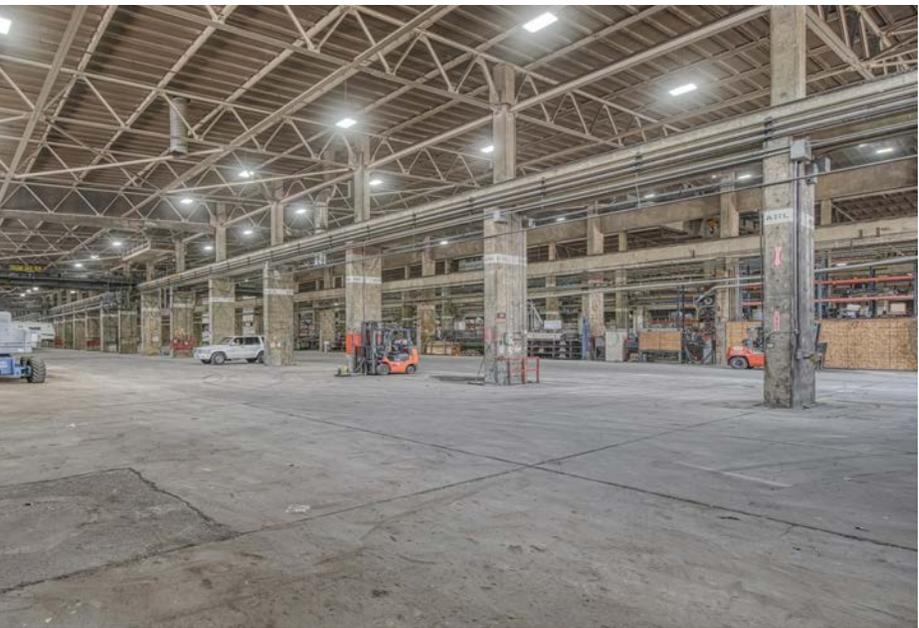
- Five 12' x 12'

RAIL SERVICE

Rail spur runs through the entire width of the building's west side



BUILDING 38





BUILDING 42

TYPE OF BUILDING

Single story industrial, warehouse, manufacturing building

SIZE

Available: 5,300 SF

CONSTRUCTION TYPE

Brick, Transite

CEILING HEIGHT

15'

LIGHTING

LED

PARKING

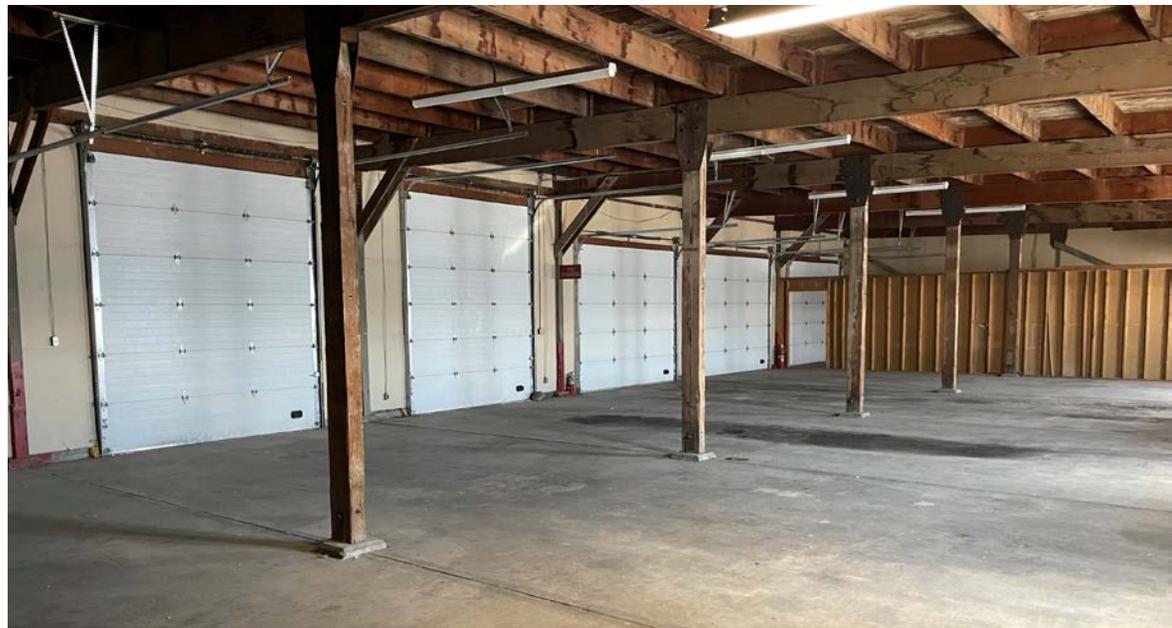
15 Total

LOADING DOORS

Ground Level Loading:
· Five 10' x 12'



BUILDING 42







PINE RIDGE MALL



POCATELLO SQUARE



POLE LINE ROAD

W QUINN ROAD

YELLOWSTONE AVE

COSTCO
WHOLESALE



AT THE CENTER OF COMMERCE



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AVAILABLE NOW!
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